



Three Quality Parcels Available Just West of Winthrop, MN

AUCTION

Hybrid
Friday
August 28, 2026
10:00 a.m. CDT
Winthrop, MN &
bid.hertz.ag

232.18 Acres, m/l
3 Parcels
Sibley County, MN

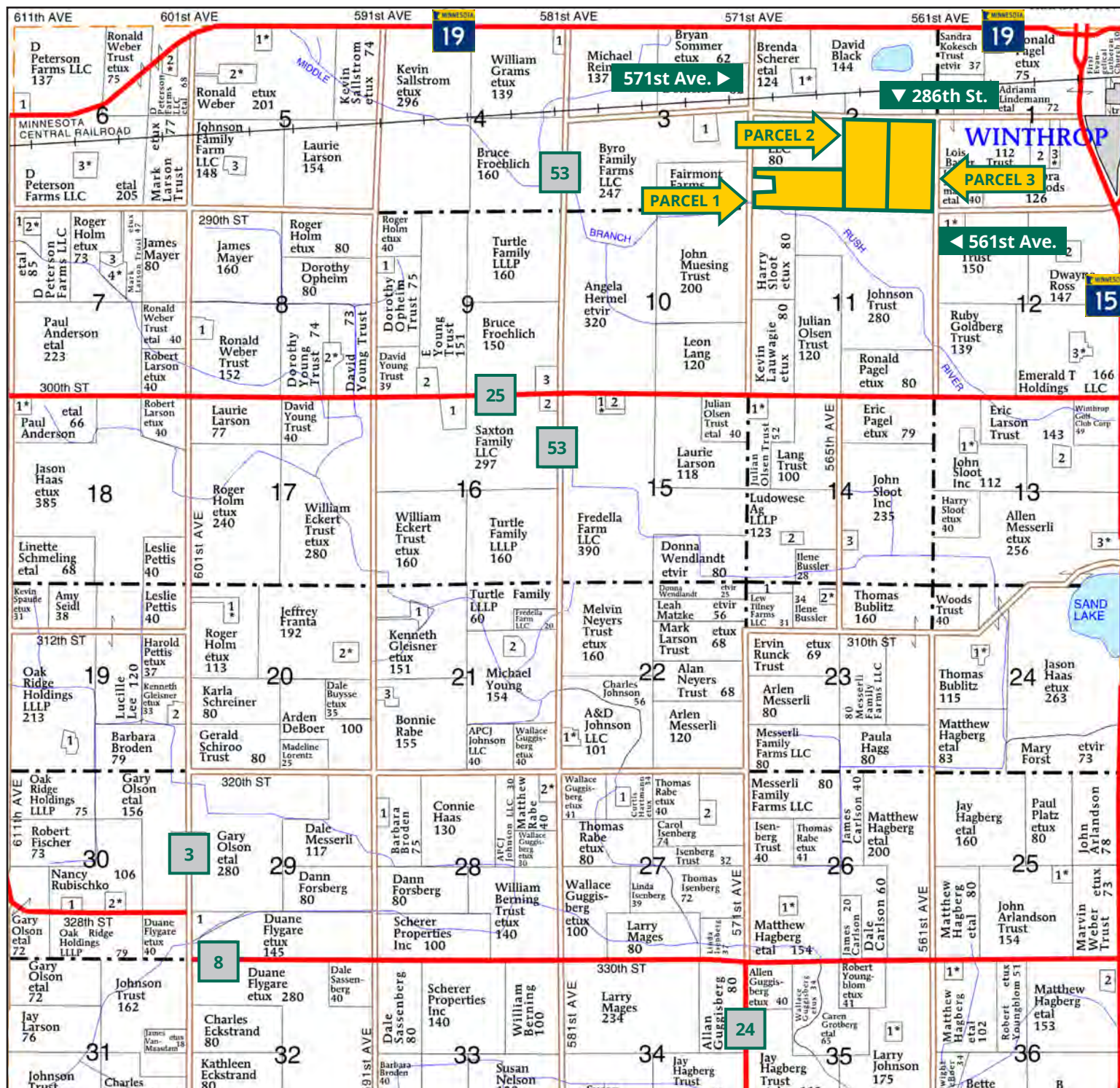


JARED AUGUSTINE
Licensed Salesperson
in MN, IA & ND
507.381.7425
JaredA@Hertz.ag



STEVE HINIKER, AFM
Licensed Salesperson
in MN & SD
507.995.2487
SteveH@Hertz.ag

Cornish Township, Sibley County, MN



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

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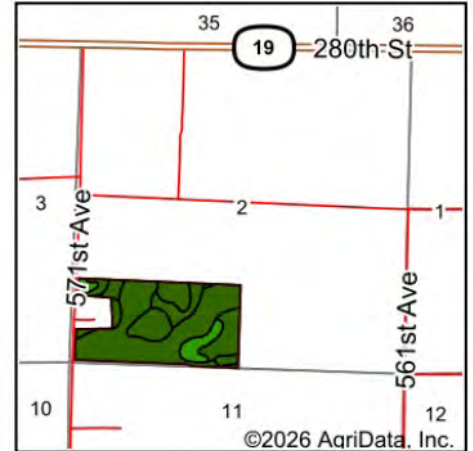
FSA/Eff. Crop Acres: 65.93 | Current Estimated Acres in Production: 70.81 | Soil Productivity: 92.00 CPI



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State: **Minnesota**
County: **Sibley**
Location: **2-112N-30W**
Township: **Cornish**
Acres: **70.81**
Date: **7/20/2026**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN143, 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	36.30	51.2%		IIw	91
102B	Clarion loam, 2 to 6 percent slopes	10.75	15.2%		IIe	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	6.63	9.4%		IIe	92
L83A	Webster clay loam, 0 to 2 percent slopes	6.23	8.8%		IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.54	6.4%		IIIe	87
86	Canisteo clay loam, 0 to 2 percent slopes	1.93	2.7%		IIw	93
118	Crippin loam, 1 to 3 percent slopes	1.76	2.5%		Ie	100
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.42	2.0%		Iw	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.25	1.8%		IIIw	86
Weighted Average					2.04	92

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Winthrop: Go west on MN-19 for 2 miles and then south on 571st Ave. for 0.7 miles. Property is located on the east side of the road.

Simple Legal

The S½ SW¼, excluding 6.8 acres, m/l, in Section 2, Township 112 North, Range 30 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$4,438.00
Surveyed Acres: 73.03
Net Taxable Acres: 73.20
Tax per Net Taxable Acre: \$60.63

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 9876, Tract 11391
FSA/Eff. Crop Acres: 65.93
Current Acres in Production: 70.81*
Corn Base Acres: 50.33
Corn PLC Yield: 154 Bu.
Bean Base Acres: 15.33
Bean PLC Yield: 40 Bu.
**Sibley County FSA is reporting 65.93 FSA/Eff. Crop acres; however, there are an estimated 70.81 acres currently in production.*

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Clarion, Clarion-Swanlake, and Webster. Crop Productivity Index (CPI) on the estimated acres in production is 92.00. 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 with some tile. See Supplemental Tile Map Document. Parcel is part of CD 100-23.

