



Family of Clarence and Norma Deno

AUCTION

Hybrid
Friday
September 11, 2026
10:00 a.m. CDT
St. Peter, MN &
bid.hertz.ag

148.00 Acres, m/l
3 Parcels
Nicollet County, MN



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

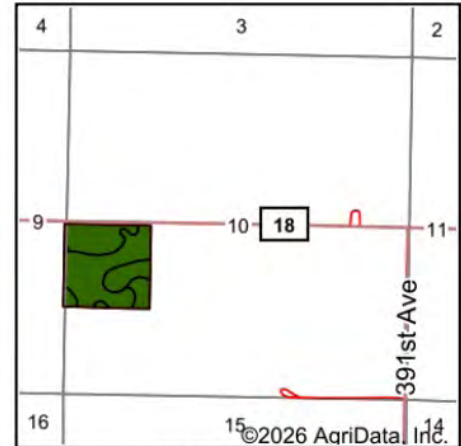


FSA/Eff. Crop Acres: 38.96 | Soil Productivity: 95.60 CPI





Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nicollet**
Location: **10-111N-27W**
Township: **Lake Prairie**
Acres: **38.96**
Date: **7/28/2026**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN103, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.97	51.3%		lw	99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	9.82	25.2%		llw	91
86	Canisteo clay loam, 0 to 2 percent slopes	5.00	12.8%		llw	93
L83A	Webster clay loam, 0 to 2 percent slopes	4.17	10.7%		llw	93
Weighted Average					1.49	95.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Norseland: Go southeast on MN Hwy 22 for 2½ miles, then north on 403rd Ave. for 2.8 miles, and then east on 356th St. / Co. Rd. 18 for 0.4 miles. Property is located on the south side of the road.

Simple Legal

NW¼ SW¼ of Section 10, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$3,884.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$97.10

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6411, Tract 12439
FSA/Eff. Crop Acres: 38.96
Corn Base Acres: 14.70
Corn PLC Yield: 121 Bu.
Bean Base Acres: 13.00
Bean PLC Yield: 39 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Nicollet, Canisteo-Glencoe, Canisteo, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 95.60. 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 nearly level.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of Drainage Districts JD14, JD13, and CD47.

Drainage Easement

Parcel is part of a drainage agreement granting the right to drain through the neighboring property to the county ditch. Contact agent for details.

Buildings/Improvements

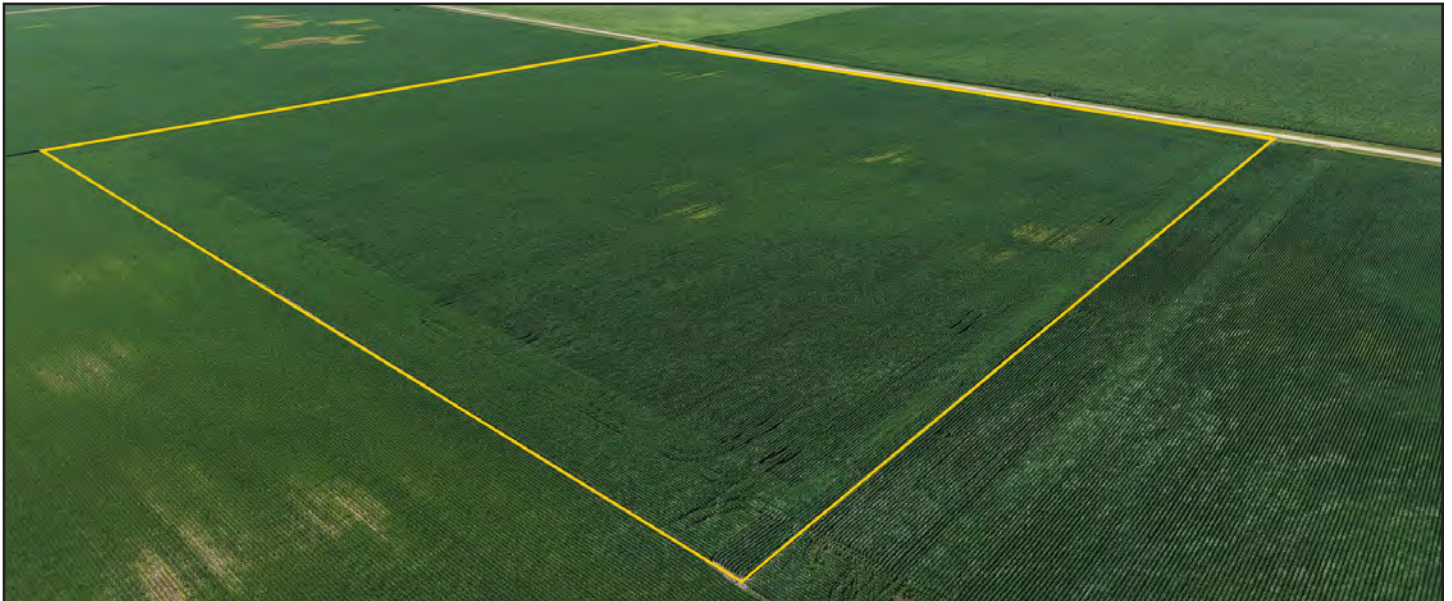
None.

