



ONE-CHANCE SEALED BID SALE



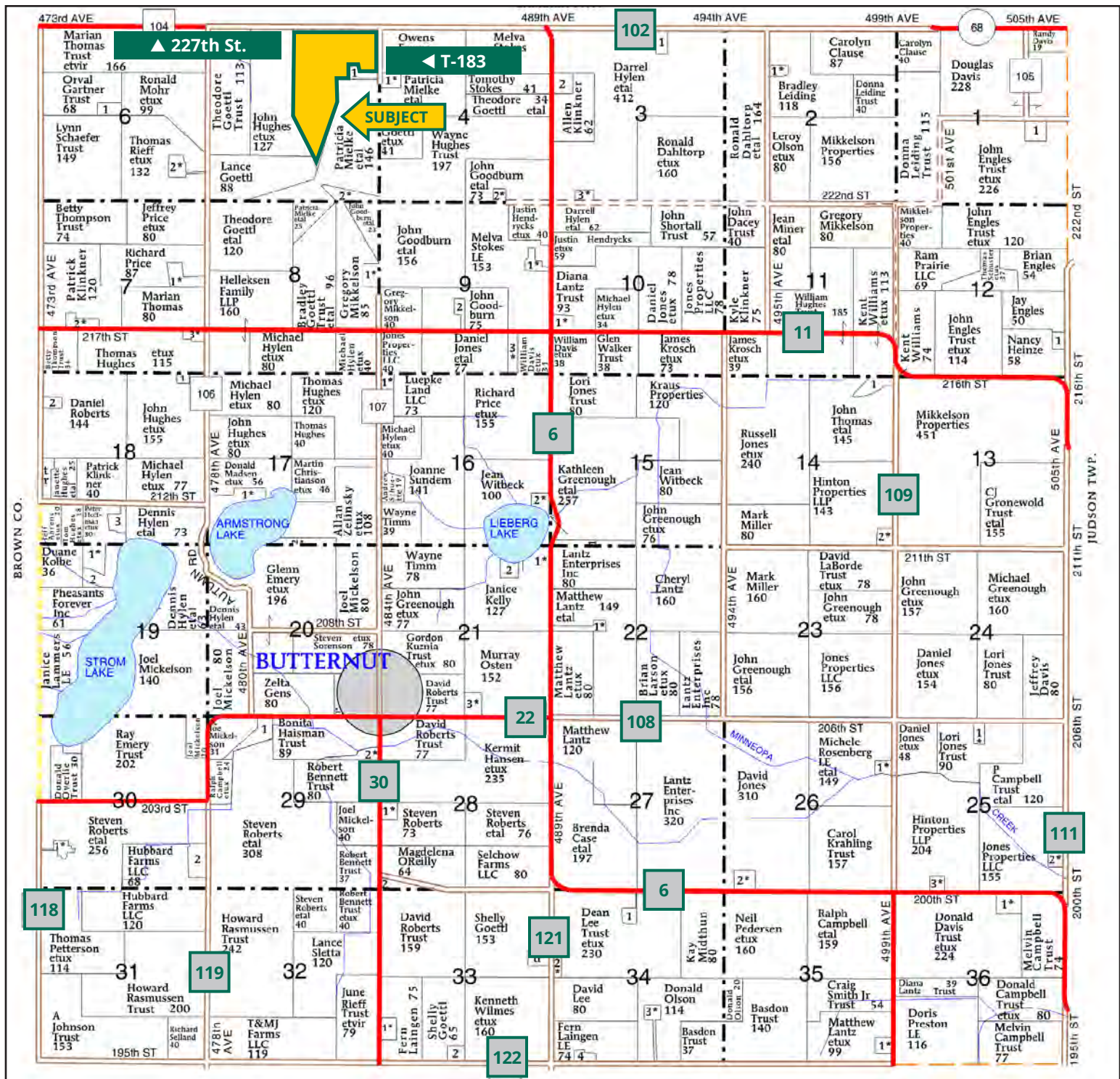
**L. Wallace Larson Disclaimer
Trust Farm**



