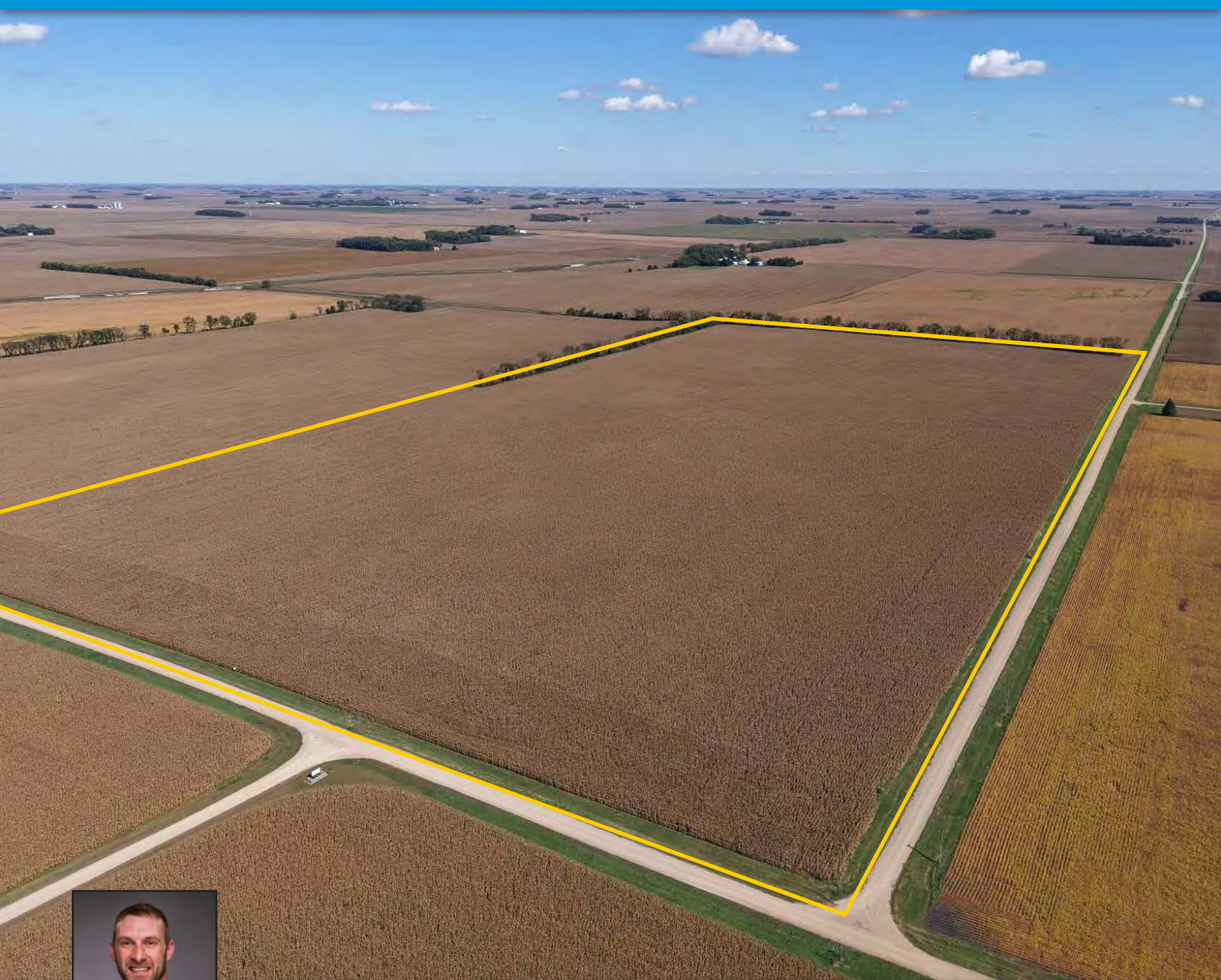


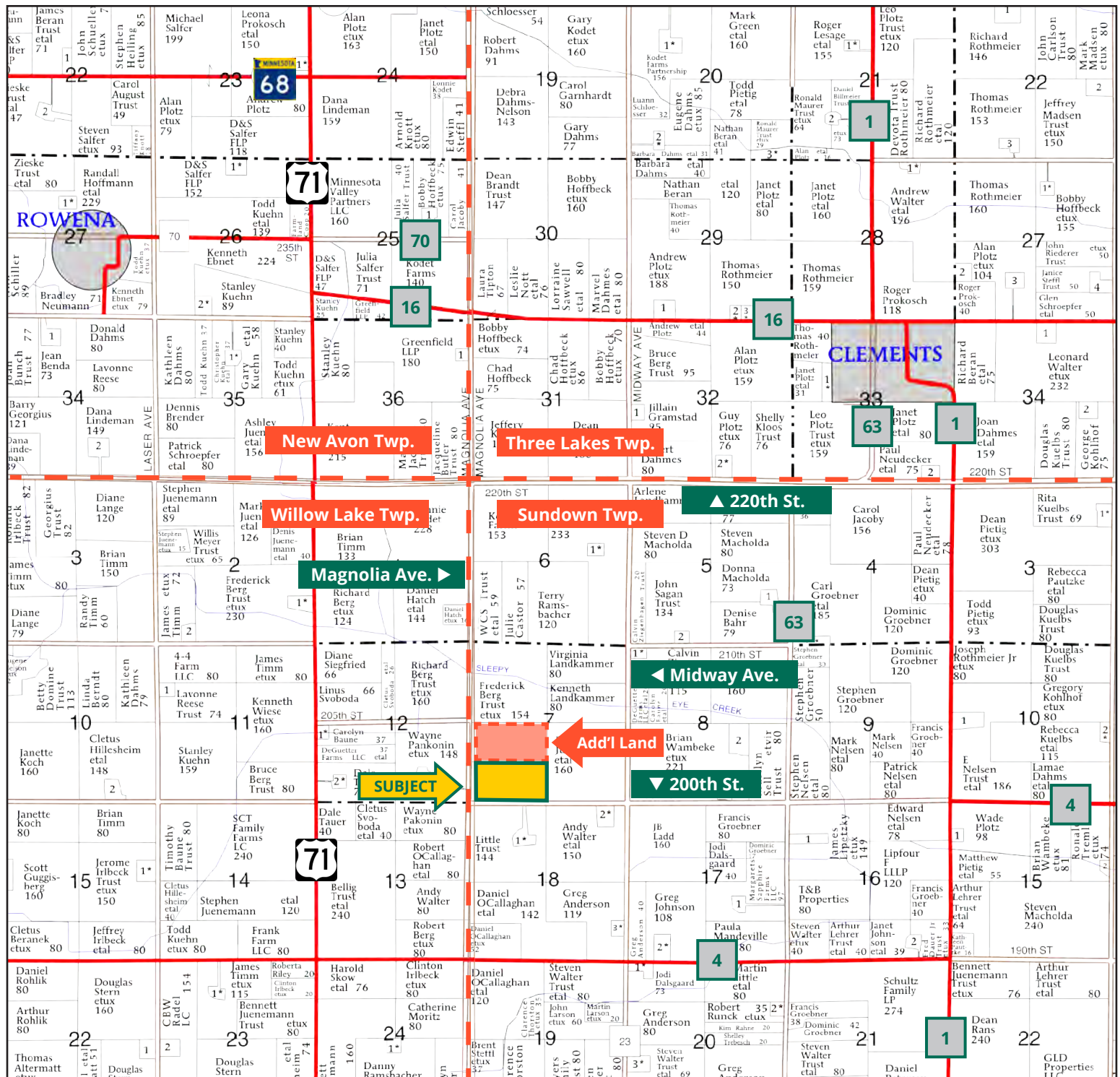
Family of Audrey M. Little



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

77.01 Acres, m/l
Redwood County, MN



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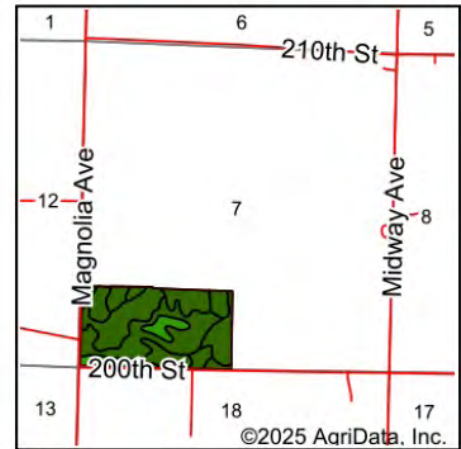
JARED AUGUSTINE
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Est. FSA/Eff. Crop Acres: 75.89 | Soil Productivity: 93.40 CPI





Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Redwood**
 Location: **7-110N-35W**
 Township: **Sundown**
 Acres: **75.89**
 Date: **9/26/2025**



Maps Provided By:



Area Symbol: MN127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	23.84	31.4%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	18.12	23.9%		Ile	98
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	16.84	22.2%		Ile	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.31	9.6%		IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	4.91	6.5%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	4.87	6.4%		IIs	95
Weighted Average					2.10	93.4

*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 1.9 miles. Property is located on the east side of the road.