Buildings/Improvements

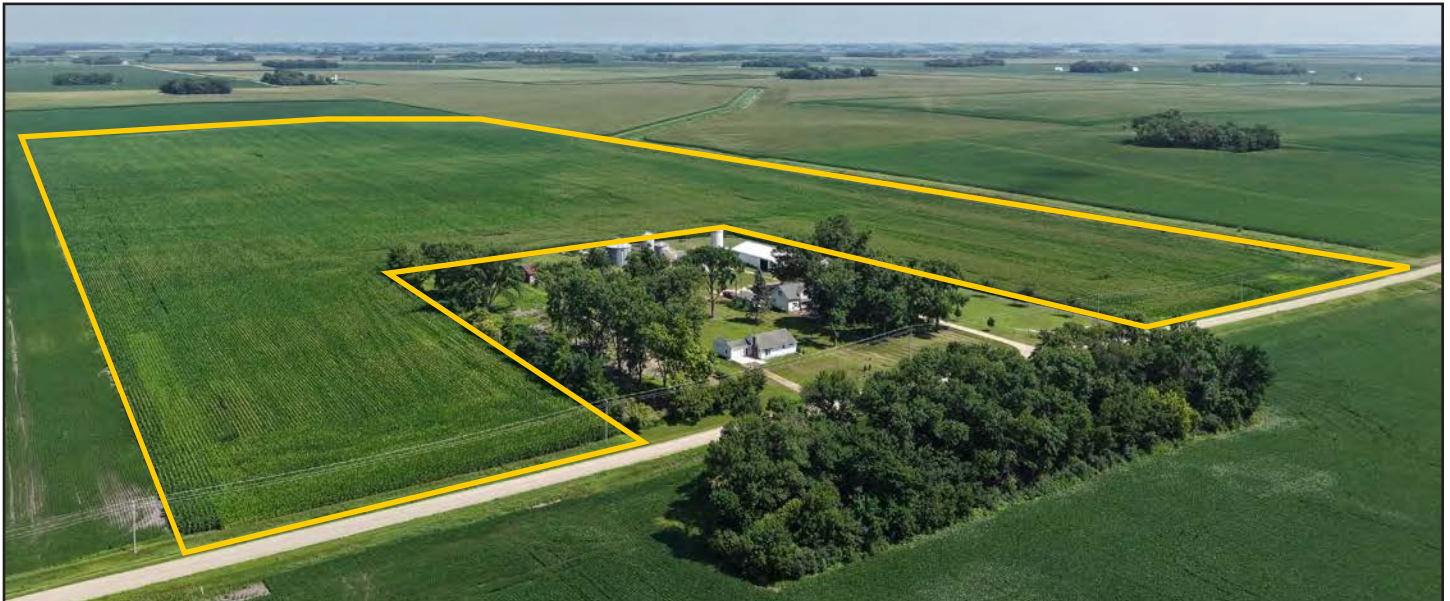
None.

Water & Well Information

None.

Drainage Easement

Parcel is a grantor of a drainage easement that allows Parcels 2 and 3 access to CD 100-23. Contact agent for details.



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.

