



Donald & June Scheid Trust Farm

AUCTION

Hybrid
Tuesday, March 31, 2026
10:00 a.m. CDT
Mapleton, MN &
bid.hertz.ag

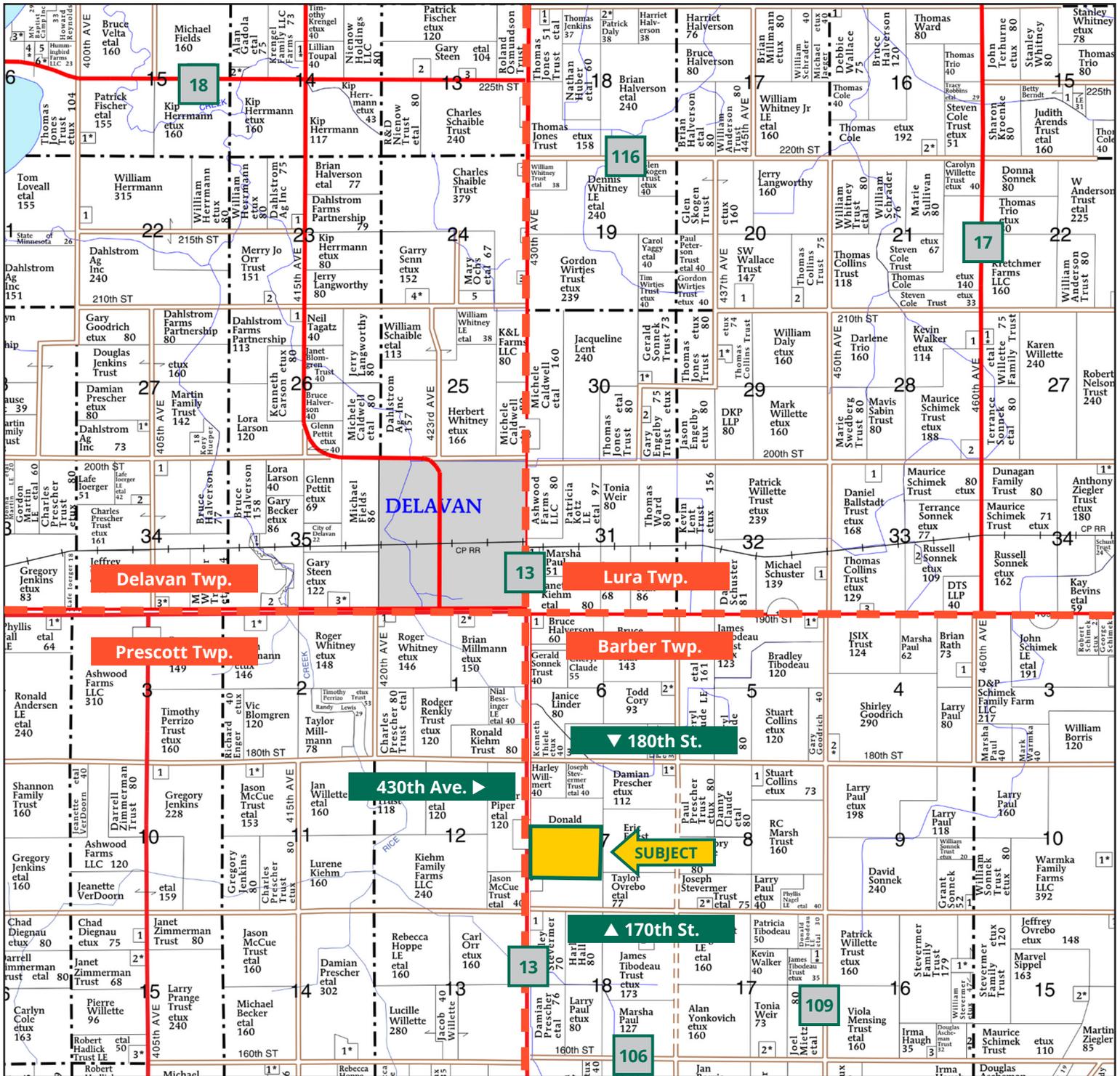
123.02 Acres, m/l
Single Parcel
Faribault County, MN



