

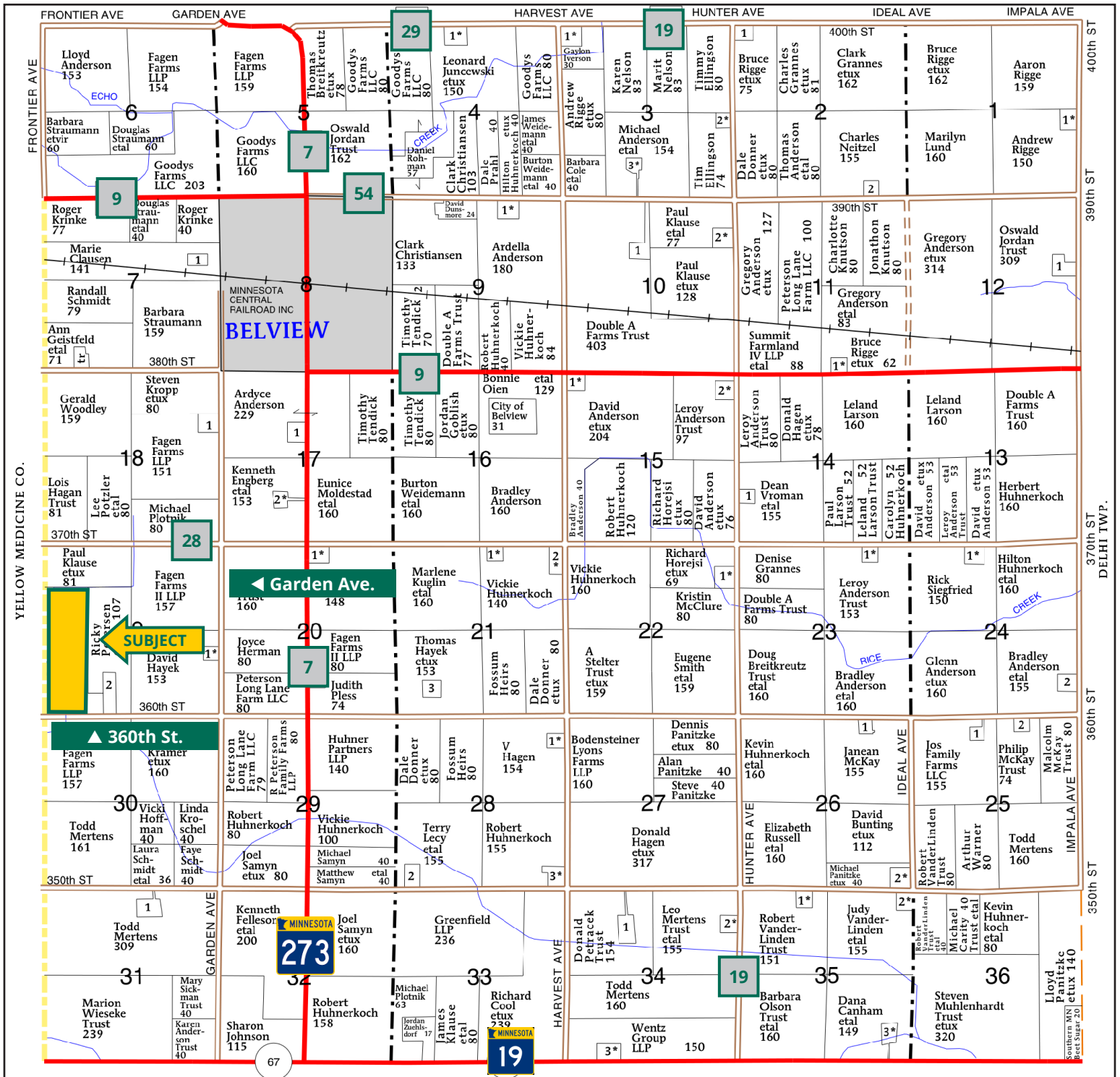
Quality Redwood County Land with Direct Tile Outlets



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

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310,
Mankato, MN 56001 | www.Hertz.ag

124.06 Acres, m/l
Redwood County, MN



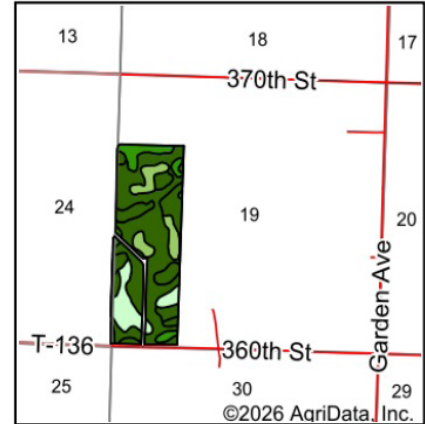
Map reproduced with permission of Farm & Home Publishers, Ltd.