DARRELL HYLEN, ALC
Licensed Salesperson in MN
507.381.3843
DarrellH@Hertz.ag

Bid Deadline:
Thursday, August 21, 2025
12:00 Noon, CDT

149.35 Acres, m/l
Single Parcel
Blue Earth County, MN



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

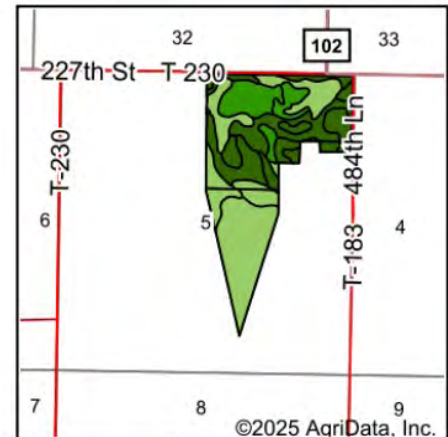
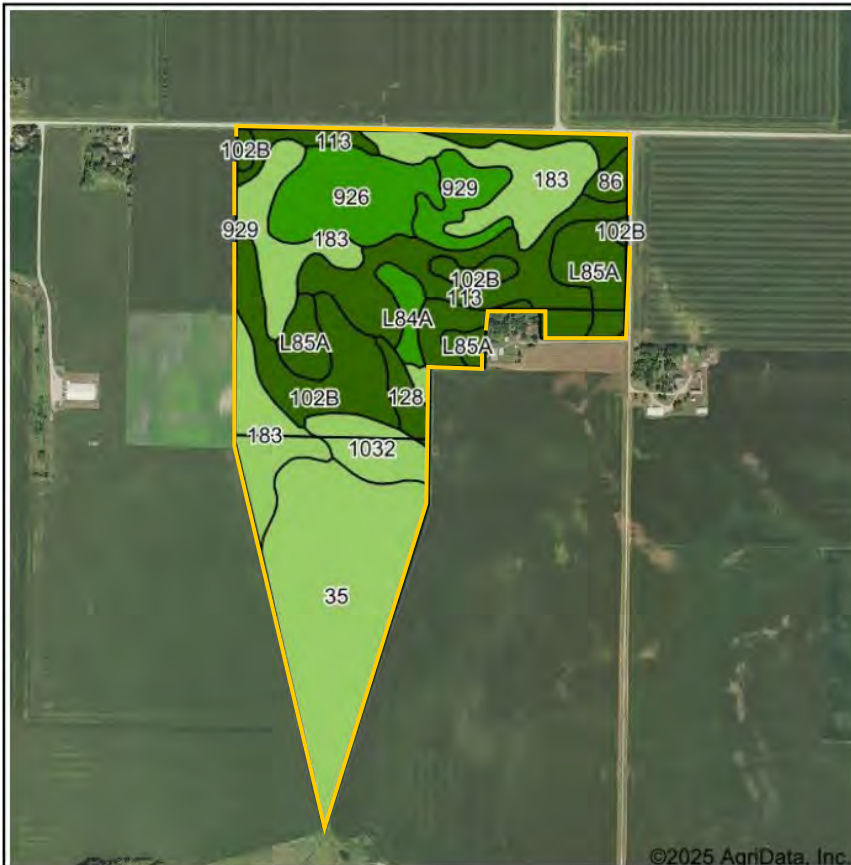
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FSA/Eff. Crop Acres: 145.27 | Soil Productivity: 83.80 CPI



©NAIP/Minnesota Imagery: 2021



State: **Minnesota**
 County: **Blue Earth**
 Location: **5-108N-29W**
 Township: **Butternut Valley**
 Acres: **145.27**
 Date: **7/14/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	34.24	23.6%		IIIw	77
183	Dassel loam	28.53	19.6%		IIIw	72
113	Webster clay loam, 0 to 2 percent slopes	22.11	15.2%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	18.40	12.7%		Ile	95
926	Darfur-Webster loams	13.10	9.0%		IIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.63	7.3%		Iw	99
1032	Lake beaches	5.96	4.1%		IIIw	72
929	Fieldon-Canisteo loams	5.73	3.9%		IIw	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.56	1.8%		IIIw	86
128	Grogan silt loam, 1 to 3 percent slopes	2.48	1.7%		Ile	96
86	Canisteo clay loam, 0 to 2 percent slopes	1.53	1.1%		IIw	93
Weighted Average					2.42	83.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Lake Crystal: go north on Hwy 6 for 10 miles to Co. Rd. 102 / 227th St., then west for 1 mile. The farm is on the south side of the road.

