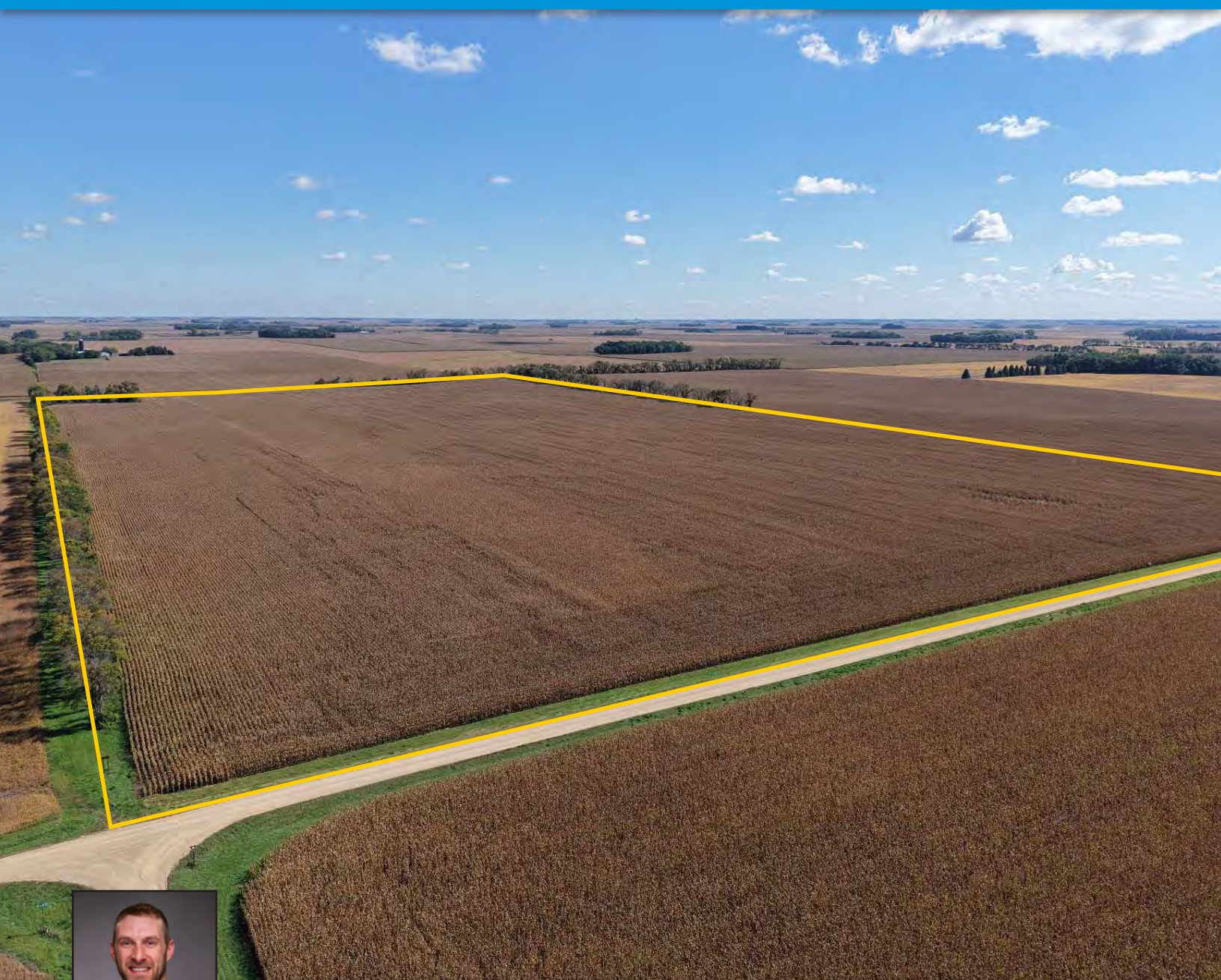


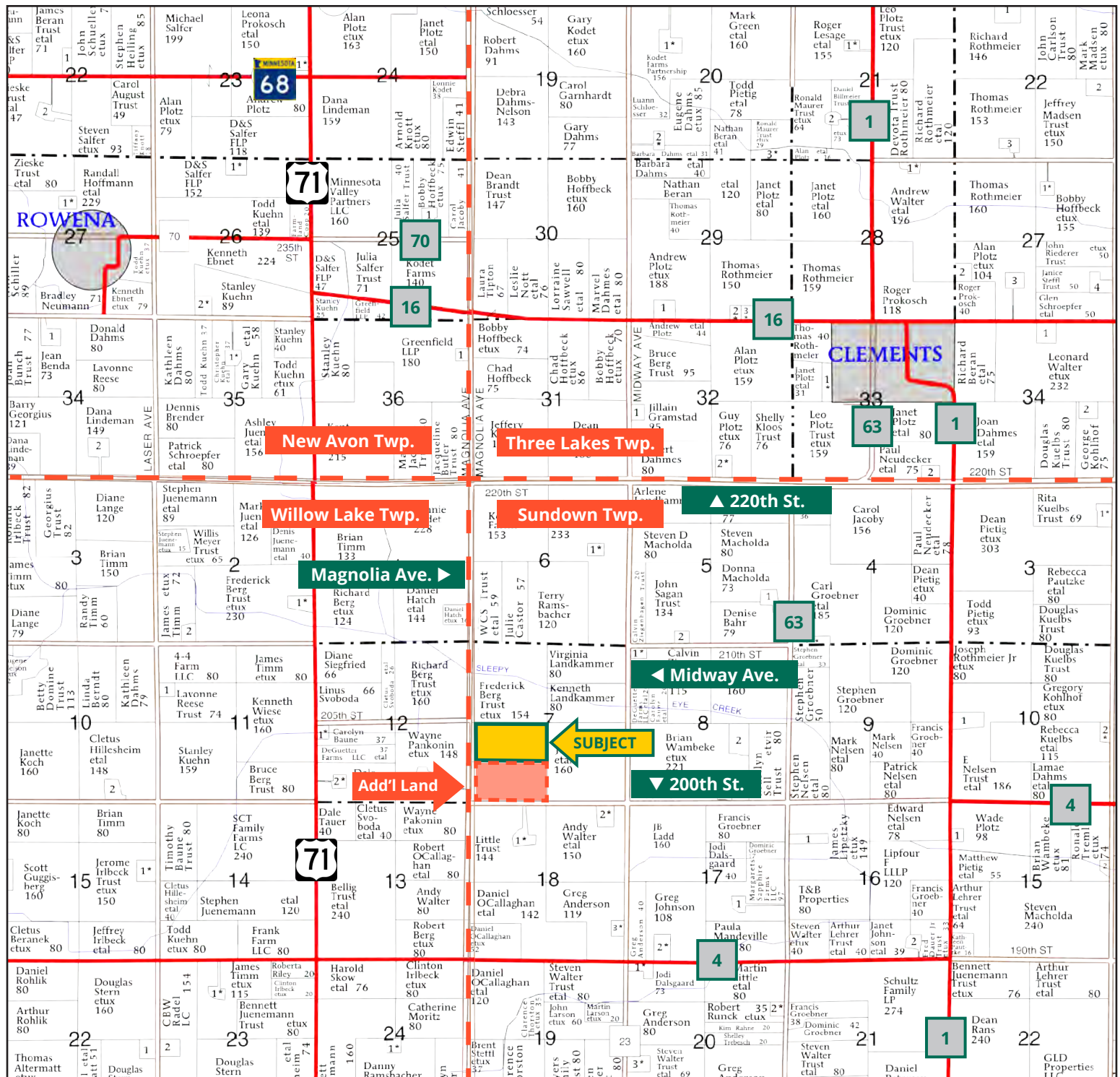
## Little Family Revocable Living Trust



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

**507.345.5263** | 151 Saint Andrews Ct., Ste. 1310  
Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

**77.02 Acres, m/l**  
**Redwood County, MN**



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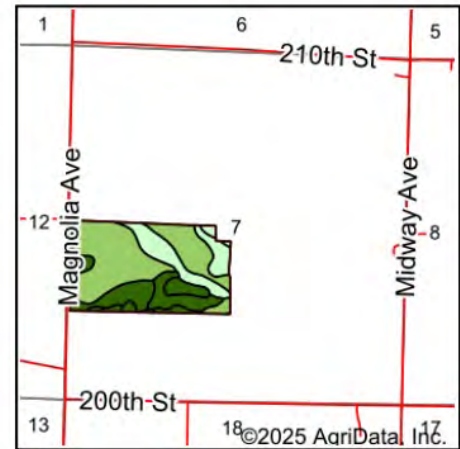
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Est. FSA/Eff. Crop Acres: 74.67 | Soil Productivity: 76.60 CPI





Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Redwood**  
 Location: **7-110N-35W**  
 Township: **Sundown**  
 Acres: **74.67**  
 Date: **9/26/2025**



Maps Provided By:



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Area Symbol: MN127, Soil Area Version: 23

| Code             | Soil Description                                               | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------------------|----------------------------------------------------------------|-------|------------------|-----------|------------------|--------------------|
| 255              | Mayer loam, 0 to 2 percent slopes                              | 36.87 | 49.3%            |           | IIw              | 72                 |
| 247              | Linder loam                                                    | 10.45 | 14.0%            |           | IIIs             | 60                 |
| 86               | Canisteo clay loam, 0 to 2 percent slopes                      | 9.13  | 12.2%            |           | IIw              | 93                 |
| 94B              | Terril loam, 2 to 6 percent slopes                             | 6.59  | 8.8%             |           | IIe              | 99                 |
| 399              | Biscay clay loam, depressional, 0 to 1 percent slopes          | 4.33  | 5.8%             |           | IIIw             | 64                 |
| L223B            | Amiret-Swanlake loams, 2 to 6 percent slopes                   | 3.13  | 4.2%             |           | IIe              | 92                 |
| 954C2            | Storden-Ves complex, 6 to 10 percent slopes, moderately eroded | 1.39  | 1.9%             |           | IIIe             | 77                 |
| 421B             | Amiret loam, 2 to 6 percent slopes                             | 1.18  | 1.6%             |           | IIe              | 98                 |
| 423              | Seaforth loam, 1 to 3 percent slopes                           | 1.01  | 1.4%             |           | IIIs             | 95                 |
| L83A             | Webster clay loam, 0 to 2 percent slopes                       | 0.59  | 0.8%             |           | IIw              | 93                 |
| Weighted Average |                                                                |       |                  |           | 2.08             | 76.6               |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Clements: Go south on Co. Rd. 63 for 0.6 miles, continue on 220th St. for 2.4 miles, and then south on Magnolia Ave. for 1.6 miles. Property is located on the east side of the road.

## Simple Legal

NE¼ SW¼ and Government Lot 3 in N½ SW¼, all in Section 7, Township 110 North, Range 35 West of the 5th P.M., Redwood Co., MN. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$831,816
- \$10,800/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated, subject to terms of existing lease.

## Real Estate Tax

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$3,497.70  
Special Assessments: \$178.30  
Total Taxes Due: \$3,676.00  
Net Taxable Acres: 77.02  
Tax per Net Taxable Acre: \$47.73

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 4802, Part of Tract 1544  
FSA/Eff. Crop Acres: 74.67\*  
Corn Base Acres: 40.49\*  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 29.99\*  
Bean PLC Yield: 40 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Redwood County FSA office.*

## Soil Types/Productivity

Main soil types are Mayer, Linder, Canisteo, and Terril. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 76.60. 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

Nearly level to gently sloping.

## Drainage

Some tile. See tile map and contact agent for additional tile maps. Property is part of CD 85 and JD 36 R & B.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Additional Land for Sale

Seller has an additional tract of land for sale located south of this property. See Additional Land Aerial Photo.



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.

