

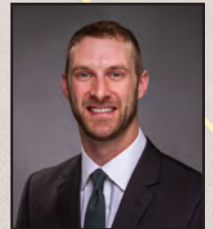


Top-Notch Providence Township Farm

AUCTION

Hybrid
Wednesday
November 4, 2026
10:00 a.m. CST
Dawson, MN &
bid.hertz.ag

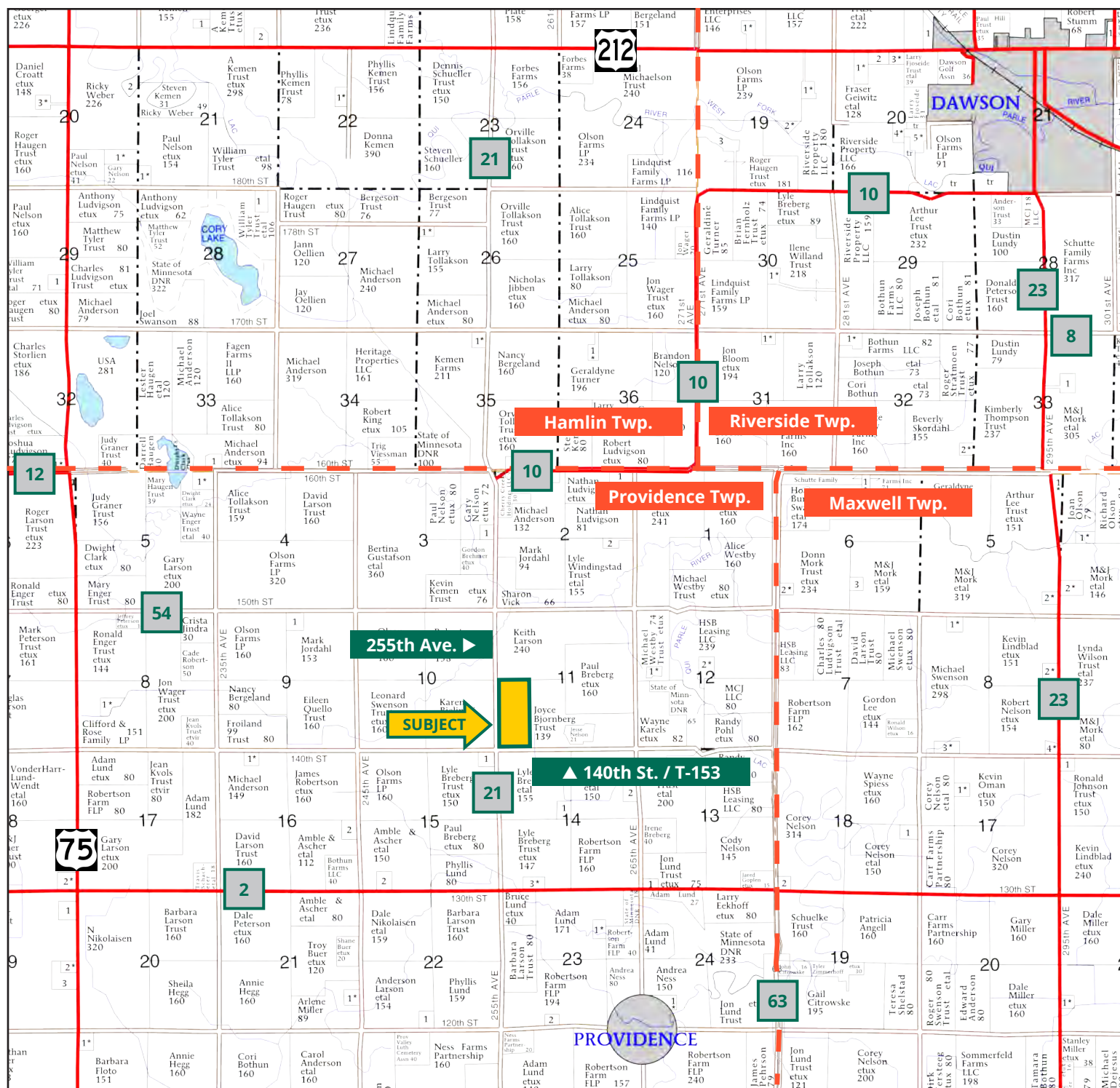
80.00 Acres, m/l
Single Parcel
Lac qui Parle Co., MN



