



## 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**

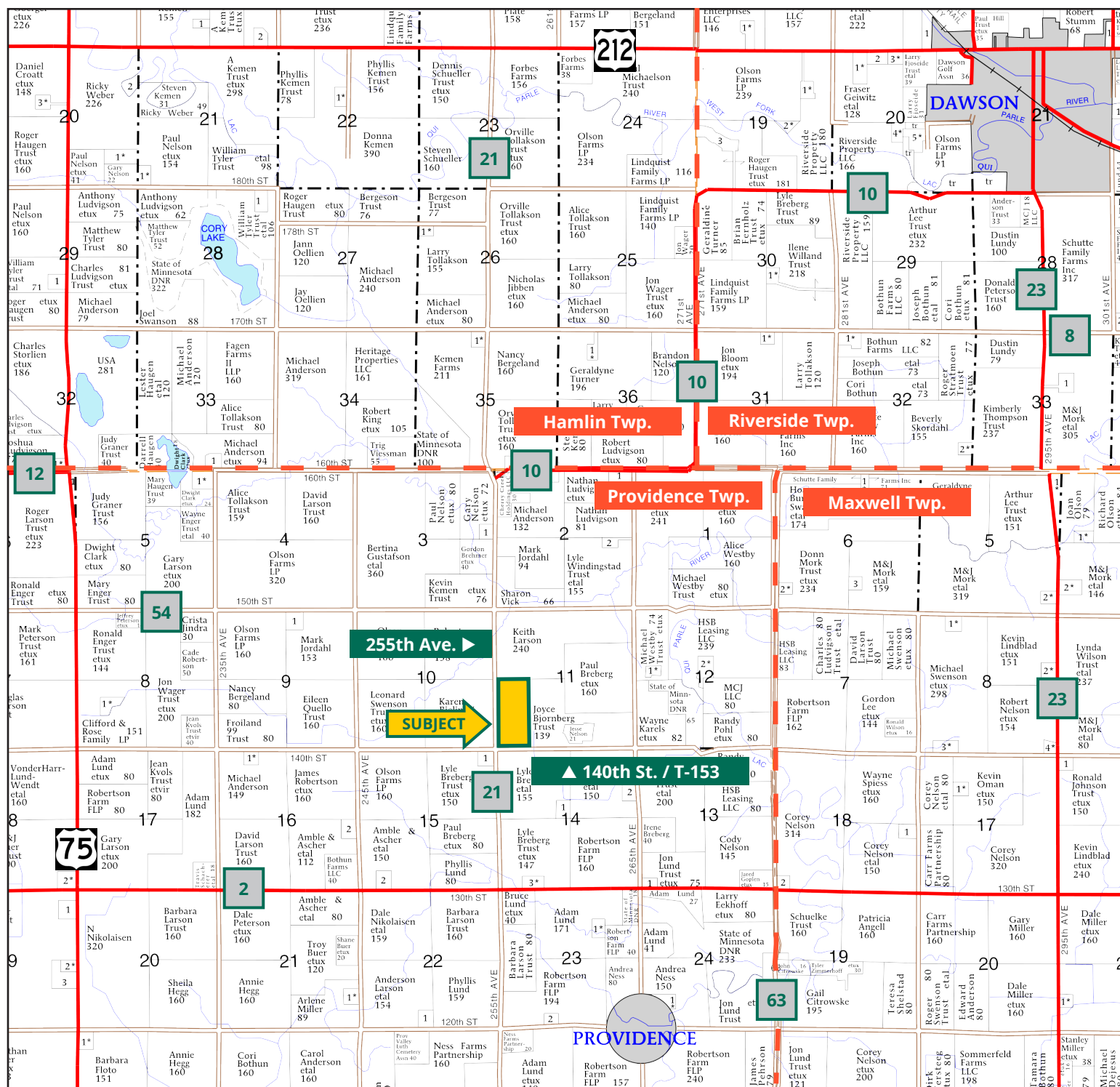


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## Providence Township, Lac qui Parle County, MN



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



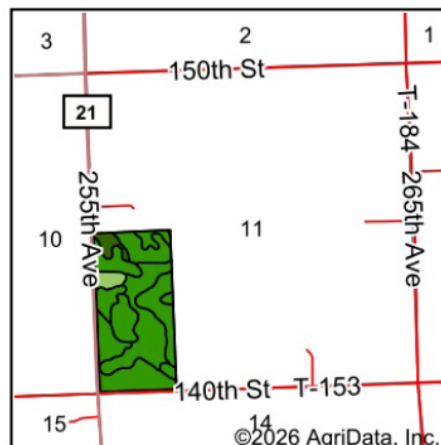
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Soils data provided by USDA and NRCS.