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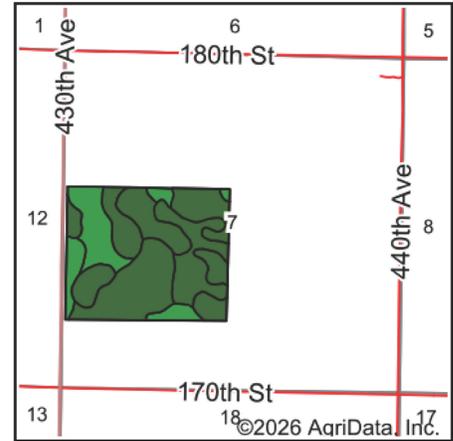
Est. FSA/Eff. Crop Acres: 120.70 | Soil Productivity: 93.50 CPI



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State: **Minnesota**
 County: **Faribault**
 Location: **7-103N-26W**
 Township: **Barber**
 Acres: **120.7**
 Date: **3/3/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.41	22.8%		Iw	99
136	Madelia silty clay loam, 0 to 2 percent slopes	26.70	22.1%		IIw	94
110	Marna silty clay loam, 0 to 2 percent slopes	21.05	17.4%		IIw	87
L83A	Webster clay loam, 0 to 2 percent slopes	18.60	15.4%		IIw	93
230A	Guckeen silty clay loam, 1 to 3 percent slopes	11.36	9.4%		IIw	95
102B	Clarion loam, 2 to 6 percent slopes	8.53	7.1%		Ile	95
229	Waldorf silty clay loam, 0 to 2 percent slopes	5.33	4.4%		IIw	85
275B	Ocheyedan loam, 2 to 6 percent slopes	1.72	1.4%		Ile	93
Weighted Average					1.77	93.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Delavan: go south on Co. Rd. 13 / 430th Ave. for 1.9 miles. The property is on the east side of the road.

Simple Legal

S 30 Acres of S½ NW¼; N½ SW¼ and N 12 Acres of S½ SW¼, all in Section 7, Township 103 North, Range 26 West of the 5th P.M., Faribault Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2026 Values for Taxes Payable in 2026
 Ag Non-Hmstd Taxes: \$6,700.00*
 Surveyed Acres: 123.02
 Net Taxable Acres: 123.02*
 Tax per Net Taxable Acre: \$54.46*
**Taxes estimated due to tax parcel split and recent survey of property. Faribault County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 11888, Tract 13266
 FSA/Eff. Crop Acres: 120.70*
 Corn Base Acres: 65.55*
 Corn PLC Yield: 170 Bu.
 Bean Base Acres: 55.33*
 Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Faribault County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
 PC-NW Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Nicollet, Madelia and Marna. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 93.50. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping.

Drainage

Some tile. Contact agent for tile maps. Part of JD2F & JD1F.

Buildings/Improvements

None.

Water & Well Information

None.

Natural Gas Pipeline

There is an abandoned natural gas pipeline near the northeast corner of the property. Contact agent for details.

Comments

Opportunity to purchase a high-quality Faribault County farm with good drainage and access from a hard-surfaced road.

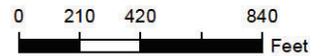


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

USDA United States Department of Agriculture
Faribault County, Minnesota

Farm 11888
Tract 13266

2026 Program Year
 Map Created December 16, 2025



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 175.00 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

Northwest Looking Southeast



Southeast Looking Northwest



Date: Tues., March 31, 2026

Time: 10:00 a.m.

Site: Mapleton Community Center
304 2nd Ave. NE
Mapleton, MN 56065

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Darrell Hylén at 507.381.3843 or Jared Augustine at 507.381.7425 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Donald Roy Scheid and June Vivian Scheid Joint Revocable Trust .