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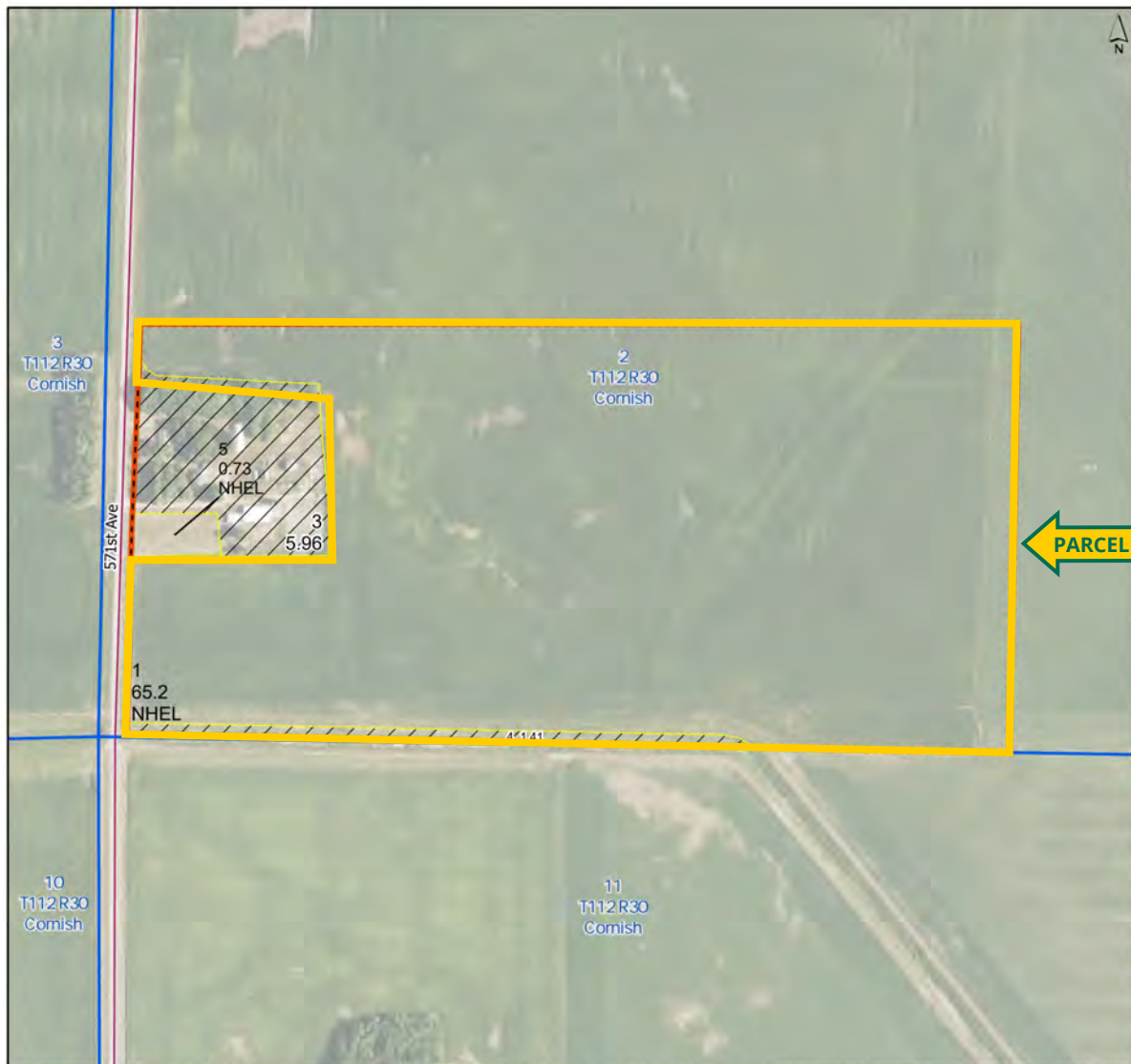
SteveH@Hertz.ag

Northeast looking Southwest



Southeast looking Northwest





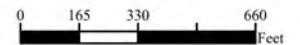
**Sibley County
Minnesota**

**Farm 9876
Tract 11391**

Phy. County: Sibley, MN

2026 Program Year

2023 NAIP Imagery
Map Created 03/25/2026



Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Com = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

-  Tract Boundary
-  Noncropland
-  Cropland
-  PLSS

- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation
 -  Compliance Provisions

Tract Cropland Total: 65.93 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 NRCS. USDA is an equal opportunity provider, employer, and lender.



Est. FSA/Eff. Crop Acres: 78.71 | Soil Productivity: 91.80 CPI



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State: **Minnesota**
County: **Sibley**
Location: **2-112N-30W**
Township: **Cornish**
Acres: **78.71**
Date: **7/20/2026**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MN143, 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	26.19	33.3%		IIw	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.02	16.5%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	11.64	14.8%		IIw	93
919	Canisteo-Mayer complex	8.57	10.9%		IIw	84
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.04	8.9%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	4.72	6.0%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	3.85	4.9%		Ile	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.82	3.6%		Ile	92
112	Harps clay loam, 0 to 2 percent slopes	0.86	1.1%		IIw	90
Weighted Average					1.92	91.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Winthrop: Go south on MN-15 for ½ mile and then west on 286th St. for 1 mile. Property is located on the south side of the road.

Simple Legal

W½ SE¼ of Section 2, Township 112, Range 30 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026

Ag Non-Hmstd Taxes: \$4,926.00*

Surveyed Acres: 79.66

Net Taxable Acres: 80.00*

Tax per Net Taxable Acre: \$61.58*

**Taxes estimated pending survey of property and pending tax parcel split. Sibley County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 8609, Part of Tract 7639

FSA/Eff. Crop Acres: 78.71*

Corn Base Acres: 64.46*

Corn PLC Yield: 172 Bu.

