



# ONE-CHANCE SEALED BID SALE



## Top-Quality Farmland & Turn-Key Farm Site



**JARED AUGUSTINE**

*Licensed Salesperson in MN, IA & ND*

**507.381.7425**

JaredA@Hertz.ag



**JASON MCCUE**

*Licensed Salesperson in MN*

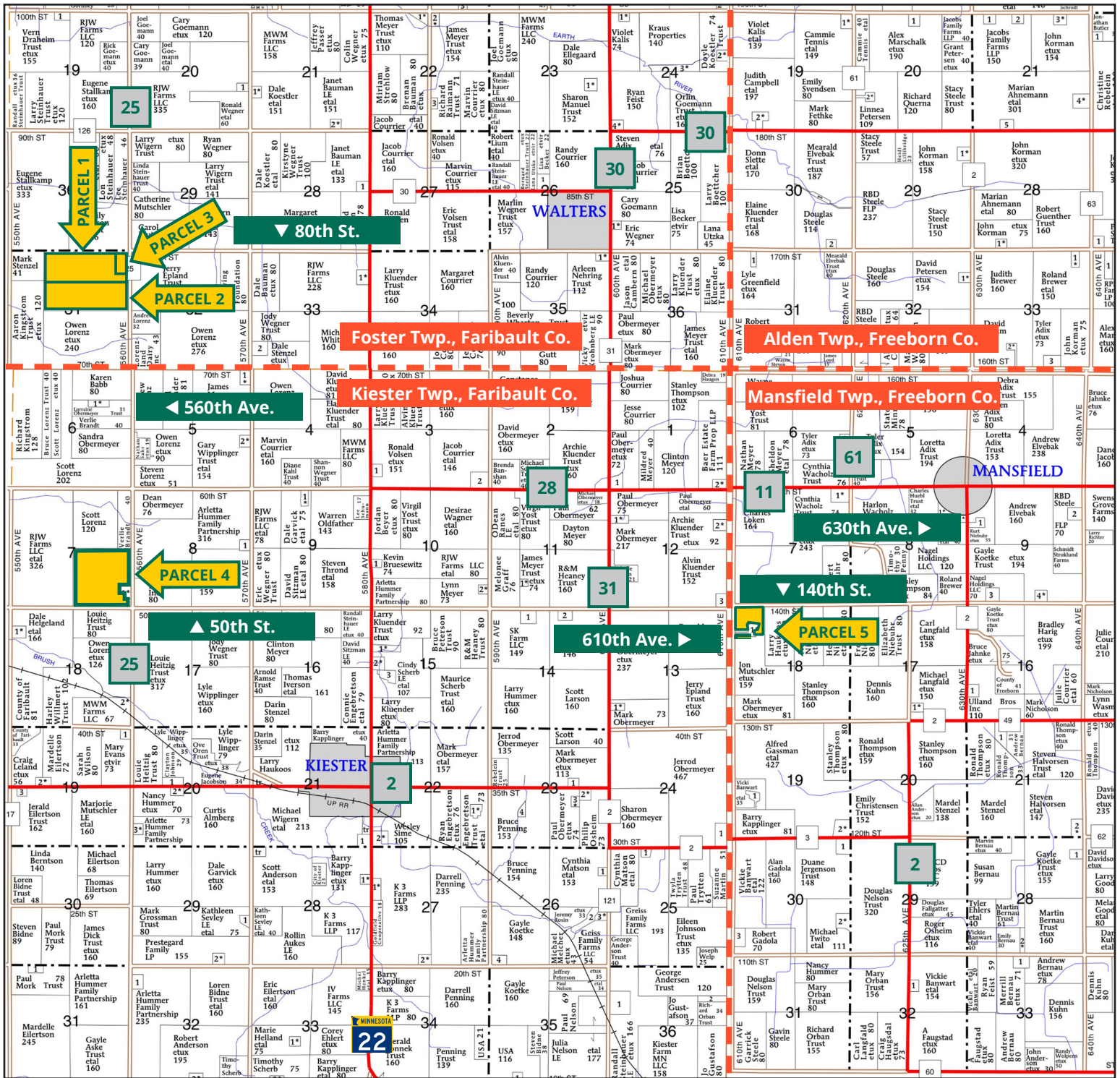
**507.525.3113**

JasonM@Hertz.ag

Bid Deadline:  
**Thursday, July 16, 2026**  
**12:00 Noon, CDT**

**429.66 Acres, m/l**  
5 Parcels  
**Faribault & Freeborn County, MN**

## Foster & Kiester Township, Faribault County, MN Mansfield Township, Freeborn 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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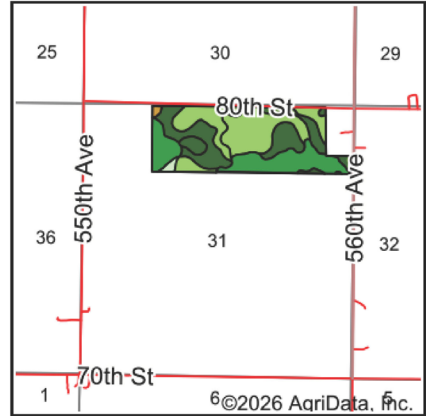
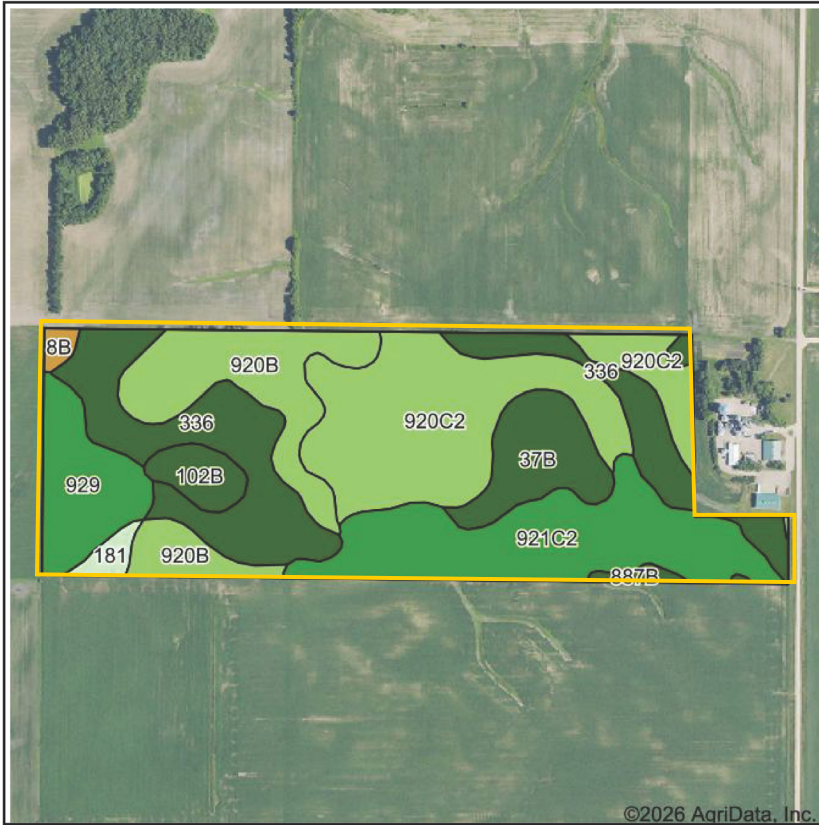
Estimated FSA/Eff. Crop Acres: 106.84 | Soil Productivity: 83.70 CPI