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310, | Mankato, MN 56001 | www.Hertz.ag

JARED AUGUSTINE
507.381.7425
 JaredA@Hertz.ag

Est. FSA/Eff. Crop Acres: 116.39 | Soil Productivity: 87.80 CPI





State: **Minnesota**
 County: **Redwood**
 Location: **19-113N-37W**
 Township: **Kintire**
 Acres: **116.39**
 Date: **5/8/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 24
 Area Symbol: MN173, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	57.65	49.6%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	12.98	11.2%		IIe	98
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	11.65	10.0%		IIIe	77
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	10.72	9.2%		IIIe	63
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.98	6.0%		IIIw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.49	5.6%		IIe	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.83	2.4%		IIIw	86
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	2.73	2.3%		IIIs	60
L83A	Webster clay loam, 0 to 2 percent slopes	2.38	2.0%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	1.98	1.7%		IIs	95
Weighted Average					2.30	87.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Belview: go south on Co. Rd. 7 for 2.4 miles, then west on 360th St. for 1.3 miles. The property is on the north side of the road.

Simple Legal

W½ SW¼ and SW¼ NW¼, Section 19, Township 113 North, Range 37 West of the 5th P.M., Redwood Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,305,900
- \$10,526.36/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated based on terms of existing lease.

Real Estate Tax

2026 Values for Taxes Payable in 2026
 Ag Non-Hmstd Taxes: \$6,196.00
 Net Taxable Acres: 124.06
 Tax per Net Taxable Acre: \$49.94

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 9023, Tract 12245
 FSA/Eff. Crop Acres: 116.39*
 Corn Base Acres: 58.19*
 Corn PLC Yield: 165 Bu.
 Bean Base Acres: 58.19*
 Bean PLC Yield: 41 Bu.

**Acres are estimated pending reconstitution of farm by the Redwood County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Amiret and Storden-Ves. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 87.80. 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

Gently to strongly sloping.

Drainage

Some tile. See tile map. Part of JD 32.

Water & Well Information

None.

Comments

Fantastic opportunity to purchase a quality Redwood County farm in a strong area. This farm has quality soils and direct farm access to drain into a very deep Judicial Ditch 32. This farm has the potential to be a profitable producer for years to come.