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., Lac 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 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: 76.53 acres**

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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](http://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](http://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](http://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-Sommerfeld 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.

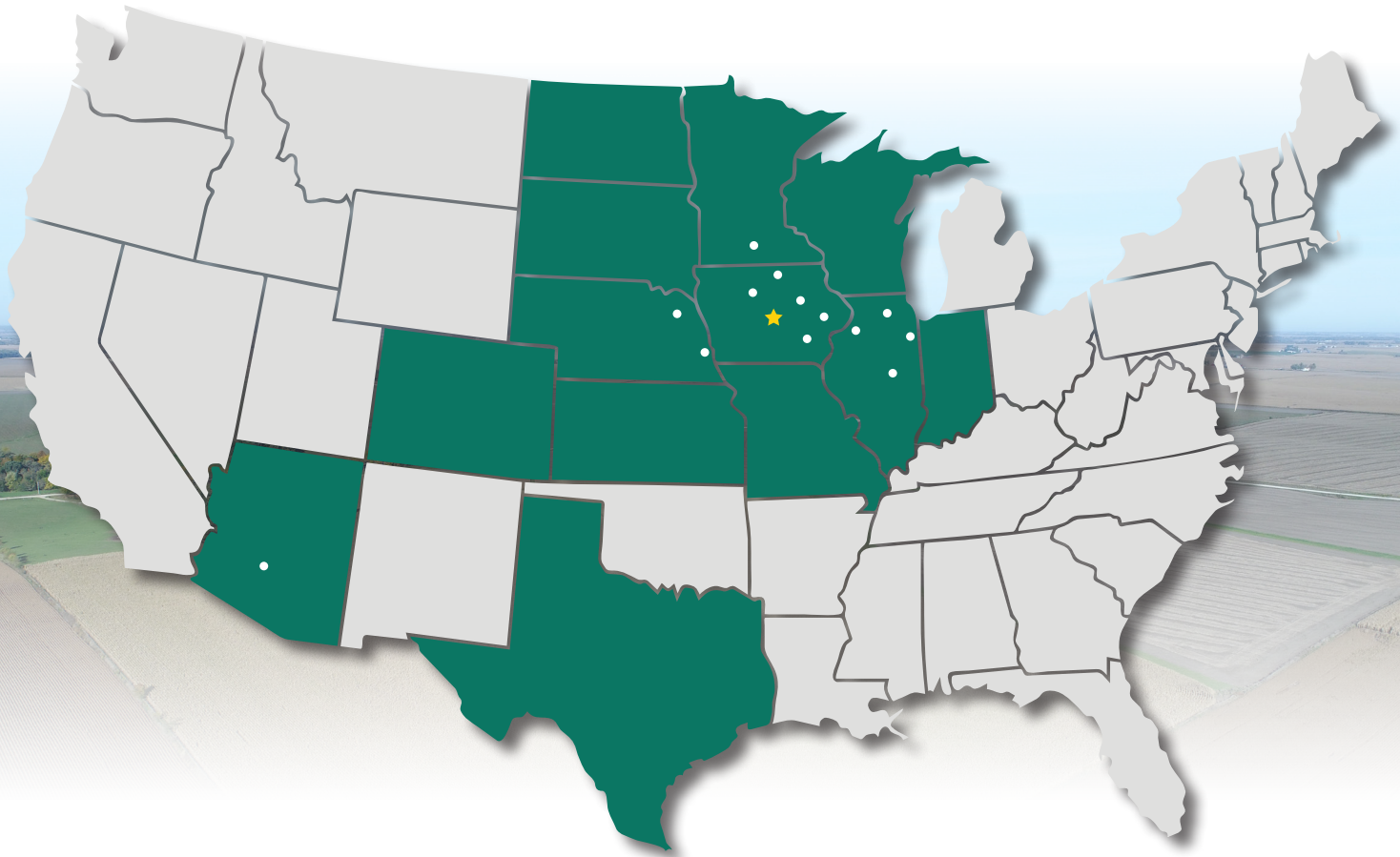
### Terms of Possession

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



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