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State: **Minnesota**  
 County: **Faribault**  
 Location: **31-102N-24W**  
 Township: **Foster**  
 Acres: **106.84**  
 Date: **6/3/2026**






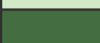






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Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	26.58	24.6%			IIIe	73	
336	Delft clay loam, 0 to 2 percent slopes	23.46	21.5%			IIw	94	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	19.73	18.9%			IIIe	87	
920B	Clarion-Estherville complex, 2 to 6 percent slopes	15.79	14.6%			Ile	76	
929	Fieldon-Canisteo complex	8.23	7.9%			IIw	83	
37B	Farrar fine sandy loam, 1 to 6 percent slopes	7.47	7.2%			Ile	99	
102B	Clarion loam, 2 to 6 percent slopes	2.89	2.8%			Ile	95	
181	Litchfield fine sandy loam	1.19	1.1%			III s	67	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.77	0.7%			Ile	92	
8B	Sparta loamy fine sand, 0 to 6 percent slopes	0.73	0.7%			IV s	Ile	39
<b>Weighted Average</b>						<b>2.46</b>	<b>*-</b>	<b>83.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Location

From Bricelyn: go east on 50th St. for 3 miles, then north on 560th Ave. for 2.7 miles. The property is on the west side of the road.

### Simple Legal

NE¼ NW¼ and N½ NE¼, excluding 11-acre building site, in Section 31, Township 102 North, Range 24 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 Hmstd/Non-Hmstd Taxes: \$3,145.17\*  
Special Assessments: \$1,011.83\*  
*CD 79 Maintenance*  
Net Taxable Acres: 109.00  
Tax per Net Taxable Acre: \$38.14\*  
*\*Taxes are estimated pending tax parcel split. Faribault County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Open lease for the 2027 crop year.

### FSA Data

Part of Farm Number 9914 & 9738  
Tracts 9997, 9998, 11518  
FSA/Eff. Crop Acres: 106.84\*  
Corn Base Acres: 75.26\*  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 30.74\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Faribault 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 Clarion-Storden-Pilot Grove, Delft and Clarion-Storden. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 83.70. See soil map for details.

### Yield History

Contact agent for yield history information.

### Mineral Rights

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

### Land Description

Level to moderately sloping.

### Drainage

The farm is tiled. See Supplemental Tile Map Document. Part of CD 79.

### Buildings/Improvements

None.

### Water & Well Information

None.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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.

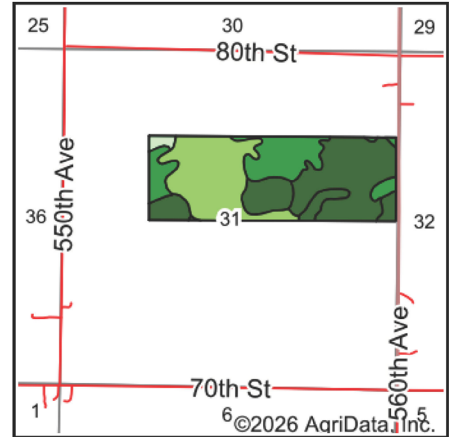
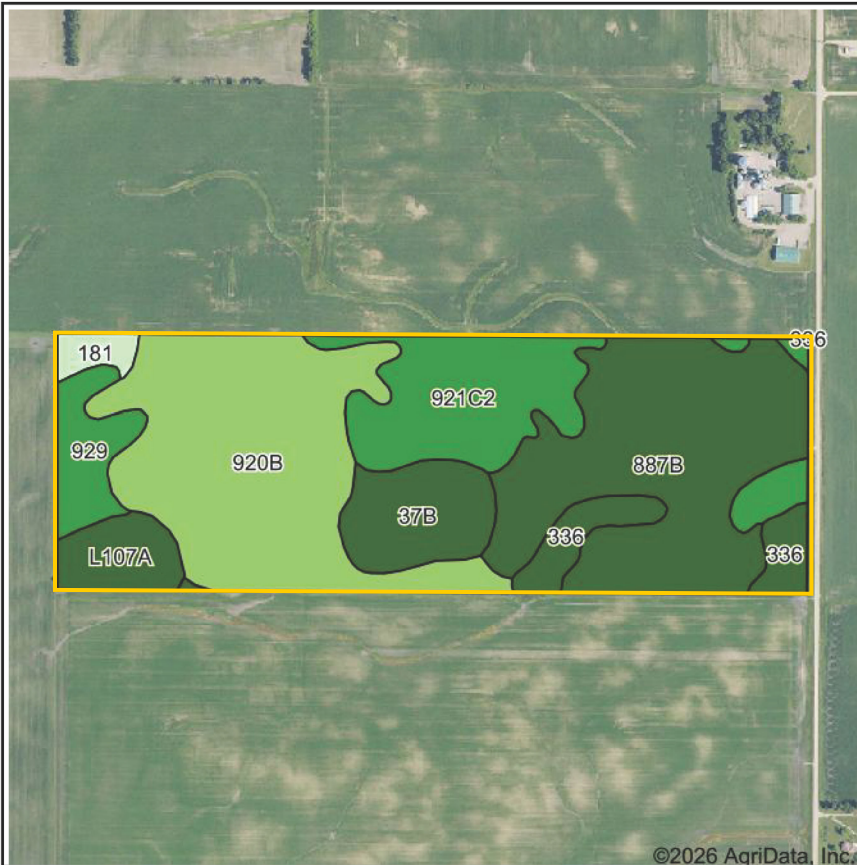
Estimated FSA/Eff. Crop Acres: 118.93 | Soil Productivity: 86.00 CPI