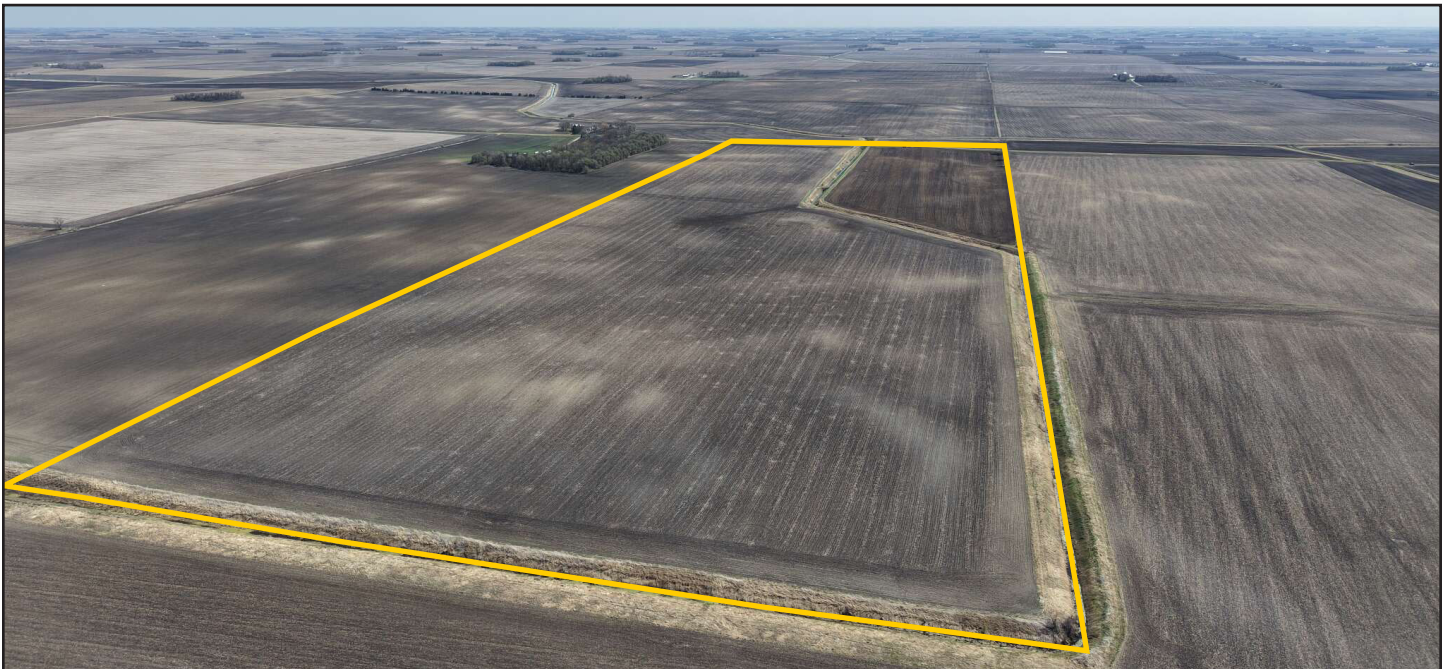


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southwest Looking Northeast



Northwest Looking Southeast





Redwood County, Minnesota

Farm 9023
Tract 12245

2025 Program Year

Map Created April 30, 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

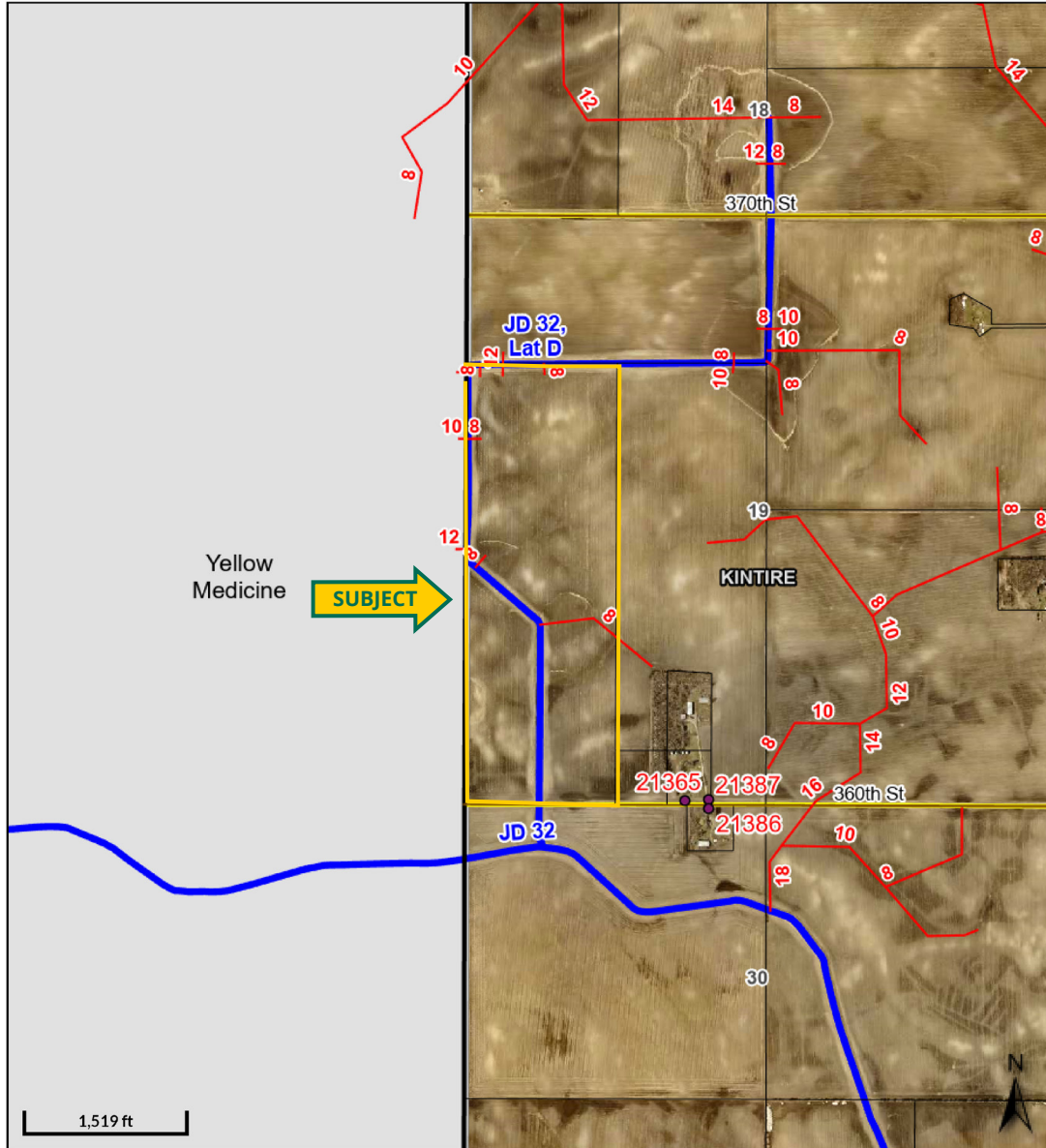
Wetland Determination Identifiers

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

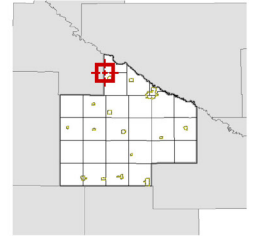
Tract Cropland Total: 119.83 acres

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.