Water & Well Information

None.

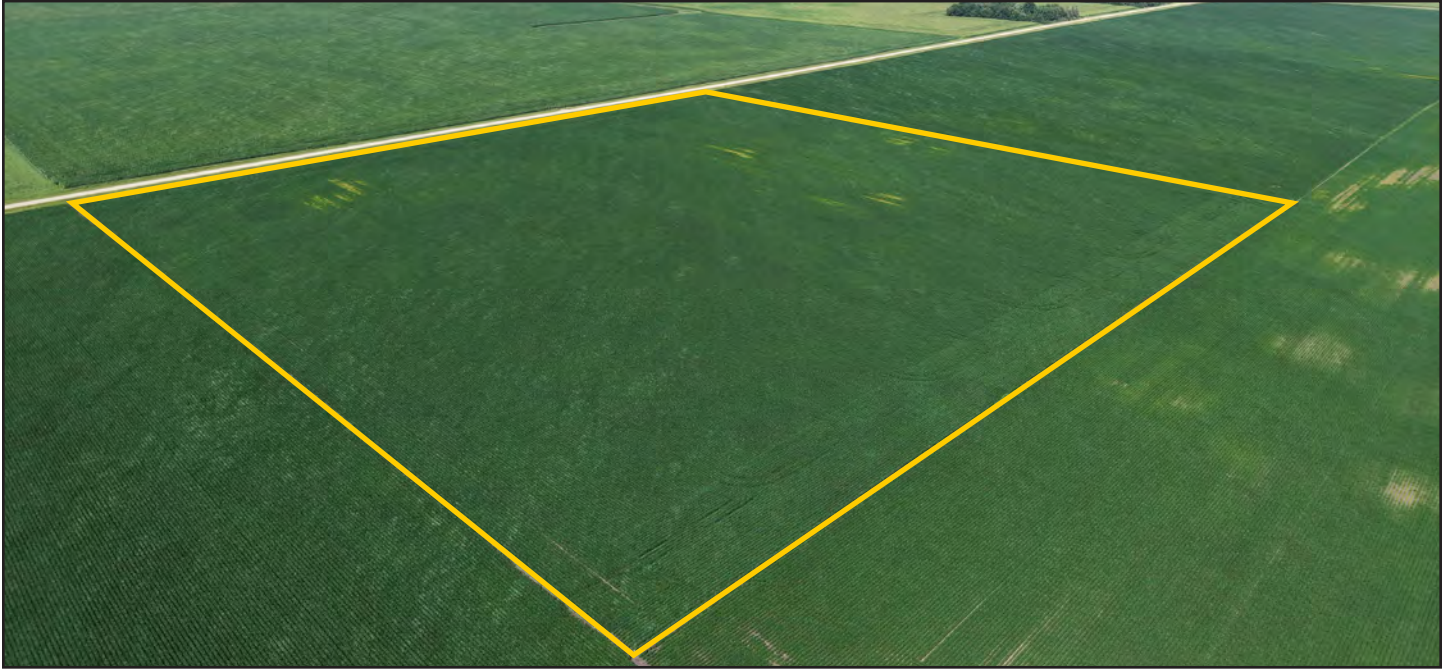
Comments

High-quality soils, great drainage, and strong productivity. An outstanding opportunity to own quality Nicollet County farmland with an open lease for the 2027 crop year.