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State: **Minnesota**  
 County: **Faribault**  
 Location: **31-102N-24W**  
 Township: **Foster**  
 Acres: **118.93**  
 Date: **6/3/2026**



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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
920B	Clarion-Estherville complex, 2 to 6 percent slopes	36.77	30.9%		Ile	76
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	35.27	29.6%		Ile	92
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	19.10	16.1%		IIle	87
37B	Farrar fine sandy loam, 1 to 6 percent slopes	9.00	7.6%		Ile	99
336	Delft clay loam, 0 to 2 percent slopes	6.13	5.2%		IIw	94
929	Fieldon-Canisteo complex	5.72	4.8%		IIw	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	5.11	4.3%		IIw	91
181	Litchfield fine sandy loam	1.83	1.5%		IIIs	67
<b>Weighted Average</b>					<b>2.18</b>	<b>86</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Brice lyn: go east on 50th St. for 3 miles, then north on 560th Ave. for 2.5 miles. The property is on the west side of the road.

### Simple Legal

SE¼ NW¼ and S½ NE¼, Section 31, Township 102 North, Range 24 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 Hmstd Taxes: \$2,282.97\*  
Special Assessments: \$1,057.03\*  
*CD 79 Maintenance*  
Net Taxable Acres: 120.00  
Tax per Net Taxable Acre: \$27.83\*  
*\*Taxes are estimated pending tax parcel split. Faribault County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Open lease for the 2027 crop year.

### FSA Data

Farm Number 9914, Tracts 9998 & 11517  
FSA/Eff. Crop Acres: 118.93\*  
Corn Base Acres: 83.78\*  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 34.22\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Faribault 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 Clarion-Estherville, Clarion-Swanlake and Clarion-Storden. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 86.00. See soil map for details.

### Yield History

Contact agent for yield history information.

### Mineral Rights

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

### Land Description

Level to moderately sloping.

### Drainage

The farm is tiled. See Supplemental Tile Map Document. Part of CD 79.

### Buildings/Improvements

None.

### Water & Well Information

None.



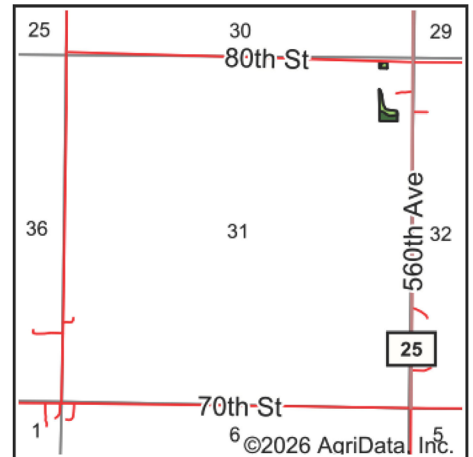
Estimated FSA/Eff. Crop Acres: 1.75 | Soil Productivity: 82.20 CPI



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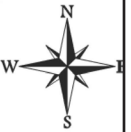
**JASON MCCUE**  
507.525.3113  
JasonM@Hertz.ag



State: **Minnesota**  
 County: **Faribault**  
 Location: **31-102N-24W**  
 Township: **Foster**  
 Acres: **1.75**  
 Date: **6/3/2026**





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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
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	0.98	56.0%		IIIe	73
336	Delft clay loam, 0 to 2 percent slopes	0.77	44.0%		IIw	94
<b>Weighted Average</b>					<b>2.56</b>	<b>82.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Bricelyn: go east on 50th St. for 3 miles, then north on 560th Ave. for 2.9 miles. The property is on the west side of the road.

### Simple Legal

The east 500' and north 930' of NE¼ NE¼ in Section 31, Township 102 North, Range 24 West of the 5th P.M., Faribault Co., MN. *Final abstract/title documents to govern legal description.*

### Address

7915 560th Ave.  
Bricelyn, MN 56014

### Open House

Friday, June 26 9:00 a.m.- 2:00 p.m.  
Friday, July 10 9:00 a.m.- 2:00 p.m.

### Real Estate Tax

2026 Values for Taxes Payable in 2026  
Ag Hmstd Taxes: \$2,195.07\*  
Special Assessments: \$85.93\*  
*CD 79 Maintenance & Recycling & Solid Waste*  
Net Taxable Acres: 11.00  
*\*Taxes are estimated pending tax parcel split. Faribault County Assessor/Treasurer will determine final tax figures.*

### Lease Status

Grain storage leased through 5/31/27.  
Contact agent for details.

### FSA Data

Farm Number 9914, Tracts 9997 & 9998 FSA/  
Eff. Crop Acres: 1.75\*  
Corn Base Acres: 1.23\*  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 0.50\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Faribault County FSA office.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Clarion-Storden-Pilot and Delft. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 82.20. 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 moderately sloping.

### Drainage

Natural.

### Dwelling

There is a 1½ story house built in 1940 with 1,833 square feet, three bedrooms, 2½ bathrooms and a 3-stall garage. The basement bathroom features a heated floor. The house has a stamped concrete patio. This building site is equipped with 3-phase power.

### Buildings/Improvements

2014, 81 x 100 x 20' high. heated farm shop with 2, 70-watt dehumidifiers for cooling. Full concrete floor, 36' x 18' hydraulic lift door and 16' x 16' OH door. Office with full kitchen, ¾ bath, 1 bedroom apartment.  
2008, 120' x 75' machine shed. 36' x 17' 6" Sliding door.  
1980, 108' x 52' machine shed. Partial concrete floor. 2, 23' 6" x 14' doors (one sliding, one bi-fold hydraulic lift)  
2007, 16' x 18' utility shed.  
2000, 7' x 11' scale shed  
2000, 16' x 12' garden shed  
1978, 42' x 54' cattle shed.  
1957, 32' x 22' 3 stall garage.

### Grain Bins

2007, 102' x 54' 150,000 bushel grain bin with automatic power sweep  
2003, made larger in 2022. 72' x 24' 42,000 bushel grain bin.  
2021, 30' x 24' 15,000-bushel grain bin  
2019, 52' x 21' 14,000-bushel holding bin  
2007, 44' x 18' 12,000-bushel holding bin

2018, 3,000-bushel overhead bin  
1978, (3) 27' x 20' 15,000-bushel grain bins  
1978, 27' x 24' 15,000-bushel grain bin  
1978, 36' x 26' 20,000-bushel grain bin  
2007 Sukup T16021S double stack grain dryer at 2800 bu./hr. at 10 point removal.  
2000, 120' x 2' grain leg. 3,500 bu./hr.  
2007, 8' x 4' dump station, 1,200-bushel pit.  
Liquid fertilizer tanks. 3, 4,500-gallon tanks.  
Fuel barrels: 500 ga, 2, 1,000 ga, 400 ga, 15,000-gallon and 1,000-gallon (owned) propane tanks.