Simple Legal

NE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Lot 4 & the North 5 Ac. of Lot 5, exc. 6.13 Ac., and 76.91 Ac. and W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ of Lot 4. Exc. 2.59 Ac., and Partition of Solberg Lake 32.34 Ac. and Partition of Solberg Lake Lot E & F, 40.10 Ac., All in Section 5, Township 108 North, Range 29 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/title documents to govern legal description.*

Possession

Possession will be given after the 2025 crop has been harvested.

Real Estate Tax

2025 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$15,160.00
Special Assessments: \$7,408.65 (J.D. 36 & C.D. 47 Maintenance)
Net Taxable Acres: 149.35
Tax per Net Taxable Acre: \$101.51

Lease Status

Leased through the 2025 crop year.
Open lease for the 2026 crop year.
Current tenant will not be responsible for 2025 fall tillage.

FSA Data

Farm Number 8890, Tract 2214
FSA/Eff. Crop Acres: 145.27
Corn Base Acres: 97.01
Corn PLC Yield: 169 Bu.
Bean Base Acres: 42.70
Bean PLC Yield: 48 Bu.
Oats Base Acres: 1.01
Oats PLC Yield: 67 Bu.
FSA Information reported by the Brown County FSA office.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Blue Earth, Dassel and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 83.80. 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

Gently sloping.

Drainage

The property is tiled. See tile maps.
Part of J.D. 36 & C.D. 47.

Water & Well Information

None.