Simple Legal

SE¼ SW¼ and Government Lot 4 in SW¼ 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

- \$985,728
- \$12,800/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: \$3,948.20
Special Assessments: \$63.80
Total Taxes Due: \$4,012.00
Net Taxable Acres: 77.01
Tax per Net Taxable Acre: \$52.10

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 4802, Part of Tract 1544
FSA/Eff. Crop Acres: 75.89*
Corn Base Acres: 41.16*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 30.48*
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 Canisteo, Amiret, and Amiret-Swanlake. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 93.40. 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 north 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.

Northwest looking Southeast

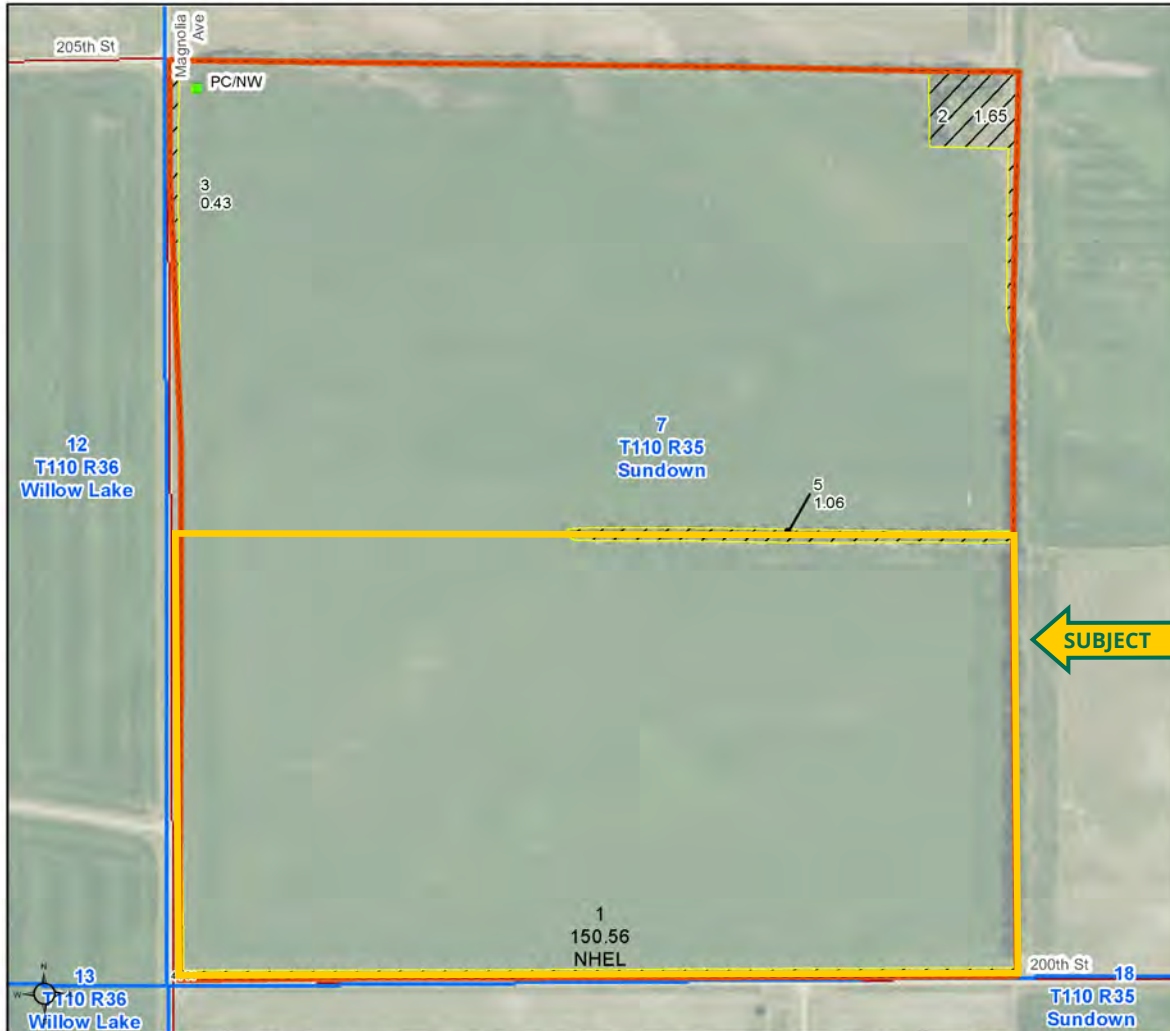


Northeast looking Southwest





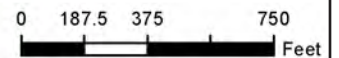
Redwood County, Minnesota



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

