



# ONE-CHANCE SEALED BID SALE



## Robert & Bonnie Jackson Farm



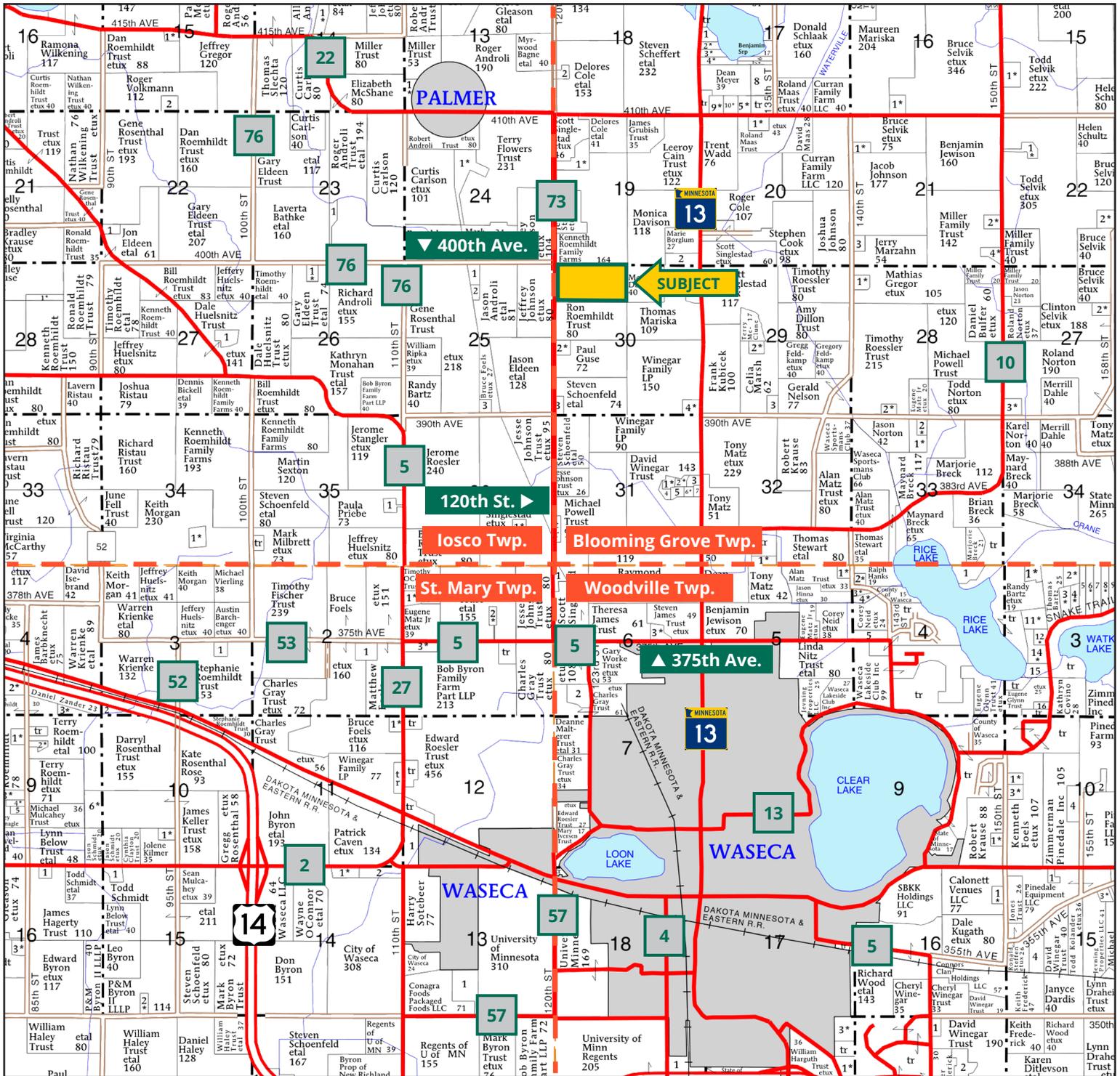
**JARED AUGUSTINE**  
*Licensed Salesperson  
in MN, IA & ND*  
**507.381.7425**  
JaredA@Hertz.ag