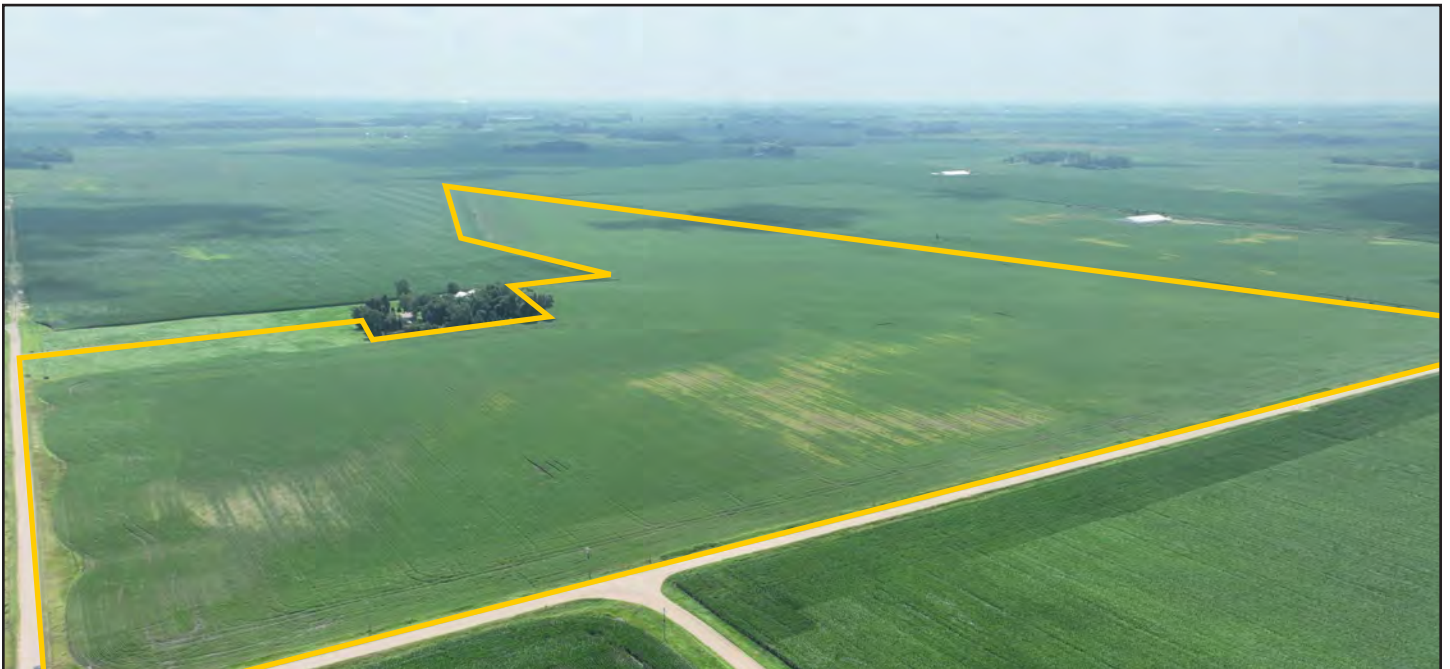


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Northwest Looking Southeast



Northeast Looking Southwest



2.10 Ac., m/l, Hayground North of Driveway Included with Farm



Northeast Looking Southwest

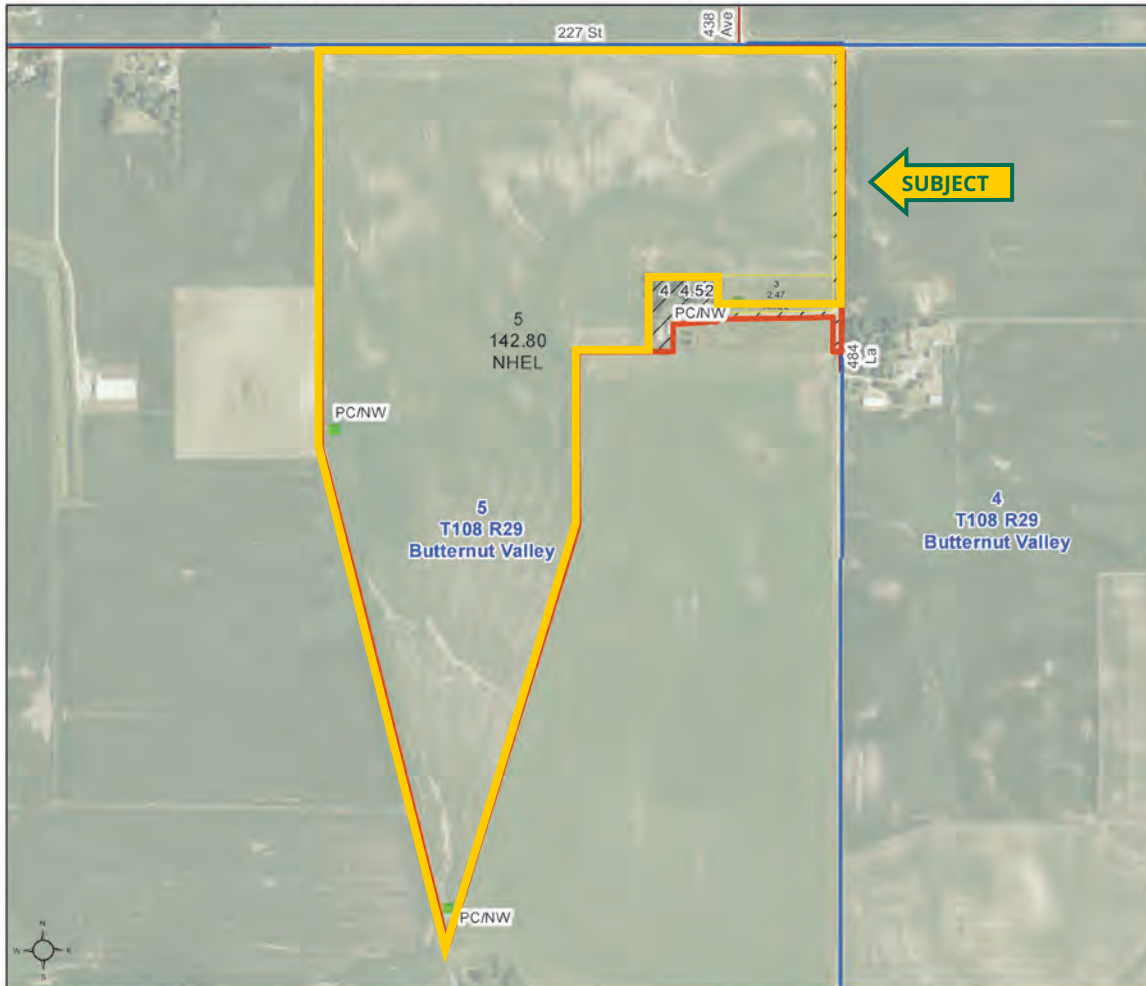


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Brown County, Minnesota

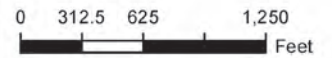


Farm 8890

Tract 2214

2025 Program Year

Map Created May 06, 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: 145.27 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 Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

Bid Deadline: Thurs., Aug. 21, 2025

Time: 12:00 Noon, CDT

Mail To:

Hertz Farm Management, Inc.
Attn: Darrell Hylen
151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001

Seller

L. Wallace Larson Disclaimer Trust
dated February 21, 2025

Agency

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

Attorney

Shari Fischer
Fischer Law P.A.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management, Inc. 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, Darrell Hylen at 507-345-5263.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management, Inc. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Thursday, August 21, 2025 by 12:00, Noon, CDT. The Seller will accept or reject all bids by 3:00 p.m., CDT on Friday, August 22, 2025, and all bidders will be notified shortly thereafter.