### Water & Well Information

There is a well on the property located northwest of the garage. 400' depth, drilled in 2017. Well# 803640.

### Easement

There is a 2-rod easement along the north property line allowing farm access to Parcel 1.

### Propane Reimbursement

Buyer will reimburse Seller at closing for remaining propane based on last purchase price by Seller.

### Disclaimer

There are 2, 5,000-gallon fertilizer tanks and 1, 1,000-gallon fuel barrel that are the property of the tenant and will be removed prior to closing.

### Comments

This is a turn-key farm site! Offering a comfortable and classy home, a farm shop with all the bells and whistles, plenty of machinery and grain storage, and much more. Don't miss this once-in-a-lifetime opportunity to purchase this well-maintained farm-site and adjoining farmland!

Southeast Looking Northwest



Southwest Looking Northeast



Farm Site Looking Southeast



Farm Site Looking Northeast



Home & Detached Garage



Climate Controlled Shop & Farm Office



120' x 75' Machine Shed



Grain Storage



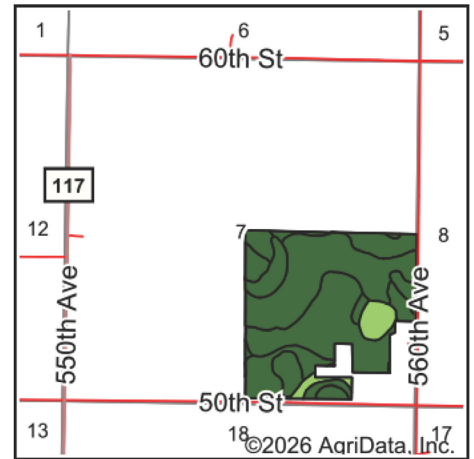
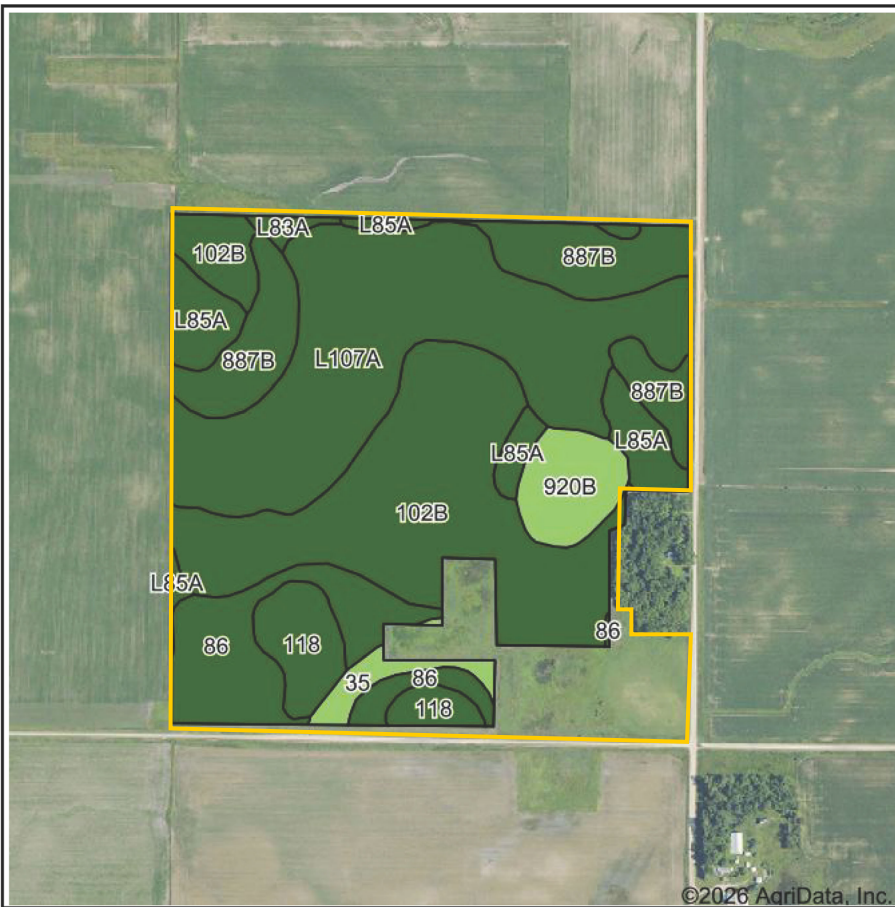
FSA/Eff. Crop Acres: 133.44 | CRP Acres: 17.15 | Soil Productivity: 92.50 CPI



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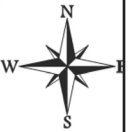
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State: **Minnesota**  
 County: **Faribault**  
 Location: **7-101N-24W**  
 Township: **Kiester**  
 Acres: **133.44**  
 Date: **6/3/2026**



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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
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	40.55	30.4%		IIw	91
102B	Clarion loam, 2 to 6 percent slopes	37.89	28.4%		IIe	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	16.29	12.2%		IIe	92
86	Canisteo clay loam, 0 to 2 percent slopes	13.49	10.1%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.74	6.6%		Iw	99
118	Crippin loam, 1 to 3 percent slopes	6.91	5.2%		Ie	100
920B	Clarion-Estherville complex, 2 to 6 percent slopes	5.92	4.4%		IIe	76
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	2.52	1.9%		IIIw	77
L83A	Webster clay loam, 0 to 2 percent slopes	1.13	0.8%		IIw	93
<b>Weighted Average</b>					<b>1.90</b>	<b>92.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Bricelyn: go east on 50th St. for 2.5 miles. The property is on the north side of the road.

### Simple Legal

SE¼, excluding building site, in Section 7, Township 101 North, Range 24 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 Hmstd Taxes: \$3,614.80  
Special Assessments: \$625.20  
*CD 72 Maintenance*  
Net Taxable Acres: 153.82  
Tax per Net Taxable Acre: \$27.56

### Lease Status

Open lease for the 2027 crop year.

### FSA Data

Farm Number 9914, Tract 6596  
FSA/Eff. Crop Acres: 133.44  
CRP Acres: 17.15  
Corn Base Acres: 95.06  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 38.38  
Bean PLC Yield: 51Bu.

