



**Exceptional Soil Quality Farms  
with No Buyer's Premium**

# AUCTION

Hybrid  
**Thursday  
December 11, 2025  
10:00 a.m. CST  
Adams, MN &  
bid.hertz.ag**

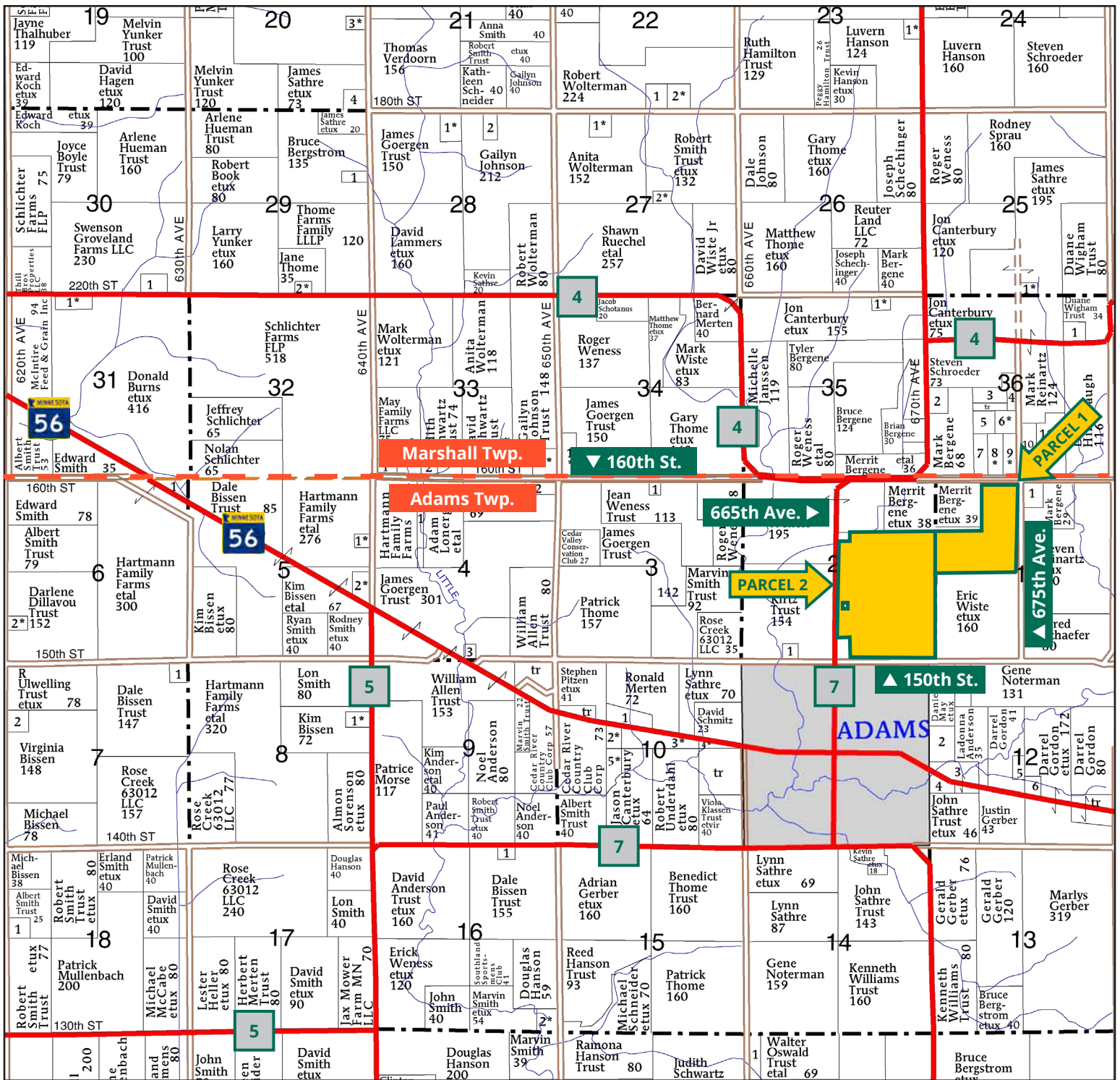
**349.04 Acres, m/l  
2 Parcels  
Mower County, MN**