Beacon™ Redwood County, MN



Overview



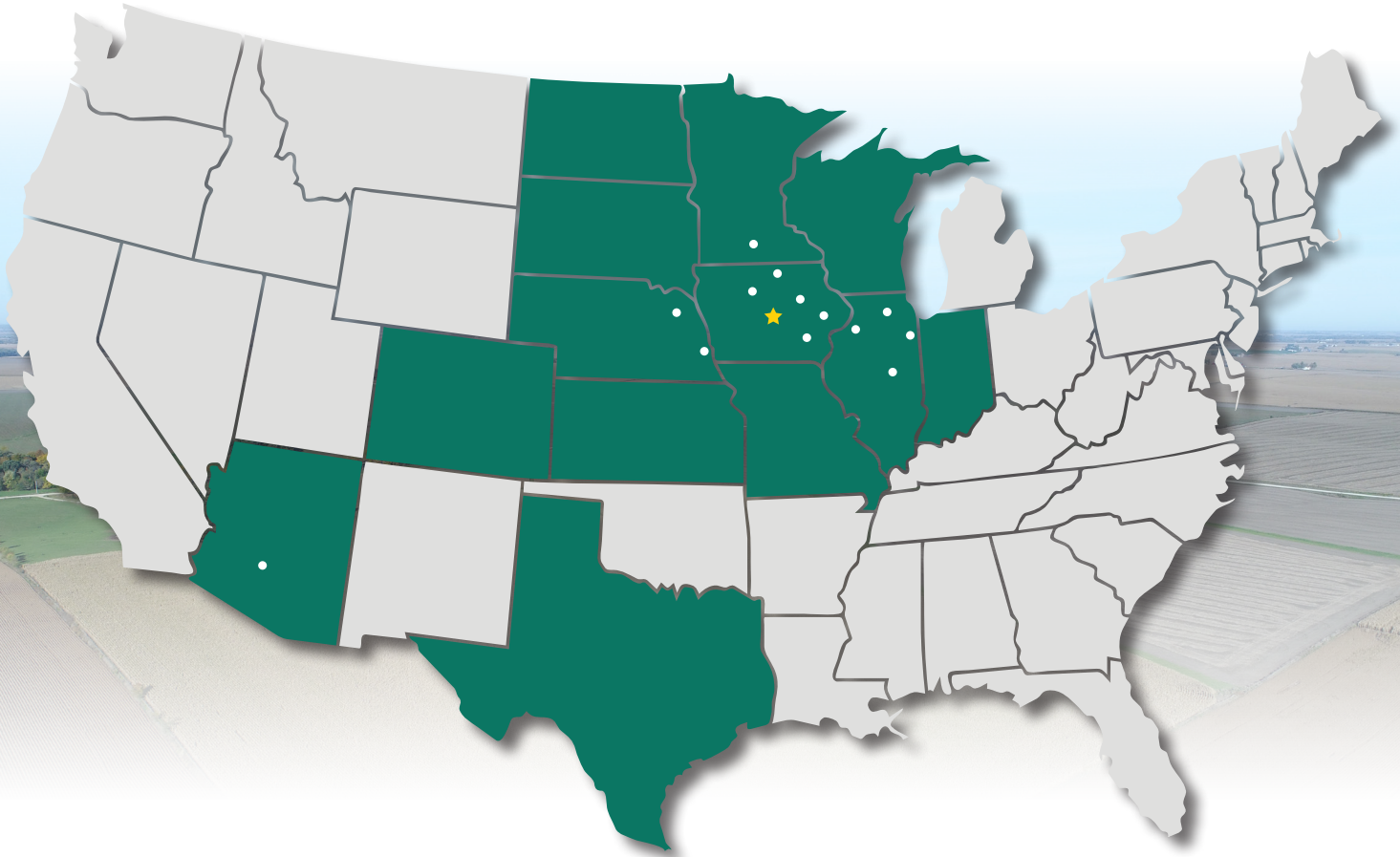
Legend

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Open Ditch
-  Drain Tile
-  Addresses
-  Parcels
- Major Roads**
-  State/Federal
-  County
-  County/Twp/City
-  Minor Roads

Date created: 4/23/2026
 Last Data Uploaded: 4/21/2026 1:03:16 AM

Developed by  SCHNEIDER
 GEOSPATIAL

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310, | Mankato, MN 56001 | www.Hertz.ag

JARED AUGUSTINE
507.381.7425
JaredA@Hertz.ag