### NRCS Classification

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

### CRP Contracts

There are 17.15 acres enrolled in a CP-23A contract that pays \$5,145.00 annually and expires 9/30/2032.

### Soil Types/Productivity

Main soil types are Canisteo-Glencoe and Clarion. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 92.50. See soil map for details.

### Yield History

Contact agent for yield history information.

### 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

The farm is tiled. See Supplemental Tile Map Document. Part of CD 72.

### Buildings/Improvements

None.

### Water & Well Information

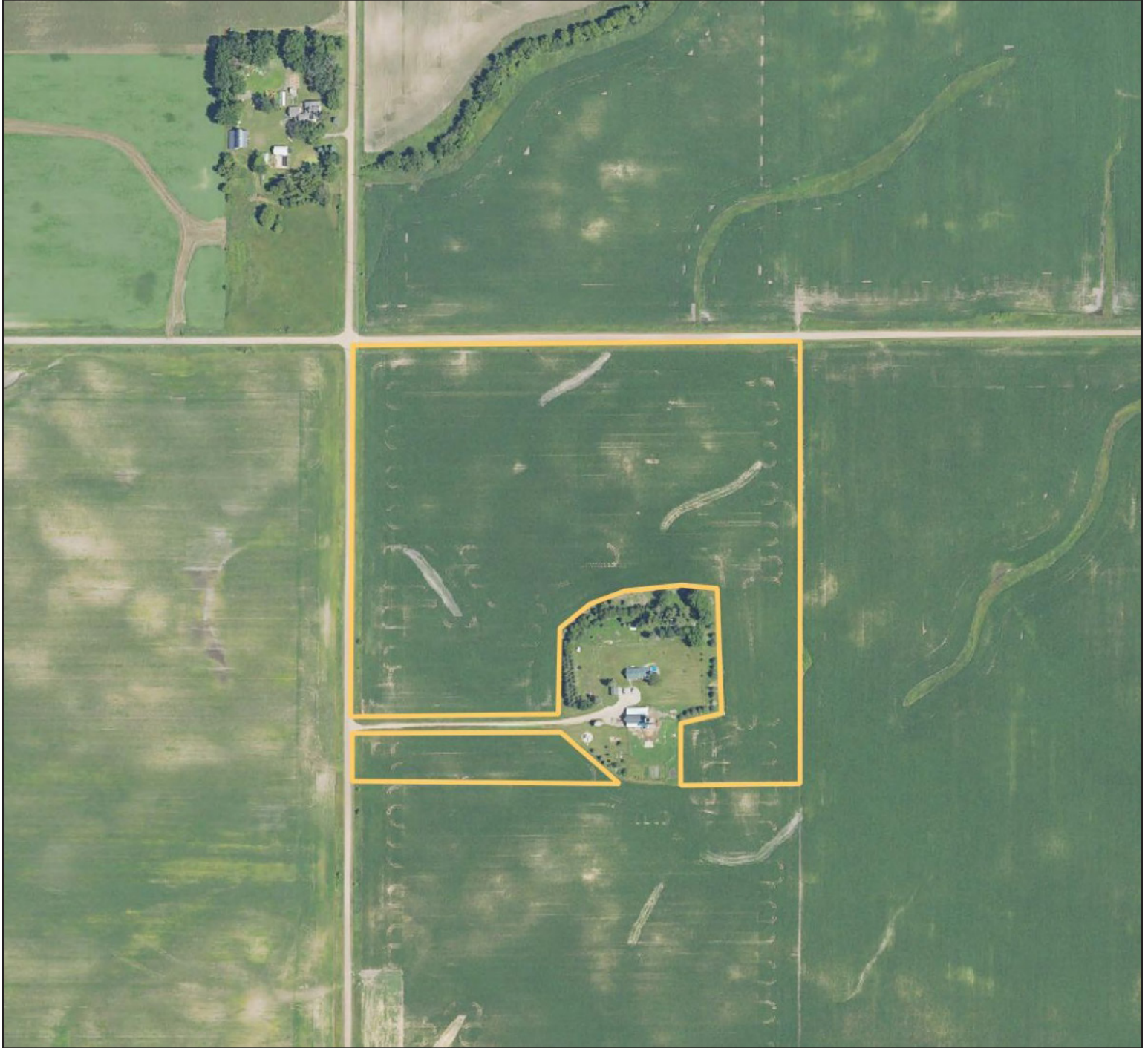
None.

### Comments

Seller will receive the 2026 CRP payment.



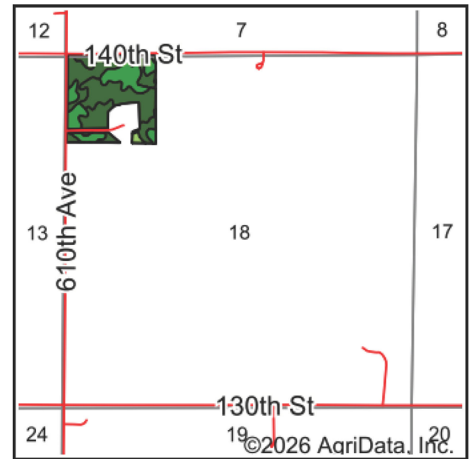
Estimated FSA/Eff. Crop Acres: 35.15 | Soil Productivity: 90.70 CPI



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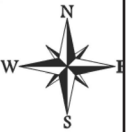
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State: **Minnesota**  
 County: **Freeborn**  
 Location: **18-101N-23W**  
 Township: **Mansfield**  
 Acres: **35.15**  
 Date: **6/3/2026**



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Soils data provided by USDA and NRCS.

Area Symbol: MN047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	14.56	39.8%		IIw	93
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	10.41	30.3%		IIe	92
921C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.41	21.8%		IIIe	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.80	5.3%		IIIw	86
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	0.52	1.5%		IIIw	86
920B	Clarion-Estherville complex, 2 to 6 percent slopes	0.45	1.3%		IIe	76
<b>Weighted Average</b>					<b>2.29</b>	<b>90.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Mansfield: go south on 630th Ave. for 1 mile, then west on 140th St. for 1.7 miles. The property is on the south side of the road.

### Simple Legal

NW¼ NW¼, excluding building site, in Section 18, Township 101 North, Range 23 West of the 5th P.M., Freeborn Co., MN. Final abstract/title documents to govern legal description.

### Real Estate Tax

2026 Values for Taxes Payable in 2026  
Ag Non-Hmstd Taxes: \$1,853.49  
Special Assessments: \$0.51  
*JD 25 Maintenance*  
Net Taxable Acres: 35.84  
Tax per Net Taxable Acre: \$51.73

### Lease Status

Open lease for the 2027 crop year.