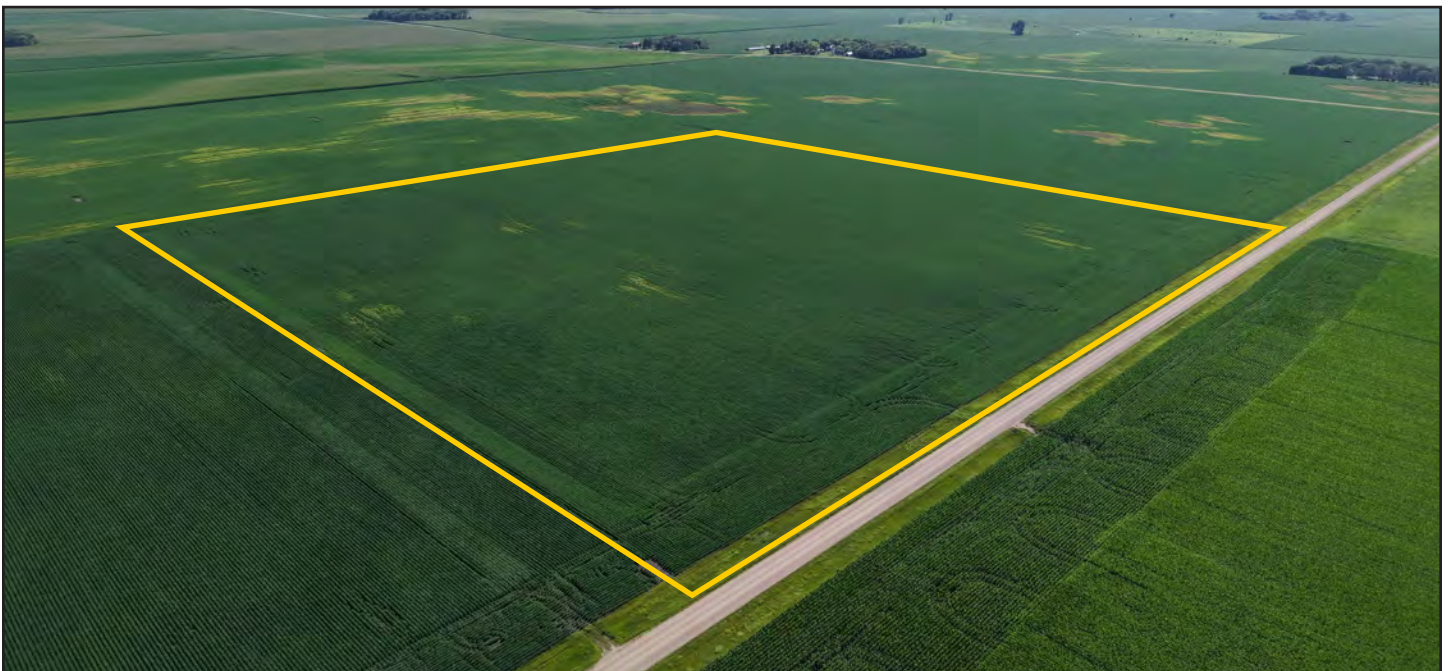


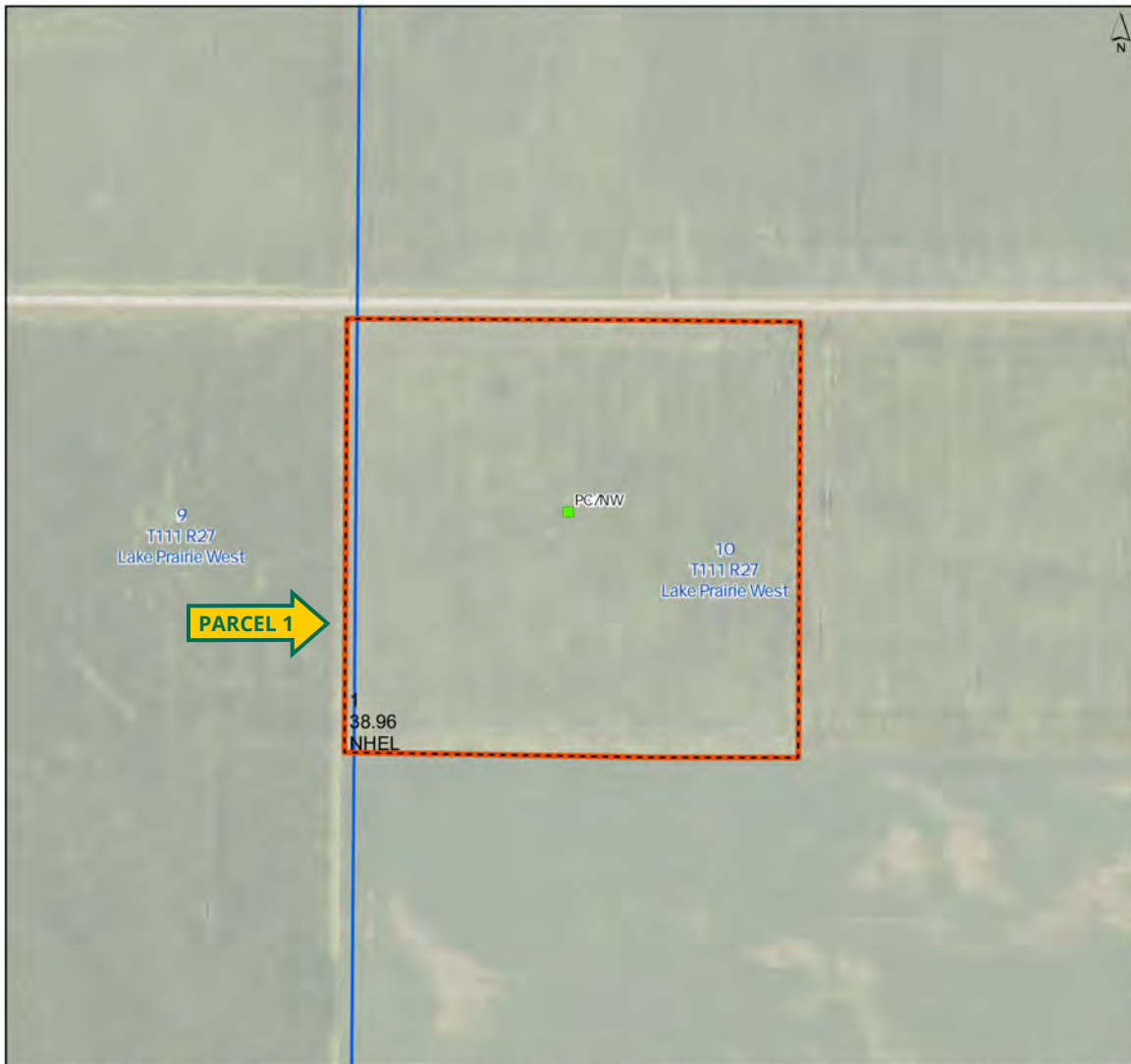
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently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

Southwest looking Northeast



Northeast looking Southwest





**Nicollet County
Minnesota**

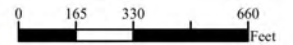
Farm 6411

Tract 12439

Phy. County: Nicollet, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/16/2026



Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = 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
 Cropland
 PLSS

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

Tract Cropland Total: 38.96 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.



FSA/Eff. Crop Acres: 37.22 | Soil Productivity: 89.60 CPI



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

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507.381.7425
JaredA@Hertz.ag



State: **Minnesota**
County: **Nicollet**
Location: **16-111N-27W**
Township: **Lake Prairie**
Acres: **37.22**
Date: **7/28/2026**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	19.67	52.8%		IIw	87
86	Canisteo clay loam, 0 to 2 percent slopes	6.84	18.4%		IIw	93
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	4.23	11.4%		Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.01	10.8%		IIIw	86
239	Le Sueur loam, 1 to 3 percent slopes	2.47	6.6%		Iw	97
Weighted Average					2.04	89.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Norseland: Go southeast on MN Hwy 22 for 2½ miles and then north on 403rd Ave. for 1.3 miles. Property is located on the northwest side of the intersection of 403rd Ave. and 370th St.