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Providence Township, La qui Parle County, MN

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FSA/Eff. Crop Acres: 76.53 | Soil Productivity: 92.00 CPI



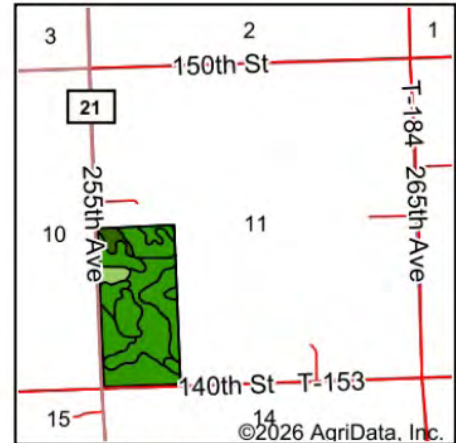
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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lac qui Parle**
 Location: **11-116N-44W**
 Township: **Providence**
 Acres: **76.53**
 Date: **10/1/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
1108	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	27.44	35.8%		IIw	90
421B	Amiret loam, 2 to 6 percent slopes	19.11	25.0%		IIe	98
954B	Amiret-Swanlake loams, 2 to 6 percent slopes	14.98	19.6%		IIe	92
113	Webster clay loam, 0 to 2 percent slopes	9.02	11.8%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	3.00	3.9%		Ie	99
1106C	Storden-Hawick-Ves complex, 6 to 12 percent slopes, eroded	2.98	3.9%		IIIe	61
Weighted Average					2.00	92

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Dawson: Go west on US-212 for 3.2 miles and then south on Co. Rd. 21 / 255th Ave. for 5 miles. Property is located on the northeast side of the intersection of Co. Rd. 21/ 255th Ave. and 140th St. / T-153.

Simple Legal

W½ SW¼ of Section 11, Township 116 North, Range 44 West of the 5th P.M., La qui Parle Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$3,036.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$37.95

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 5547, Tract 2283
FSA/Eff. Crop Acres: 76.53
Corn Base Acres: 45.60
Corn PLC Yield: 140 Bu.
Bean Base Acres: 18.40
Bean PLC Yield: 36 Bu.
Wheat Base Acres: 12.40
Wheat PLC Yield: 40 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Harps-Glencoe-Seaforth, Amiret, Amiret-Swanlake, and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres 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

Some tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Property Boundaries

Property boundaries will be marked upon completion of harvest.



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.

Southeast looking Northwest



Northwest looking Southeast



Southwest looking Northeast



Northeast looking Southwest





**Lac qui Parle County
Minnesota**

Farm 5547

Tract 2283

Phy. County: Lac qui Parle, MN

2026 Program Year

2025 NAIP Imagery

Map Created 09/22/2026



Unless Otherwise Noted:

- All Clds 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: 76.53 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.



Sec 11 SW 80



Client: LLC, Sommerfeld
Farm: Providence TWP
Field: Sec 11 SW 80
Name: 2021
Date: 11/5/2021

4 inch tile
6 inch tile
Existing Tile
Fiber Optic Cable
Water Line



Date: Wed., November 4, 2026

Time: 10:00 a.m.

Site: Dawson City Hall
675 Chestnut St.
Dawson, MN 56232

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 Managers, Jared Augustine at 507-381-7425 or Jason McCue at 507-525-3113 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Stapek-Parks-Sommereld Farm, LLC

Agency

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

Auctioneer

Jared Augustine

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.