### FSA Data

Farm Number 9914, Tracts 9172 & 9173  
FSA/Eff. Crop Acres: 35.15\*  
Corn Base Acres: 24.90\*  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 10.10\*  
Bean PLC Yield: 48 Bu.

*\*Acres are estimated pending reconstitution of farm by the Faribault County FSA office. Faribault County is the control office for this Freeborn County farm.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Webster, Clarion-Swanlake and Clarion-Storden. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 90.70. See soil map for details.

### Yield History

Contact agent for yield history information.

### Mineral Rights

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

### Land Description

Level to moderately sloping.

### Drainage

The farm is tiled. See Supplemental Tile Map Document. Part of JD 25.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Buyer of Parcel 5 will have the opportunity to rent the adjoining 120 acres being retained by the Seller. Contact agent for details.

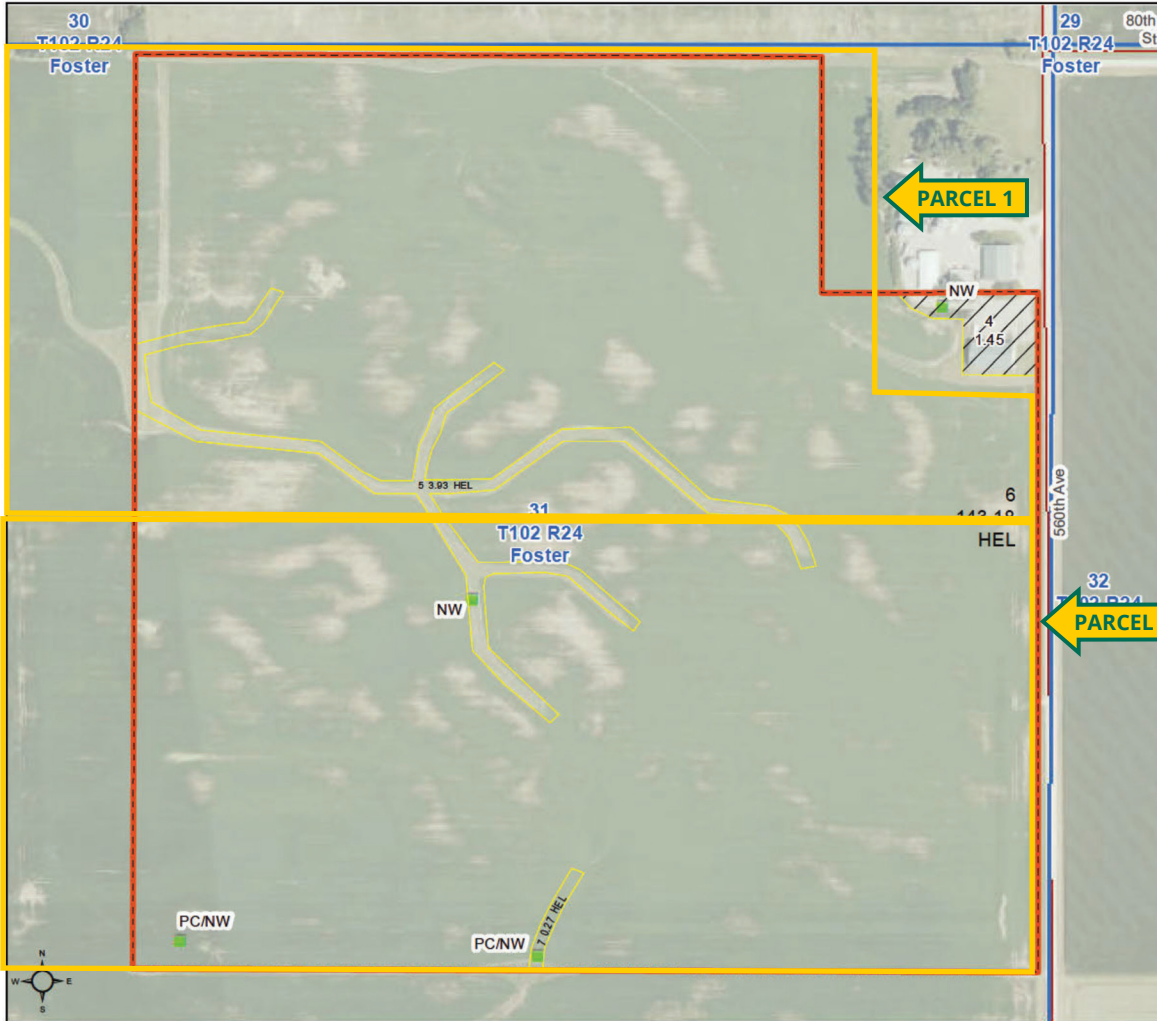


USDA United States Department of Agriculture  
**Faribault County, Minnesota**

**Farm 9914**  
**Tract 9998**

2025 Program Year

Map Created May 05, 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: 147.38 acres

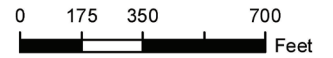
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USDA United States Department of Agriculture  
**Faribault County, Minnesota**

**Farm 9738**  
**Tract 11518**

2025 Program Year

Map Created May 05, 2025



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 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: 38.72 acres

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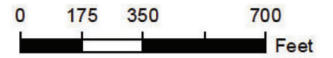
USDA United States Department of Agriculture  
**Faribault County, Minnesota**

**Farm 9914**

**Tract 11517**

2025 Program Year

Map Created May 05, 2025






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 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: 38.37 acres