**DARRELL HYLE, ALC**  
*Licensed Salesperson in MN*  
**507.381.3843**  
DarrellH@Hertz.ag

Bid Deadline:  
**Thursday, April 23, 2026**  
**12:00 Noon, CDT**

**79.48 Acres, m/l**  
Single Parcel  
**Waseca County, MN**



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507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

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FSA/Eff. Crop Acres: 49.45 | Soil Productivity: 85.10 CPI



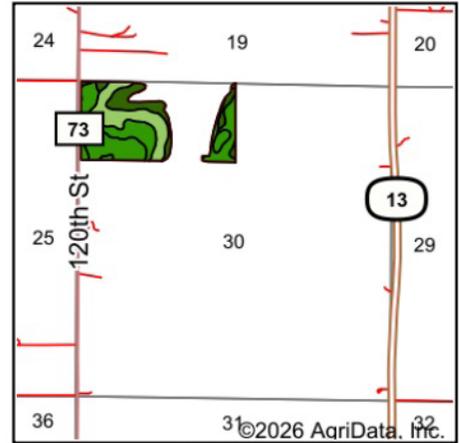
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Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Waseca**  
 Location: **30-108N-22W**  
 Township: **Blooming Grove**  
 Acres: **49.45**  
 Date: **3/24/2026**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN161, Soil Area Version: 20

| Code                    | Soil Description   | Acres | Percent of field | PI Legend   | Non-Irr Class *c | Productivity Index |
|-------------------------|--|-------|------------------|---|------------------|--------------------|
| L116A                   | Le Sueur-Lerdal complex, 1 to 3 percent slopes                     | 13.89 | 28.1%            |  | Ile              | 88                 |
| L40B                    | Angus-Kilkenny complex, 2 to 6 percent slopes                      | 12.70 | 25.7%            |  | Ile              | 83                 |
| L41C2                   | Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded | 12.03 | 24.3%            |  | IIIle            | 78                 |
| L48A                    | Derrynane, overwash-Derrynane complex, 1 to 4 percent slopes       | 8.85  | 17.9%            |  | IIlw             | 92                 |
| L124A                   | Glencoe mucky clay loam, depressional, 0 to 1 percent slopes       | 0.86  | 1.7%             |  | IIIlw            | 87                 |
| L113B                   | Reedslake-Le Sueur complex, 1 to 6 percent slopes                  | 0.53  | 1.1%             |  | Ile              | 98                 |
| L91A                    | Mazaska silty clay loam, 0 to 2 percent slopes                     | 0.38  | 0.8%             |  | IIlw             | 81                 |
| L90A                    | Le Sueur loam, 1 to 3 percent slopes                               | 0.21  | 0.4%             |  | Ilw              | 97                 |
| <b>Weighted Average</b> |  |       |                  |   | <b>2.26</b>      | <b>85.1</b>        |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Waseca: Go north on State Hwy 13 for 1.7 miles, then west on Co. Rd. 5 / 375th Ave. for 1 mile, and then north on Co. Rd. 73 / 120th St. for 2.3 miles. Property is located on the east side of the road.

### Simple Legal

N½ of NW¼ in Section 30, Township 108 North, Range 22 West of the 5th P.M., Waseca Co., MN. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2025 Values for Taxes Payable in 2026  
 Ag Hmstd Taxes: \$1,920.10  
 Special Assessments: \$3.90  
 Total 2025 Real Estate Taxes: \$1,924.00  
 Net Taxable Acres: 79.48  
 Tax per Net Taxable Acre: \$24.21

### Lease Status

Open lease for the 2026 crop year, with partial possession for farming purposes granted upon execution of a Sales Agreement.

### FSA Data

Farm Number 133, Tract 410  
 FSA/Eff. Crop Acres: 49.45  
 Corn Base Acres: 28.60  
 Corn PLC Yield: 164 Bu.  
 Bean Base Acres: 19.20  
 Bean PLC Yield: 49 Bu.

### NRCS Classification

HEL: Highly Erodible Land.  
 NHEL: Non-Highly Erodible Land.  
 Tract contains a wetland or a farmable wetland.

### Soil Types/Productivity

Main soil types are Le Sueur-Lerdal, Angus-Kilkenny, Lester-Kilkenny, and Derrynane. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 85.10. 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

Nearly level to moderately sloping.

### Drainage

Terraces with some tile. See tile map. Property is part of County Ditch 44.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Quality farming opportunity in Waseca County with the option to farm or lease in 2026.



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.