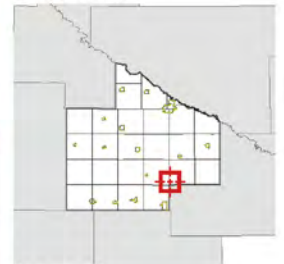
Tract Cropland Total: 150.56 acres

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

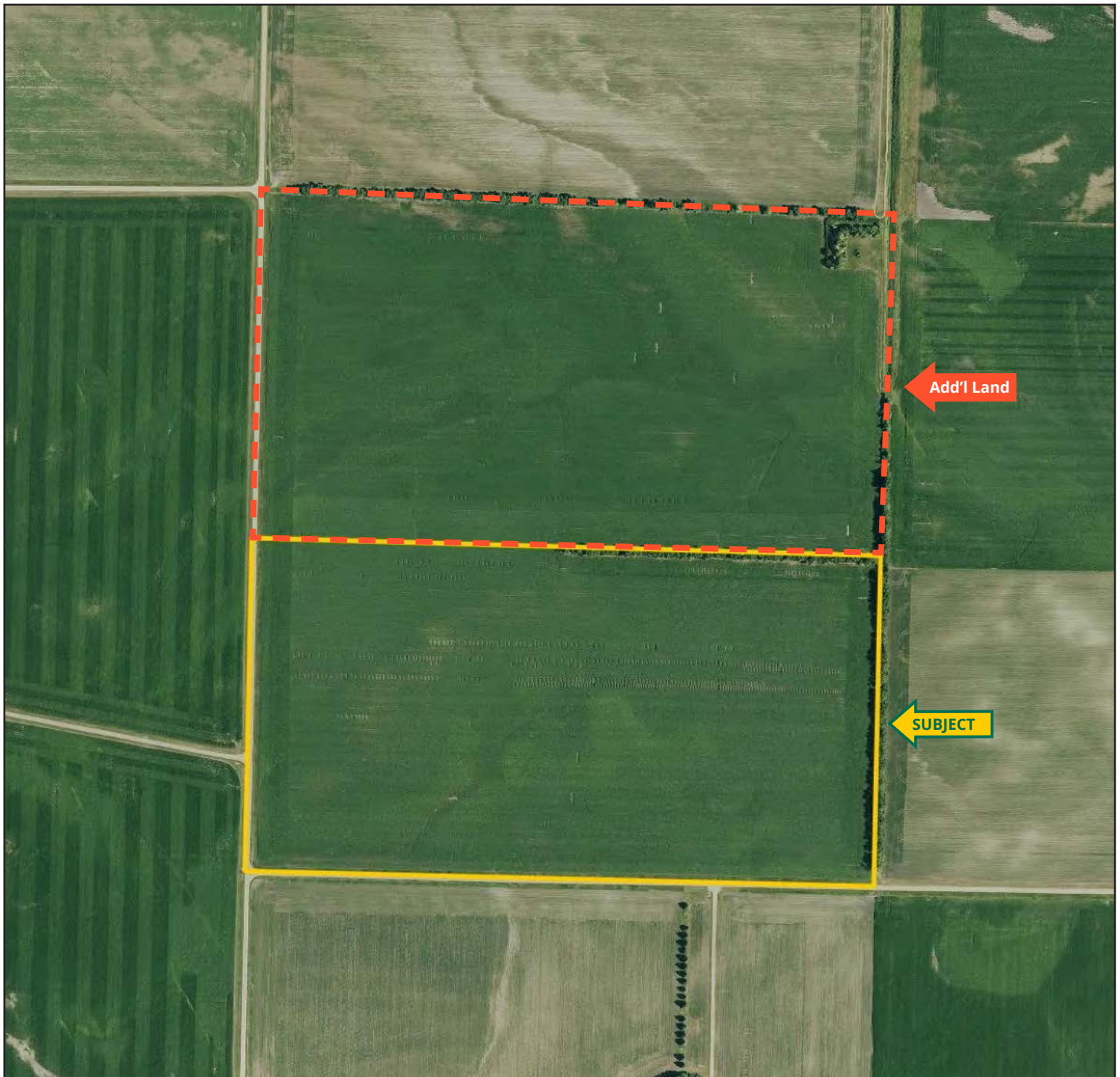


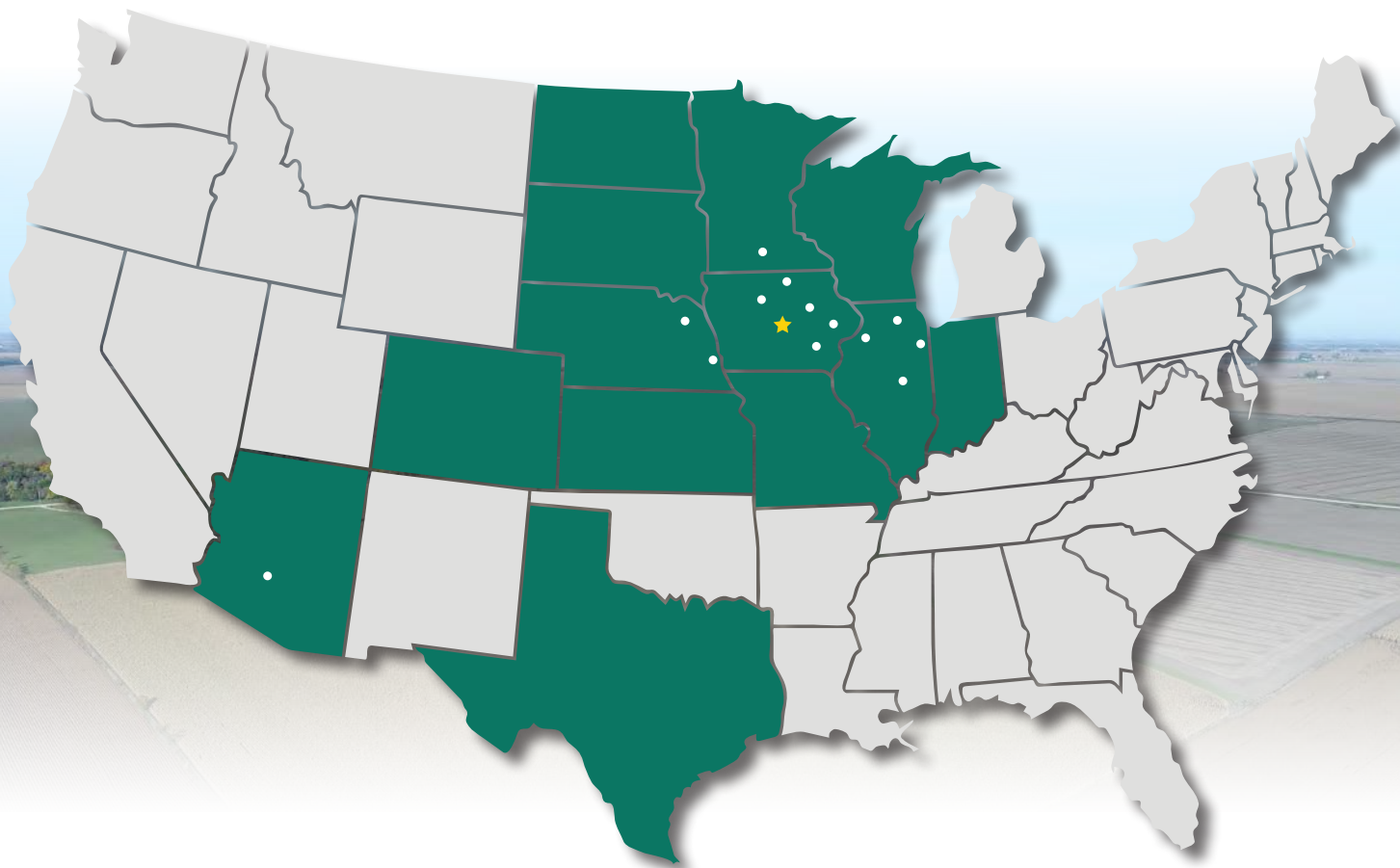
Legend

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

Sec/Twp/Rng	7-110-35	Alternate ID	n/a
Property Address		Class	AGRICULTURE
	TOWN OF SUNDOWN	Acreage	77.01
District	n/a		

Map obtained from Beacon Schneider





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