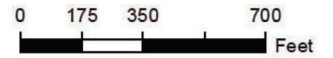
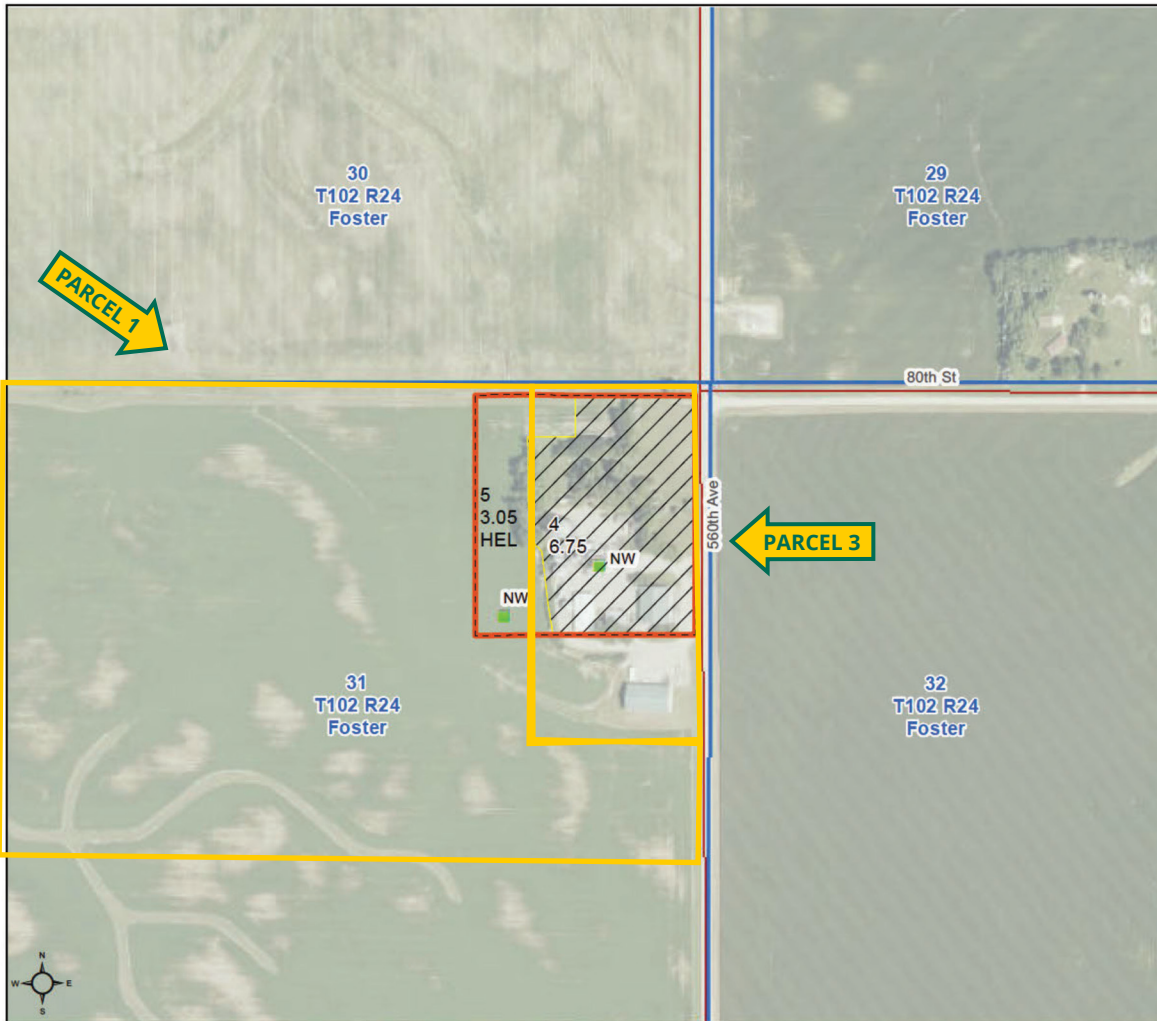
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USDA United States Department of Agriculture  
Faribault County, Minnesota

**Farm 9914**  
**Tract 9997**

2025 Program Year

Map Created May 05, 2025



Unless otherwise noted:  
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 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
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 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: 3.05 acres

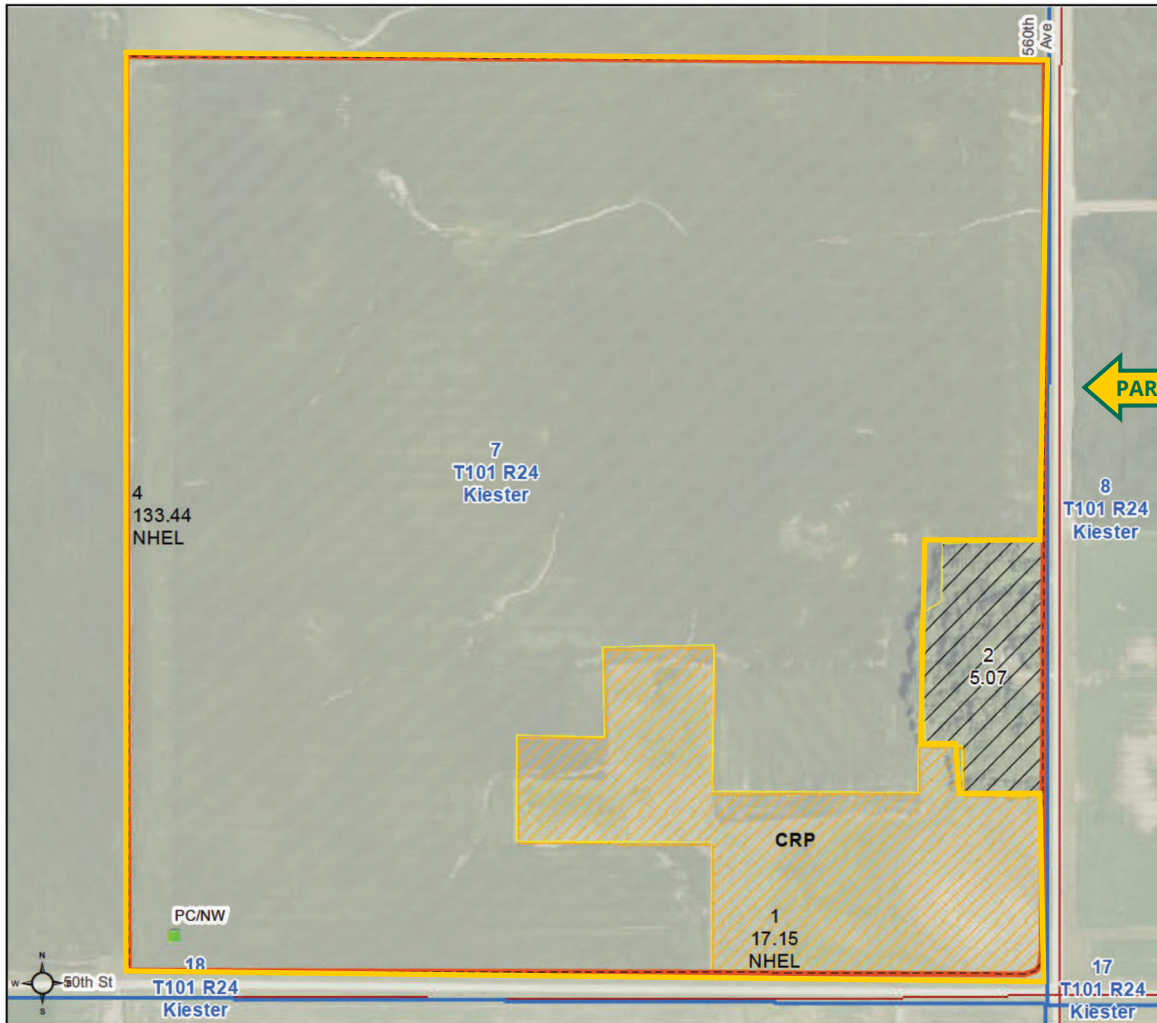
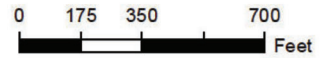
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USDA United States Department of Agriculture  
**Faribault County, Minnesota**