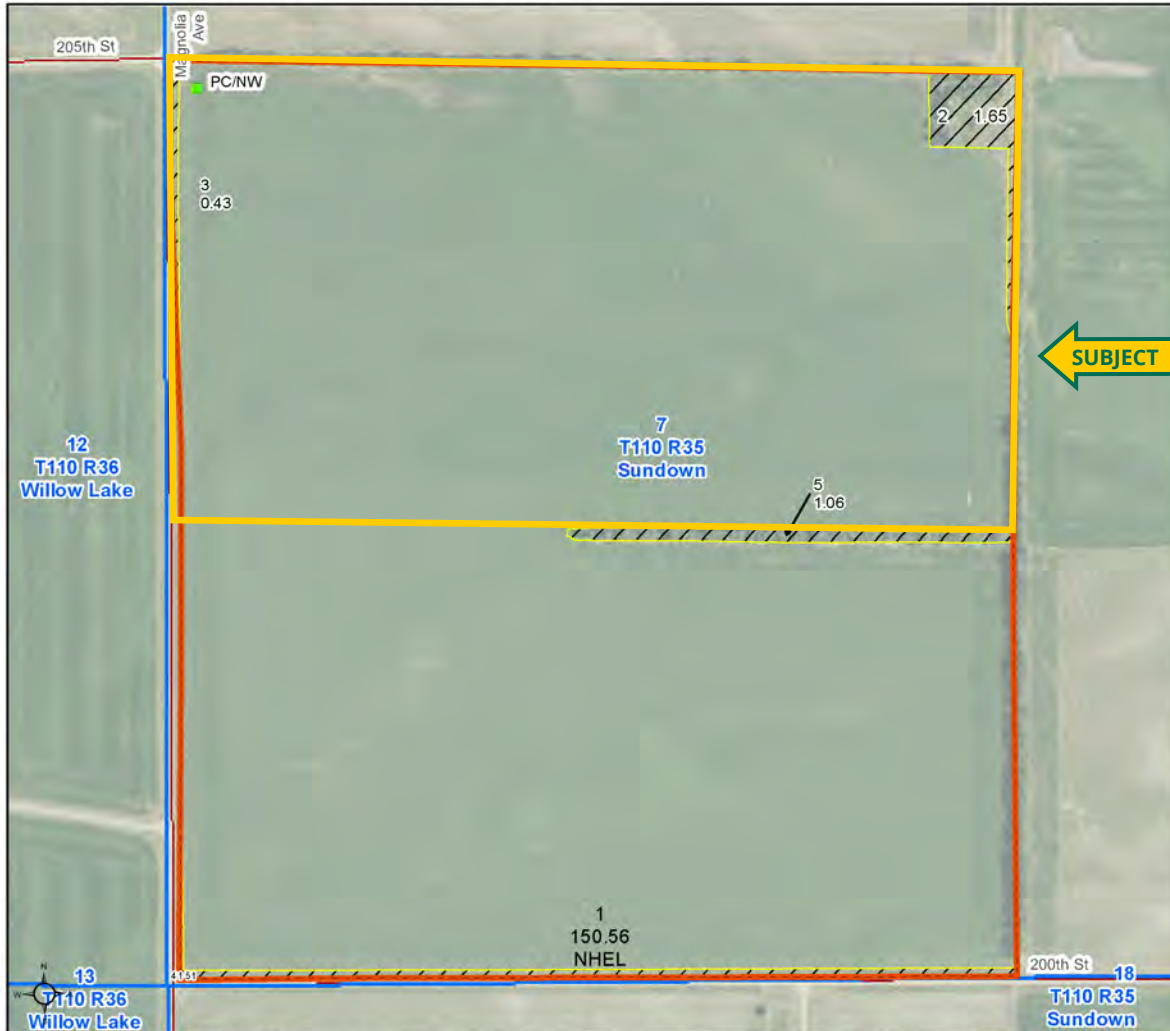
Southeast looking Northwest



Northeast looking Southwest



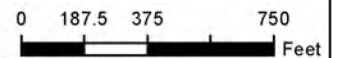
USDA United States Department of Agriculture  
Redwood County, Minnesota



Farm 4802  
Tract 1544

2025 Program Year

Map Created April 30, 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

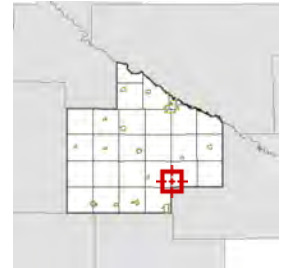
Tract Cropland Total: 150.56 acres

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.