Bean Base Acres: 12.76*

Bean PLC Yield: 39 Bu.

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

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Nicollet, and Canisteo. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 91.80. 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

Level to gently sloping.

Drainage

Natural with some tile. See Supplemental Tile Map Document. Parcel is part of CD 100-23.

Buildings/Improvements

None.

Water & Well Information

None.

Drainage Easement

Parcel is a grantee to a drainage easement from Parcel 1 that allows access to CD 100-23. Contact agent for details.



Southwest looking Northeast



Northwest looking Southeast



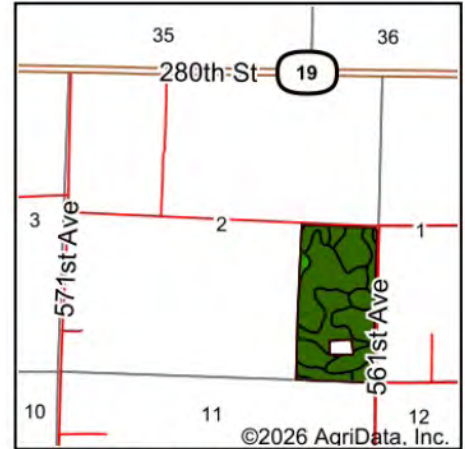
Est. FSA/Eff. Crop Acres: 74.40 | Soil Productivity: 94.50 CPI



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State: **Minnesota**
County: **Sibley**
Location: **2-112N-30W**
Township: **Cornish**
Acres: **74.4**
Date: **7/20/2026**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN143, 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	25.26	33.9%		Iw	99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	21.05	28.3%		IIw	91
L83A	Webster clay loam, 0 to 2 percent slopes	14.26	19.2%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	7.73	10.4%		IIe	95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.89	6.6%		IIe	92
919	Canisteo-Mayer complex	1.15	1.5%		IIw	84
86	Canisteo clay loam, 0 to 2 percent slopes	0.06	0.1%		IIw	93
Weighted Average					1.66	94.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Winthrop: Go south on MN-15 for ½ mile and then west on 286th St. for 0.8 miles. Property is located on the southwest side of the intersection of 561st Ave. and 286th St.

Simple Legal

E½ SE¼ of Section 2, Township 112 North, Range 30 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026

Ag Non-Hmstd Taxes: \$4,926.00*

Surveyed Acres: 79.49

Net Taxable Acres: 80.00*

Tax per Net Taxable Acre: \$61.58*

**Taxes estimated pending survey or property and pending tax parcel split. Sibley County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 8609, Part of Tract 7639

FSA/Eff. Crop Acres: 74.40*

Corn Base Acres: 60.94*

Corn PLC Yield: 172 Bu.

Bean Base Acres: 24.82*

Bean PLC Yield: 39 Bu.

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

Soil Types/Productivity

Main soil types are Nicollet, Canisteo-Glencoe, Webster, and Clarion. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 94.50. 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

Natural with some tile. See Supplemental Tile Map Document. Parcel is part of CD 100-23.

Buildings/Improvements

None.

Water & Well Information

None.

Drainage Easement

Parcel is a grantee to a drainage easement, from Parcel 1, that allows access to CD 100-23. Contact agent for details.



Northwest looking Southeast



Southeast looking Northwest



Parcel 2 - 78.71 Est. FSA/Eff. Crop Acres
Parcel 3 - 74.40 Est. FSA/Eff. Crop Acres



Date: Fri., August 28, 2026

Time: 10:00 a.m.