**Farm 9914**  
**Tract 6596**

2025 Program Year

Map Created May 05, 2025







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 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
-  CRP
-  Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 150.59 acres

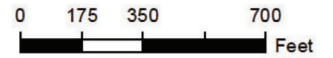
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United States Department of Agriculture  
**Faribault County, Minnesota**

**Farm 9914**  
**Tract 9173**

2025 Program Year

Map Created March 12, 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

Tract Cropland Total: 32.57 acres

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**Bid Deadline:** Thurs., July 16, 2026

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

**Mail To:**

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

**Seller**

Mutschler Family

**Agency**

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

**Attorney**

Daniel Lundquist  
Frundt, Lundquist, & Gustafson, Ltd.

**Method of Sale**

- Parcels 1, 2, & 3 will be offered individually and/or in combination with the property being offered to the high bidder(s) in the manner resulting in the highest sale price.
- Parcels 4 & 5 will be offered individually and not combined in any way.
- 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, July 16, 2026 by 12:00 p.m., noon. The Seller will accept or reject all bids by 4:00 p.m. on Friday, July 17, 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. A 1.5% 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 August 27, 2026, for Parcels 1, 2, 4, & 5, and November 4, 2026, for Parcel 3, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires December 31, 2026, for the land and May 31, 2027, for the grain storage. Seller will pay the real estate taxes due and payable in 2026, Buyer will pay the real estate taxes due and payable in 2027 and beyond.

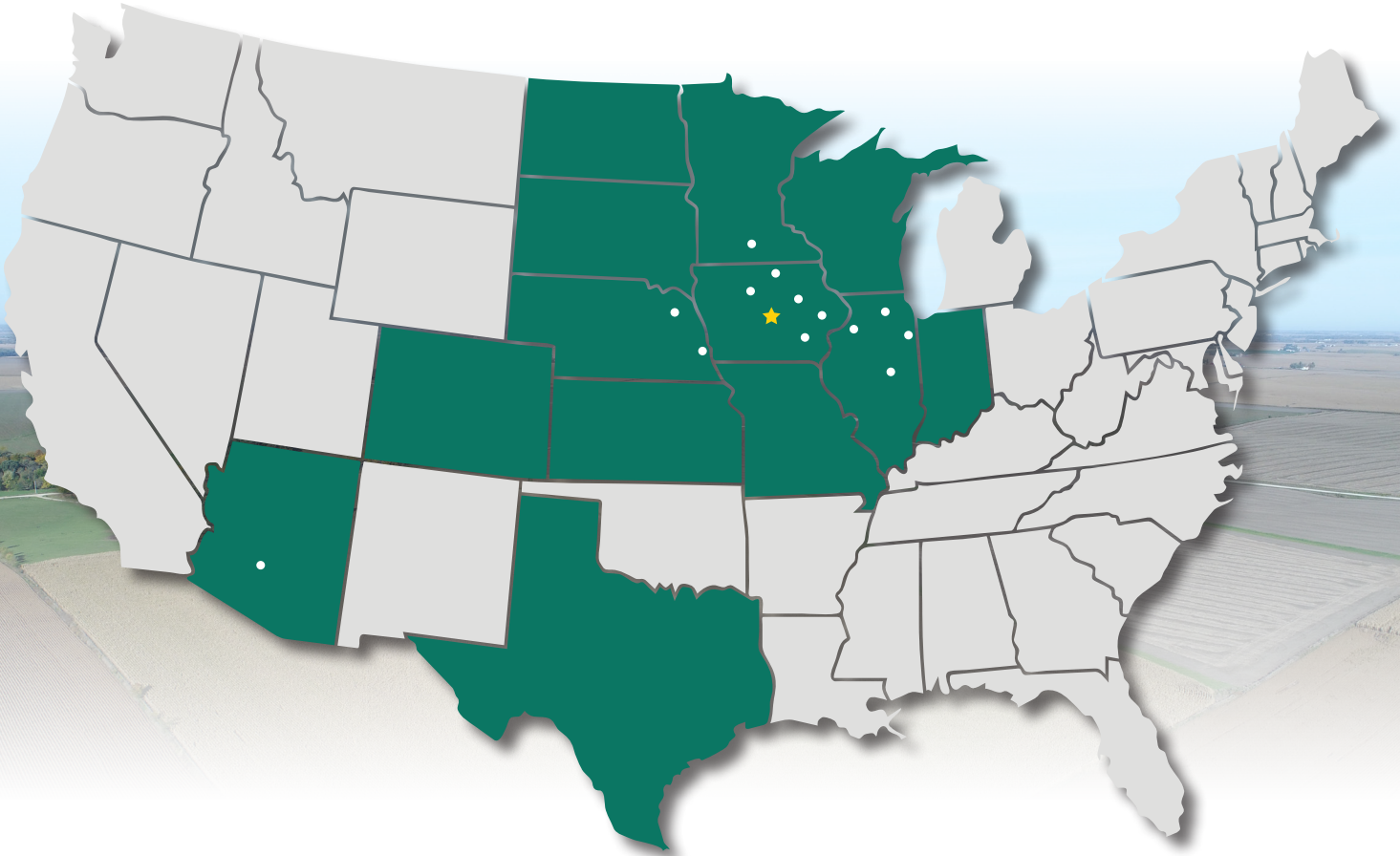
**Property Survey**

Parcels 1 & 2 will have boundaries marked at Seller's expense prior to closing if Parcels 1 & 2 sell to different buyers. Parcel 3 will be surveyed at Seller's expense prior to closing if sold separately from Parcel 1.

**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



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**Certified Farm Appraisals**  
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**JARED AUGUSTINE**  
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**JASON MCCUE**  
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JasonM@Hertz.ag