Southwest looking Northeast



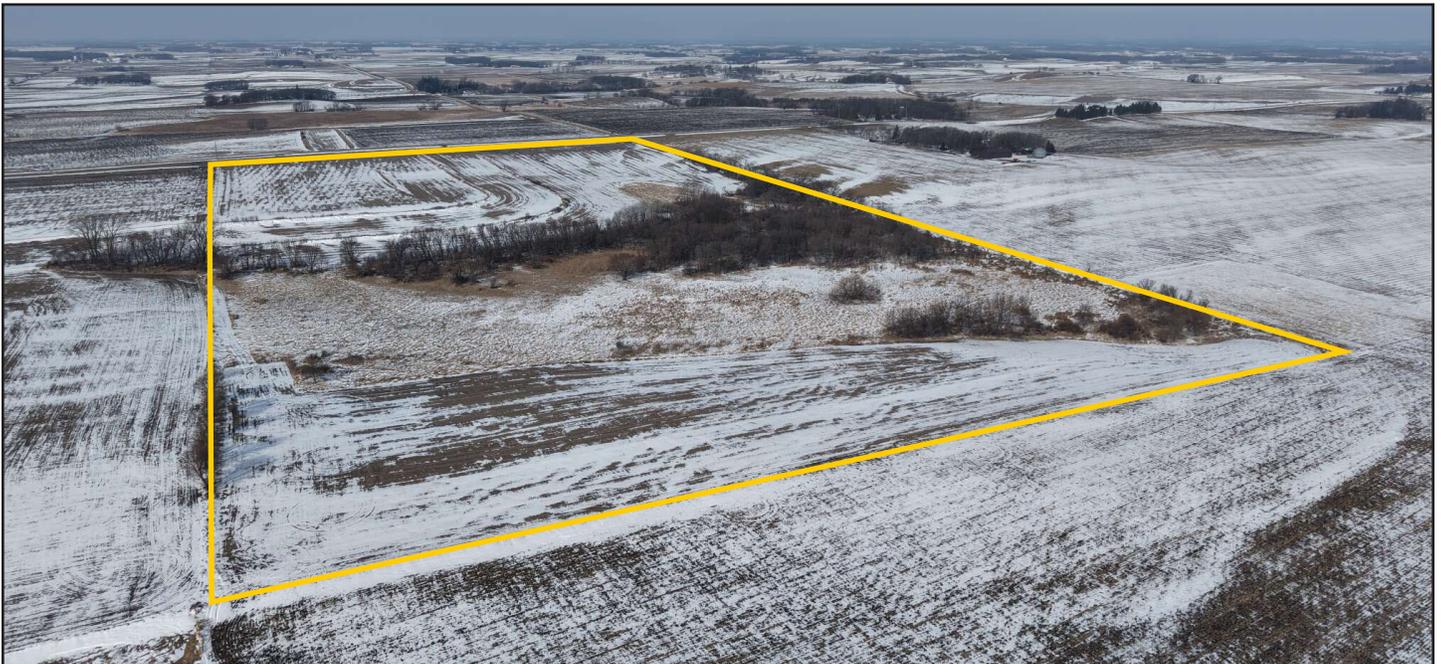
Northeast looking Southwest



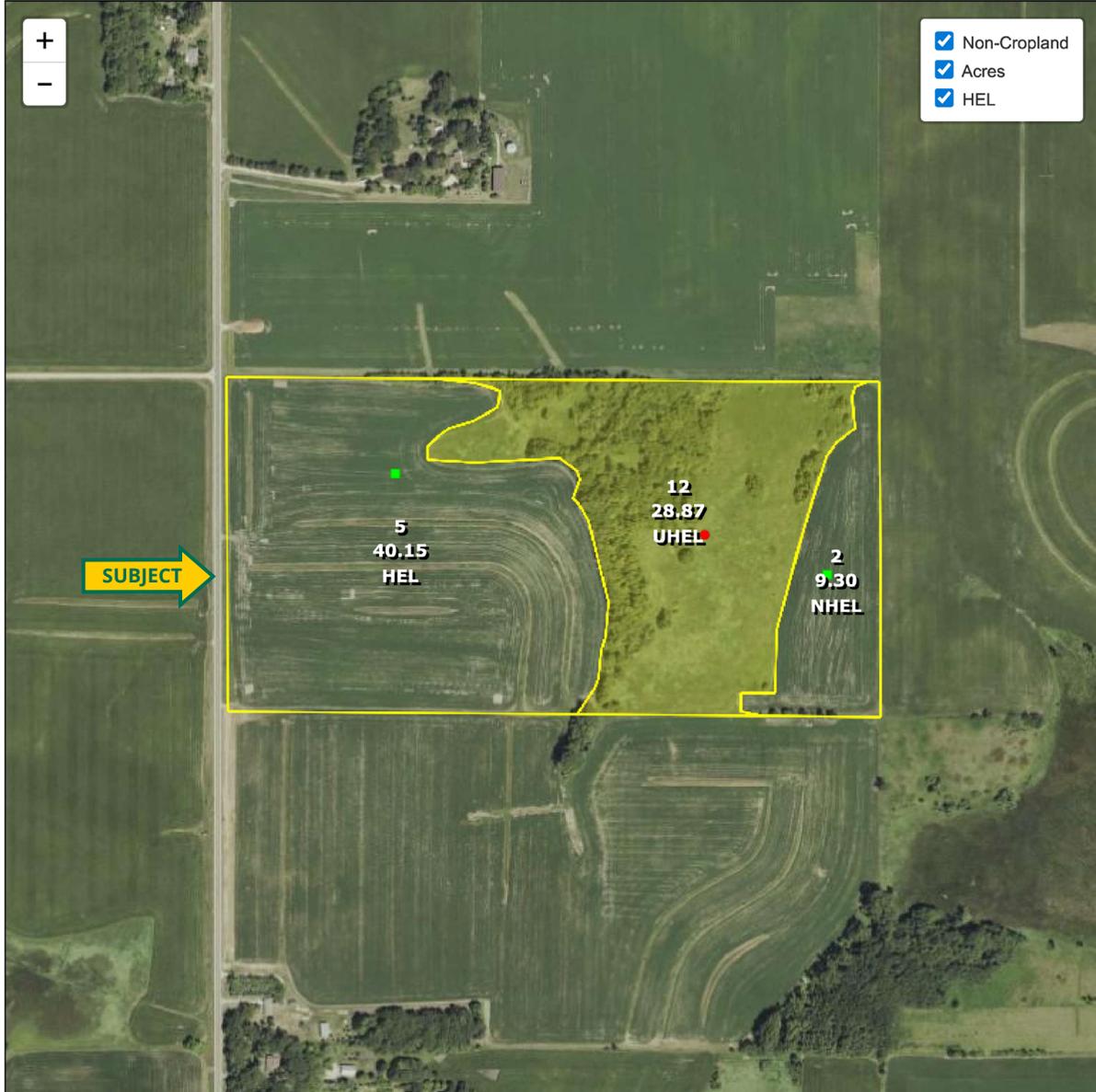
Northwest looking Southeast



Southeast looking Northwest



USDA Waseca County, Minnesota



**Common Land Unit**

- Cropland
- Non-cropland
- CRP

Farm 133  
Tract 410

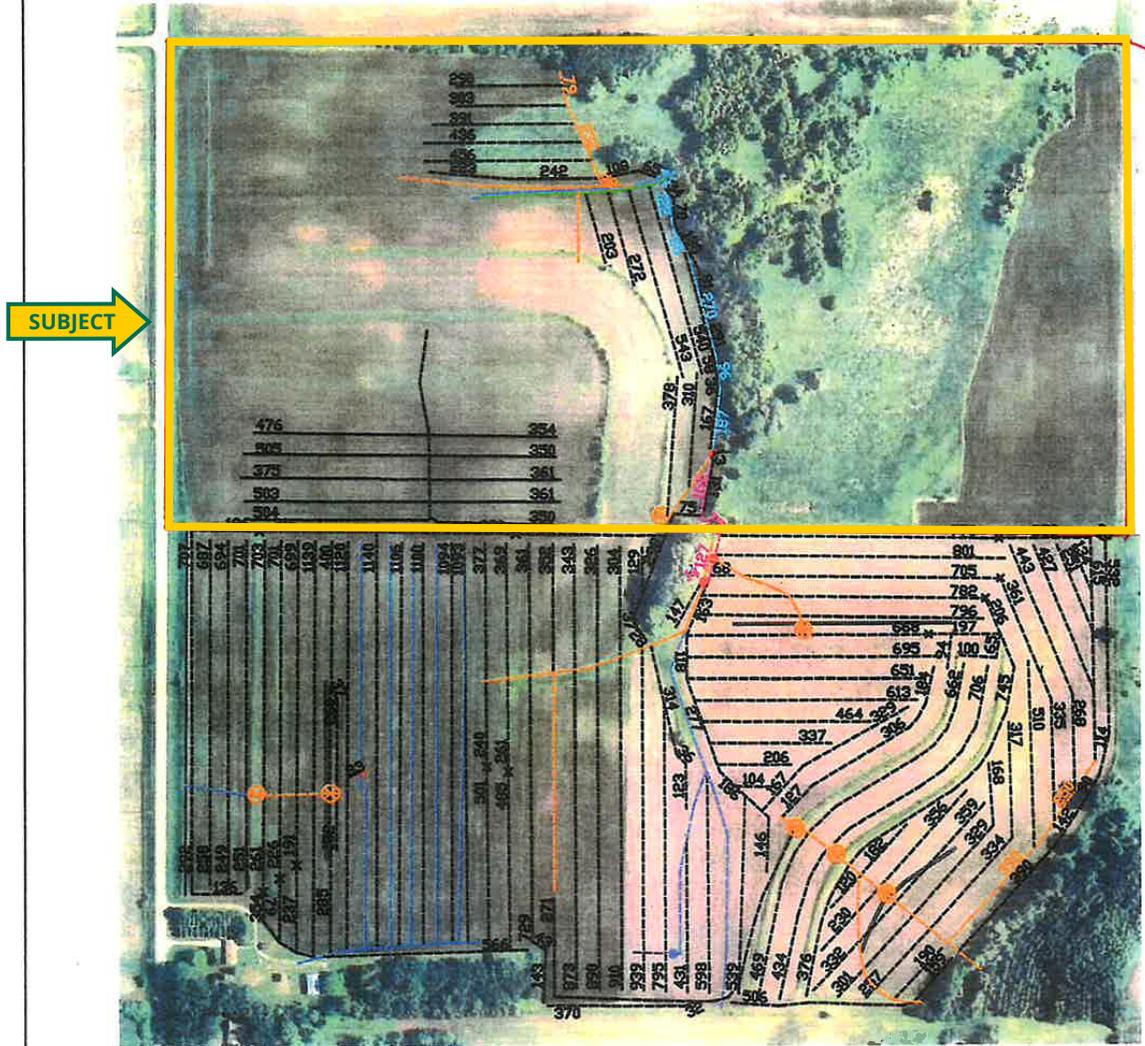
**Wetland Determination Identifiers**

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

2026 Crop Year



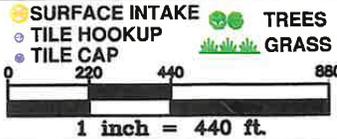
Tract 2 of 2