Site: Winthrop City Hall
305 Main St. N
Winthrop, MN 55396

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 Manager, 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

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Sellers

Wendi Wright, Deborah Swanson, & Kristi Swanson-Ames

Agency

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

Auctioneer

Jared Augustine

Attorney

Mary Kay Mages
Blethen Berens

Announcements

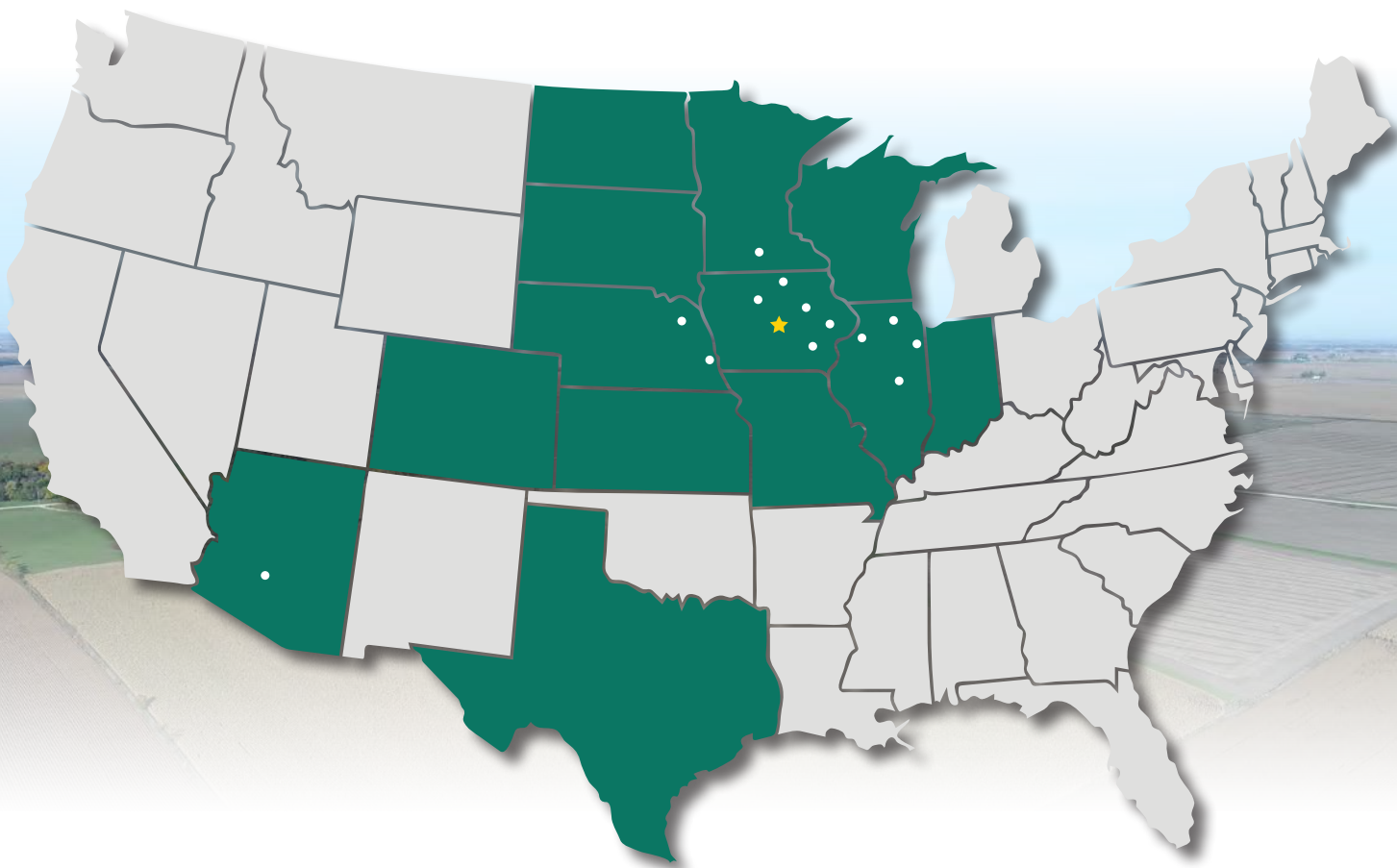
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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% 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 October 7, 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 subject to the existing lease which expires February 28, 2027. The Sellers will pay real estate taxes and any special assessments due and payable in 2026, Buyer(s) will pay all real estate taxes and special assessments due thereafter.

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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