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Auctioneer

Jared Augustine

Attorney

Paul Grabitske, Grabitske Law Firm, PLC
Sally M. Silk, Moersch, Dorsey & Hahn, P.A.
Taliesen Burrows, Birkholz Law

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

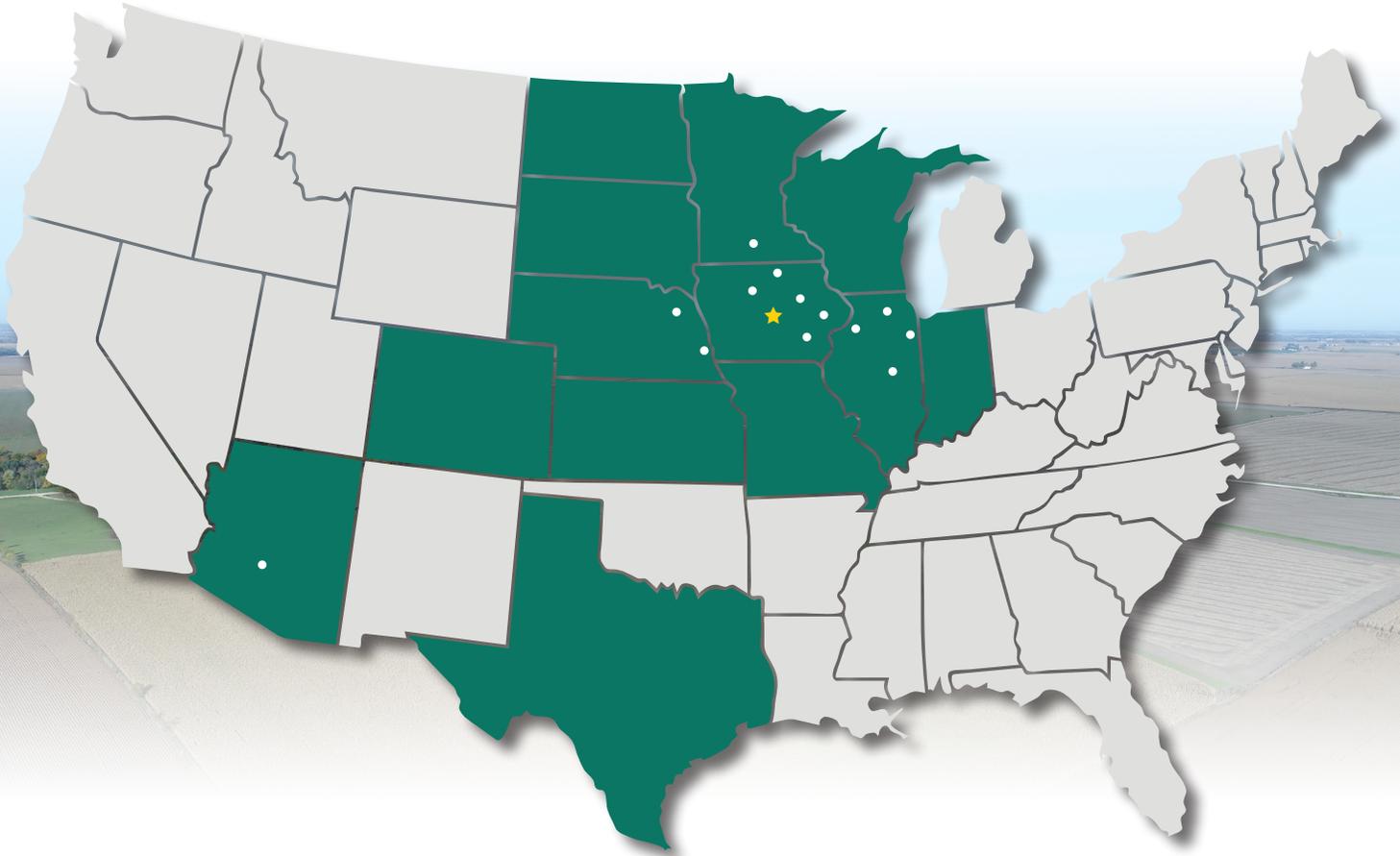
Terms of Possession

10% down payment required the day of sale. A 2.0% Buyer's Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 5, 2026, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. The Seller will pay the real estate taxes due and payable in 2025; Buyer will pay the real estate taxes due and payable in 2026 and beyond.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price OR Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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