**Dahl Enterprises**  
of Morristown, LLC.  
507-685-2148



LEGEND



- SURFACE INTAKE
- TILE HOOKUP
- TILE CAP
- TREES
- GRASS
- EXISTING TILE
- WATERWAYS
- PROPERTY LINE
- TELEPHONE
- ELECTRIC
- GAS

**FINAL  
MAP**

OWNER: Roy Srp  
SECTION: 30 TOWNSHIP: Blooming Grove  
COUNTY: Waseca STATE: MN  
SPACINGS: 60 FT DATE: 09/22/2020  
DRAWN BY: Donald Johnson

| MATERIALS | SEPTEMBER 2020     | SEPTEMBER 2014   |
|-----------|--------------------|------------------|
|           | 4,139 LF 4" Tile   | 5,779 LF 4" Tile |
|           | 343 LF 5" Tile     |                  |
|           | <b>GROUP MAIN</b>  |                  |
|           | 816 LF 12" NP Tile |                  |

**Bid Deadline:** Thurs., April 23, 2026

**Time:** 12:00 Noon, CDT

**Mail To:**

Hertz Farm Management  
Attn: Jared Augustine  
151 St. Andrews Ct., Ste. 1310  
Mankato, MN 56001

**Sellers**

Robert & Bonnie Jackson

**Agency**

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

**Attorney**

Paul Moosbrugger  
Farrish Johnson Law Office, CHTD.