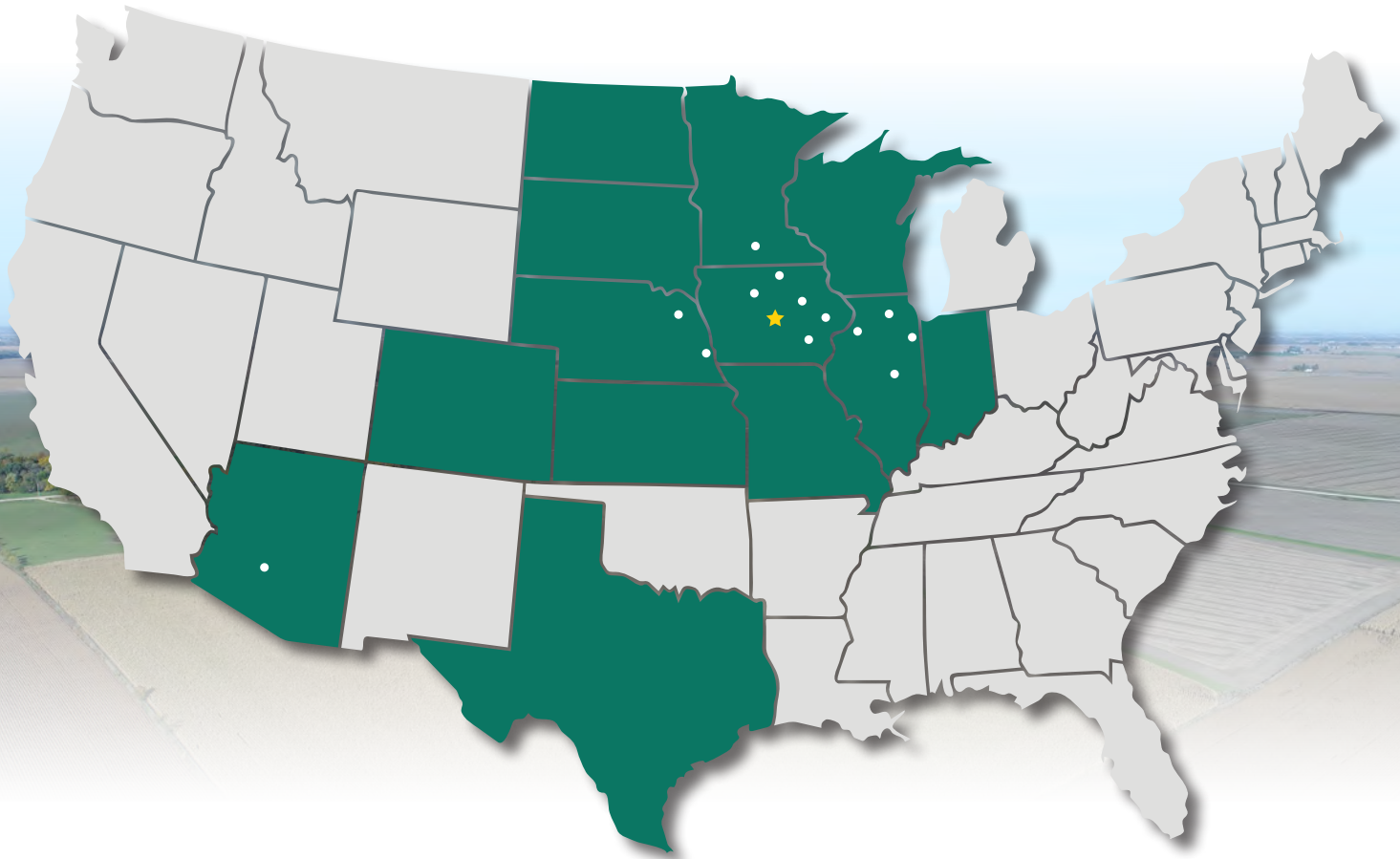
Terms of Possession

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 December 16, 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 Seller will pay real estate taxes and special assessments due and payable in 2026; the Buyer will pay real estate taxes and special assessments due and payable in 2027 and beyond.

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.

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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