## Beacon™ Redwood County, MN



### Overview

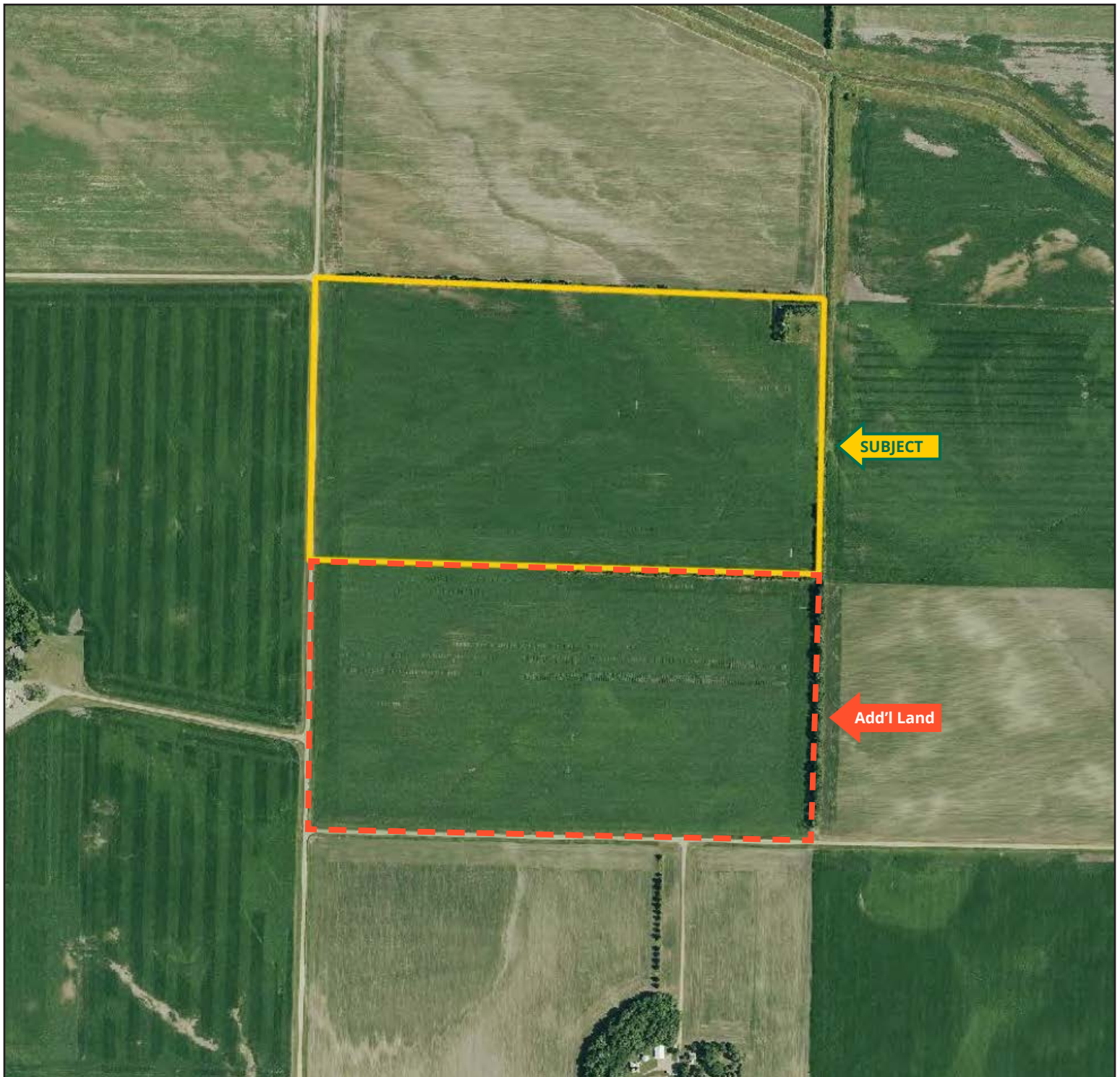


### Legend

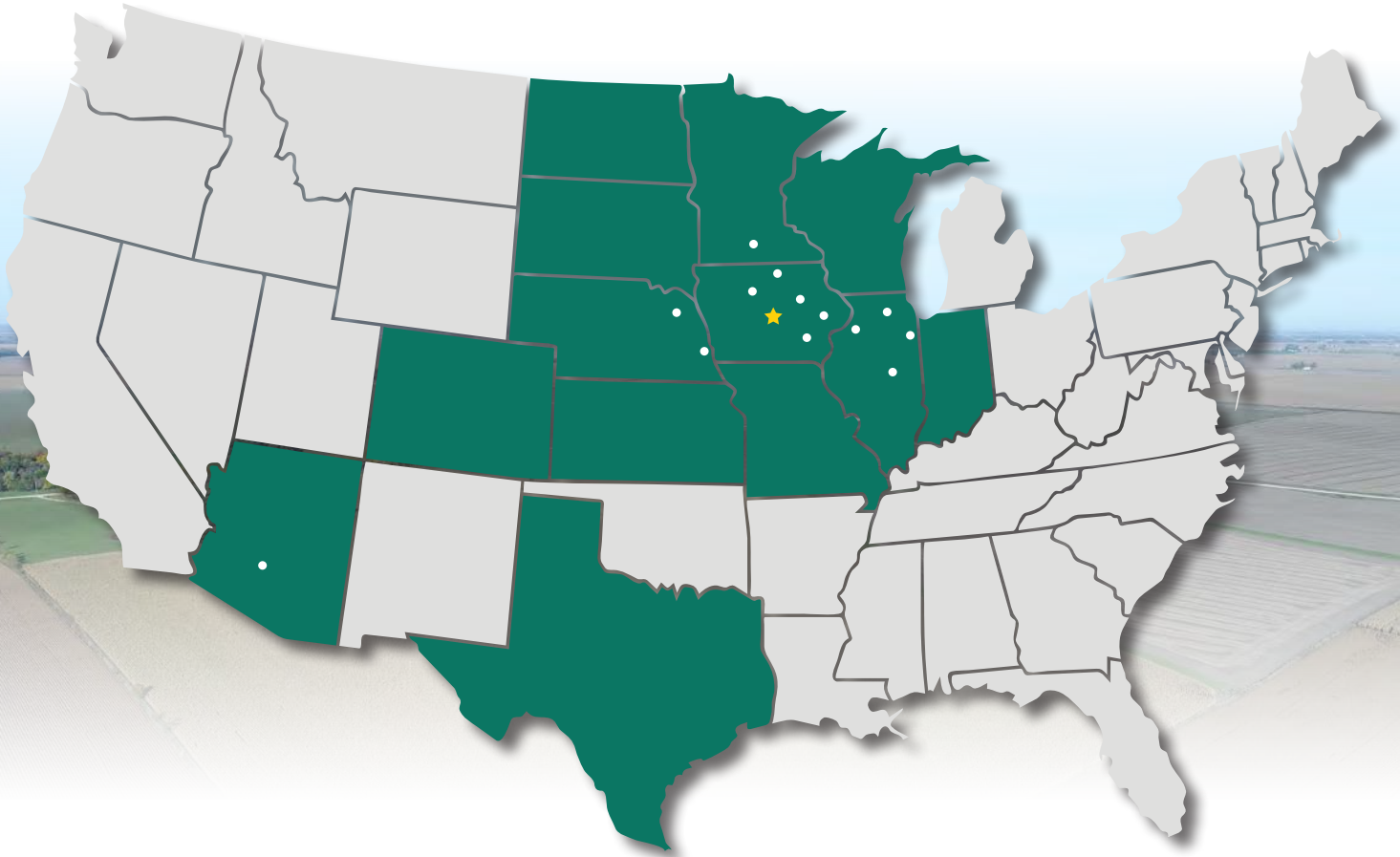
- Municipal Boundaries
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Parcels
- Major Roads**
  - State/Federal
  - County
  - County/Twp/City
  - Minor Roads

|                       |                                                |              |             |
|-----------------------|------------------------------------------------|--------------|-------------|
| Parcel ID             | 67-007-3020                                    | Alternate ID | n/a         |
| Sec/Twp/Rng           | 7-110-35                                       | Class        | AGRICULTURE |
| Property Address      | TOWN OF SUNDOWN                                | Acreage      | 77.02       |
| District              | n/a                                            |              |             |
| Brief Tax Description | NE1/4 SW1/4 & GOV'T LOT 3 IN N1/2 SW1/4 77.02A |              |             |
|                       | (Note: Not to be used on legal documents)      |              |             |

Map obtained from Beacon Schneider



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