**JAMESON ANDERS**  
*Licensed Salesperson in IA & MN*  
**319.269.7975**  
JamesonA@Hertz.ag



**NICOLE RUSTAD, AFM**  
*Licensed Salesperson in IA & MN*  
**641.220.5510**  
NicoleR@Hertz.ag

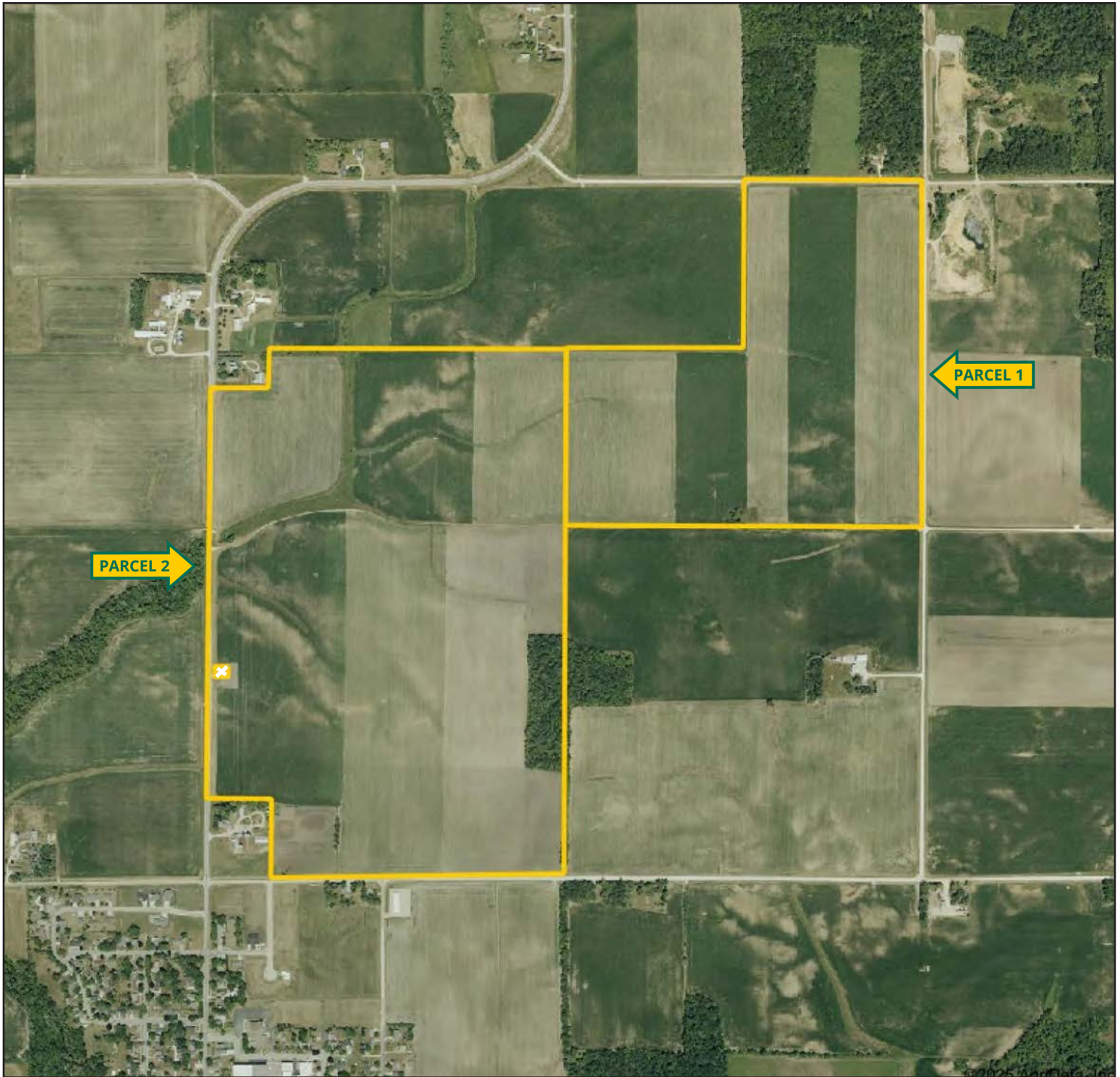