**Method of Sale**

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

**Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

**Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Jared Augustine at 507-381-7425.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Thursday, April 23, 2026 by 12:00 Noon, CDT. The Seller will accept or reject all bids by 4 p.m., CDT on Friday, April 24, 2026, and all bidders will be notified shortly thereafter.

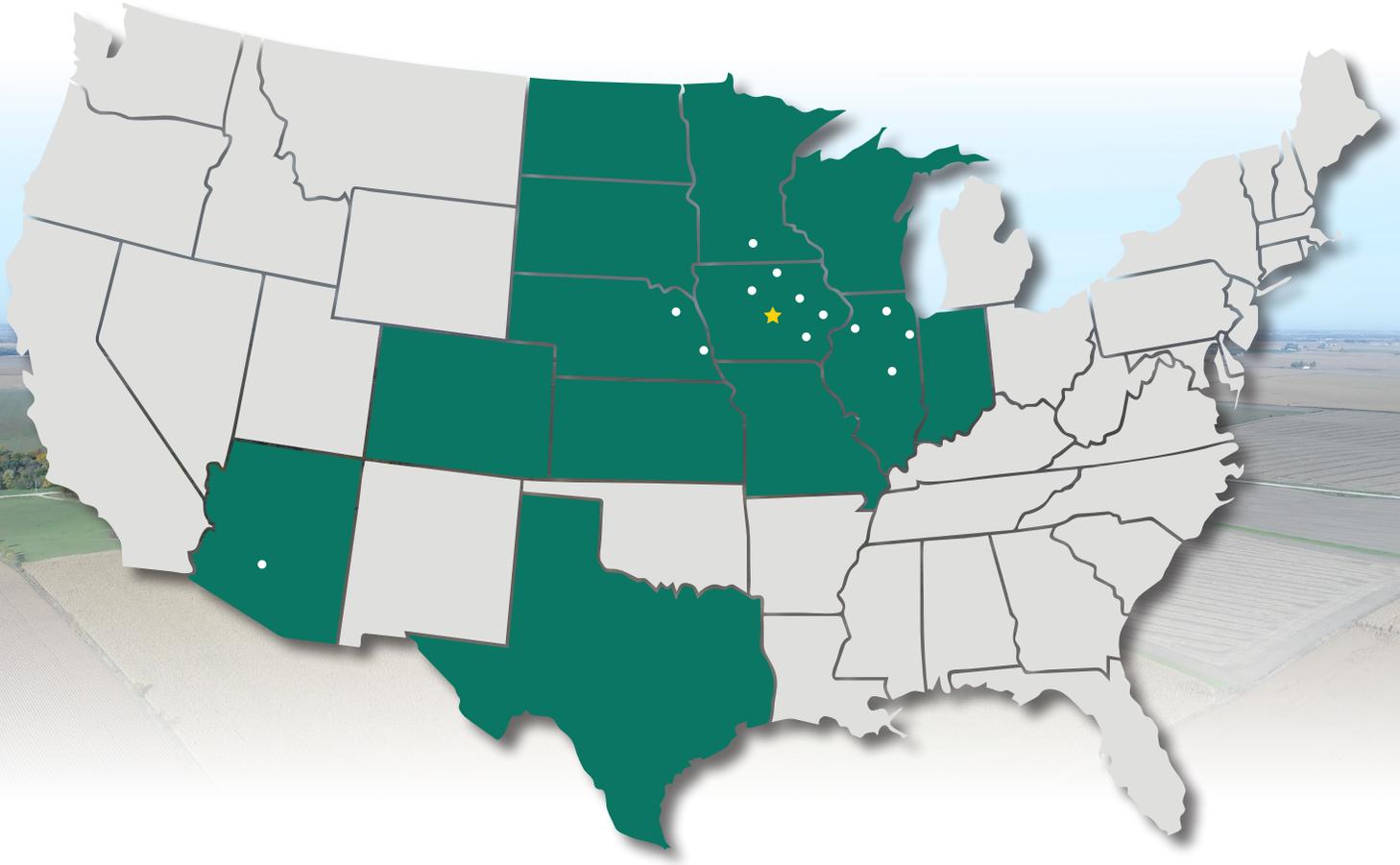
**Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before June 3, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement with partial possession for farming purposes granted upon execution of a Sales Agreement. Taxes will be prorated to closing.

**Contract & Title**

Upon acceptance of bid by Seller, the successful 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 an 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.

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions**  
**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**

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