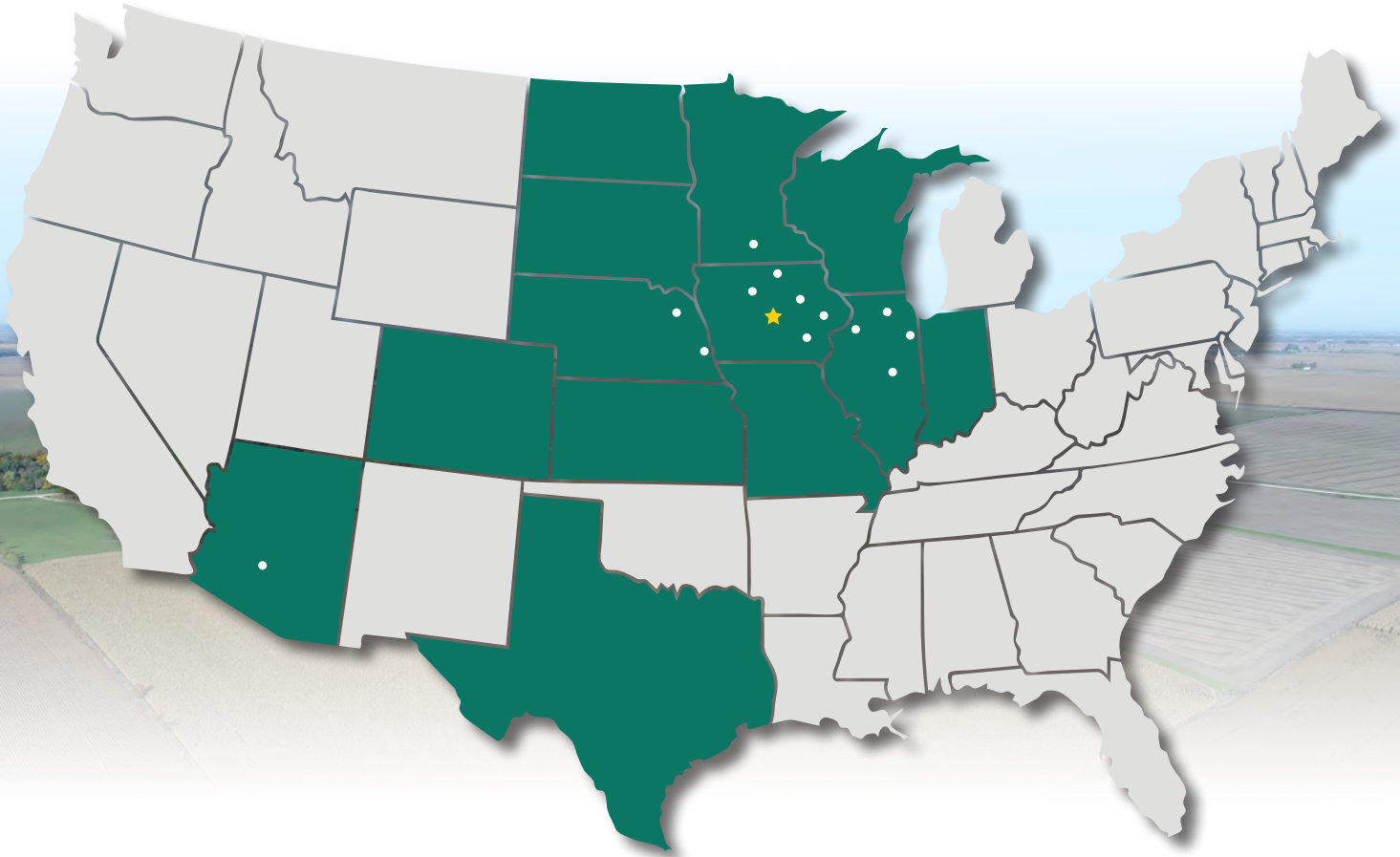
Terms of Possession

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 2.0% 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 September 30, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given once the 2025 crop has been harvested. The Seller will pay the real estate taxes due and payable in 2025; Buyer will pay the real estate taxes due and payable in 2026 and beyond.

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



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

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