Simple Legal

SW¼ SE¼ of Section 16, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$3,656.00
Net Taxable Acres: 40.00
Tax per Net Taxable Acre: \$91.40

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6411, Tract 12438
FSA/Eff. Crop Acres: 37.22
Corn Base Acres: 14.80
Corn PLC Yield: 121 Bu.
Bean Base Acres: 12.70
Bean PLC Yield: 39 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Cordova, Canisteo, and Le Sueur-Reedslake-Cordova. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 89.60. 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 nearly level.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of Drainage District CD47.

Buildings/Improvements

None.

Water & Well Information

None.



Southwest looking Northeast



Northeast looking Southwest





**Nicollet County
Minnesota**

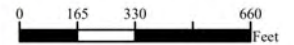
Farm 6411

Tract 12438

Phy. County: Nicollet, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/16/2026



Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = 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
 Cropland
 PLSS

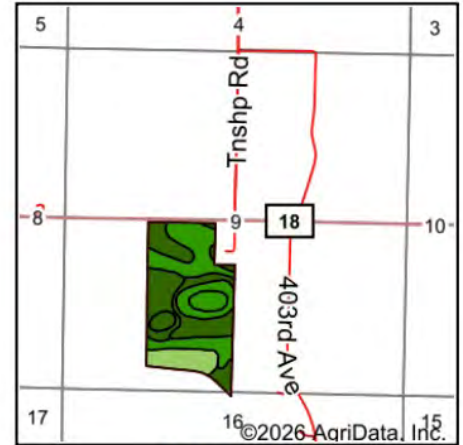
Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 37.22 acres

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FSA/Eff. Crop Acres: 67.19 | Soil Productivity: 88.10 CPI





State: **Minnesota**
County: **Nicollet**
Location: **9-111N-27W**
Township: **Lake Prairie**
Acres: **67.19**
Date: **7/28/2026**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN103, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
109	Cordova clay loam, 0 to 2 percent slopes	13.55	20.2%		IIw	87
112	Harps clay loam, 0 to 2 percent slopes	11.84	17.6%		IIw	90
386	Okoboji mucky silty clay loam	10.07	15.0%		IIIw	86
86	Canisteo clay loam, 0 to 2 percent slopes	9.15	13.6%		IIw	93
L13A	Klossner muck, 0 to 1 percent slopes	8.08	12.0%		IIIw	77
239	Le Sueur loam, 1 to 3 percent slopes	7.50	11.2%		Iw	97
134	Okoboji silty clay loam, 0 to 1 percent slopes	6.31	9.4%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.69	1.0%		Iw	99
Weighted Average					2.24	88.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Norseland: Go southeast on MN Hwy 22 for 2½ miles, then north on 403rd Ave. for 2.8 miles, and then west on 356th St. / Co. Rd. 18 for 0.2 miles. Property is located on the south side of the road.

Simple Legal

NE¼ SW¼, excluding 5 acres, and 33 acres of the SE¼ SW¼ north of the ditch, all in Section 9, Township 111 North, Range 27 West of the 5th P.M., Nicollet Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$5,500.00
Net Taxable Acres: 68.00
Tax per Net Taxable Acre: \$80.88

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 6411, Tract 12437
FSA/Eff. Crop Acres: 67.19
Corn Base Acres: 25.40
Corn PLC Yield: 121 Bu.
Bean Base Acres: 22.30
Bean PLC Yield: 39 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Cordova, Harps, Okoboji, and Canisteo. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 88.10. 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

Level or nearly level.

Drainage

Some tile. Contact agent for tile maps. Parcel is part of Drainage Districts CD8 and JD14.

Buildings/Improvements

None.

Water & Well Information

None.



Southwest looking Northeast



Southeast looking Northwest





Date: Fri., September 11, 2026

Time: 10:00 a.m.

Site: American Legion Post 37
229 W Nassau St.
St. Peter, MN 56082

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.

Seller

Estate of Clarence Deno

Agency

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

Auctioneer

Jared Augustine

Attorney

Lisa Chesley
Chesley Law Firm

Announcements

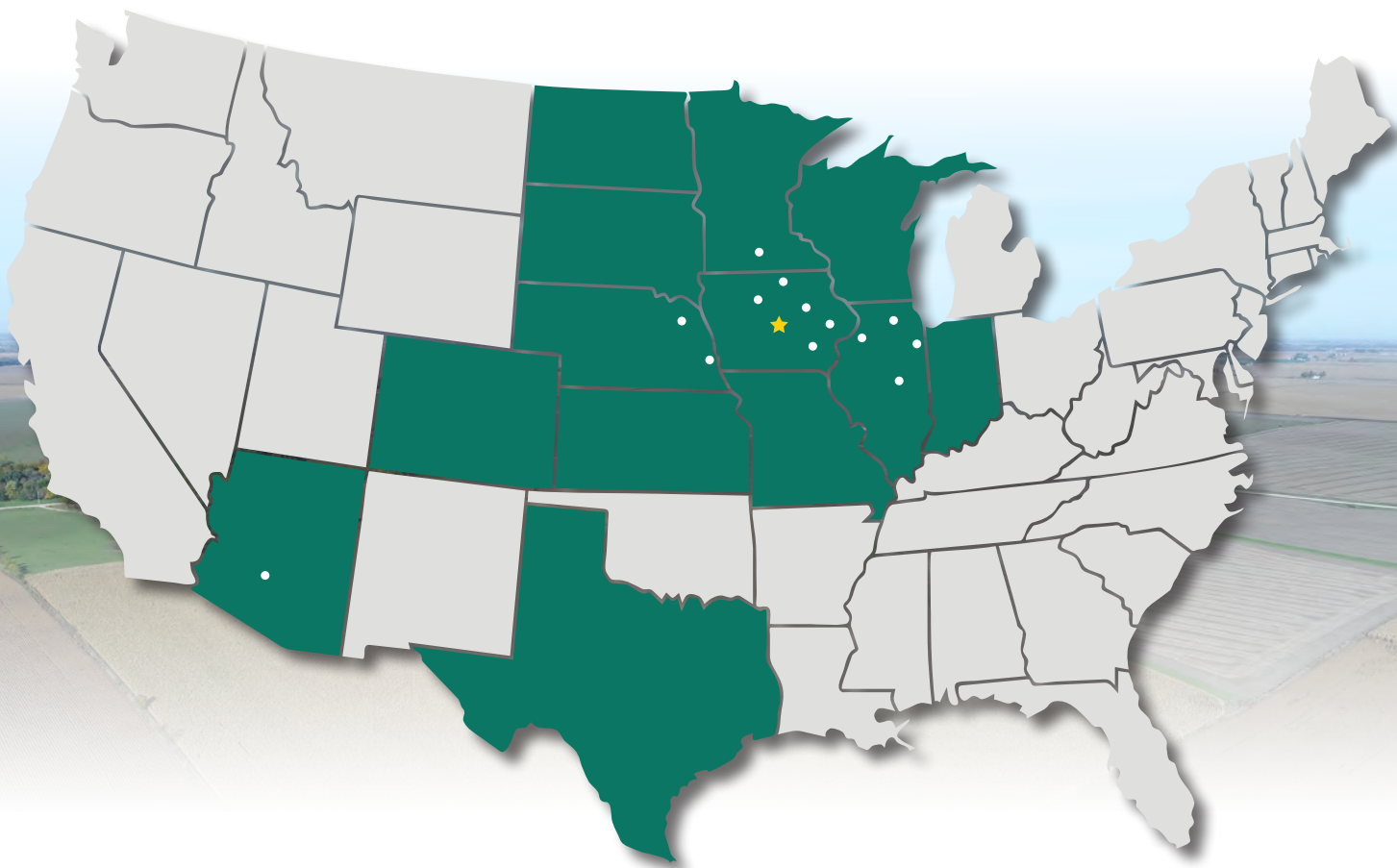
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 21, 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 December 31, 2026. The Seller will pay real estate taxes and special assessments due and payable in 2026, Buyer(s) will pay real estate taxes and special assessments due and payable 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.



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

20