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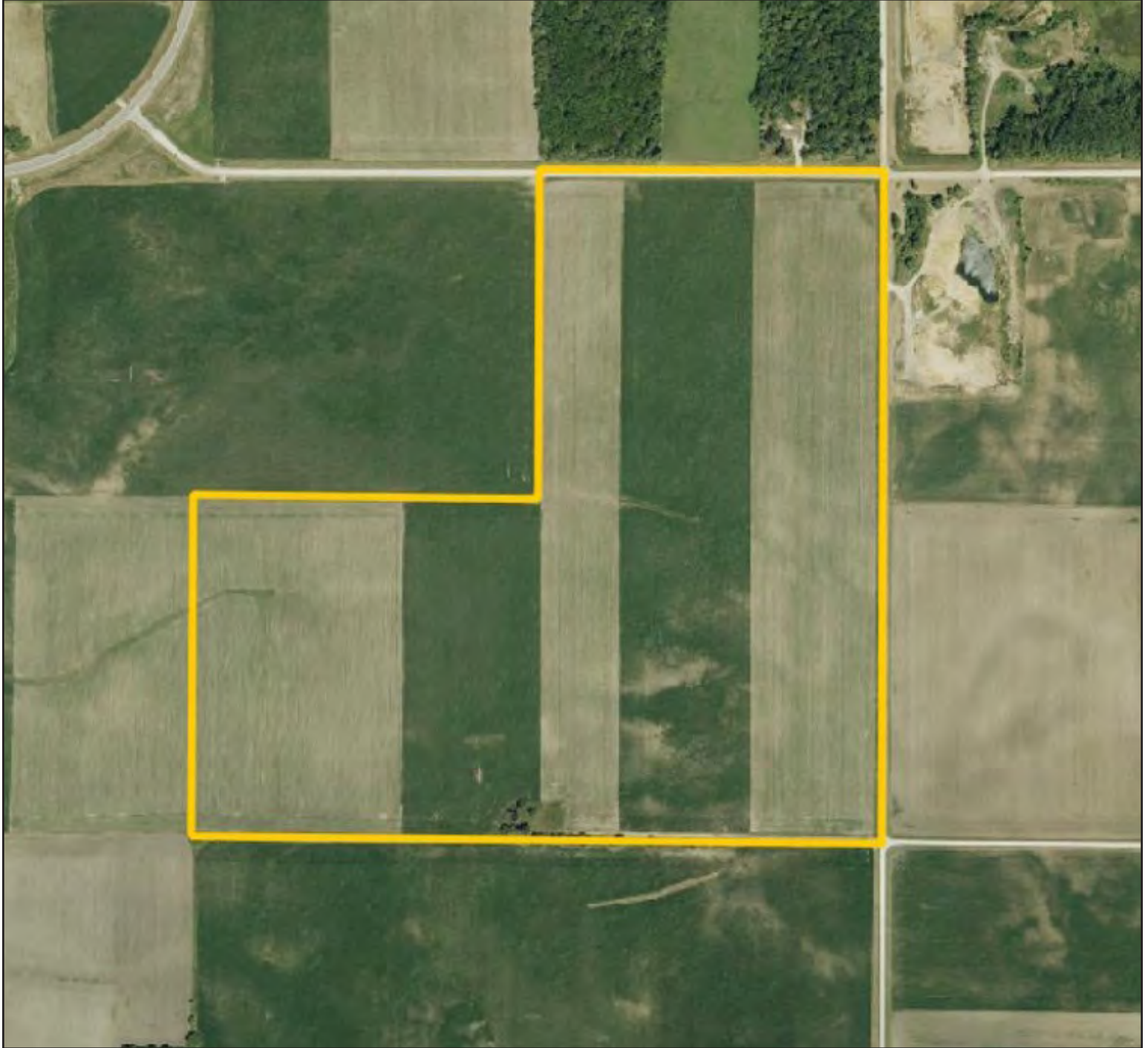
641.423.9531 | 2800 4th St. SW, Ste. 7 | Mason City, IA 50401 | [www.Hertz.ag](http://www.Hertz.ag)

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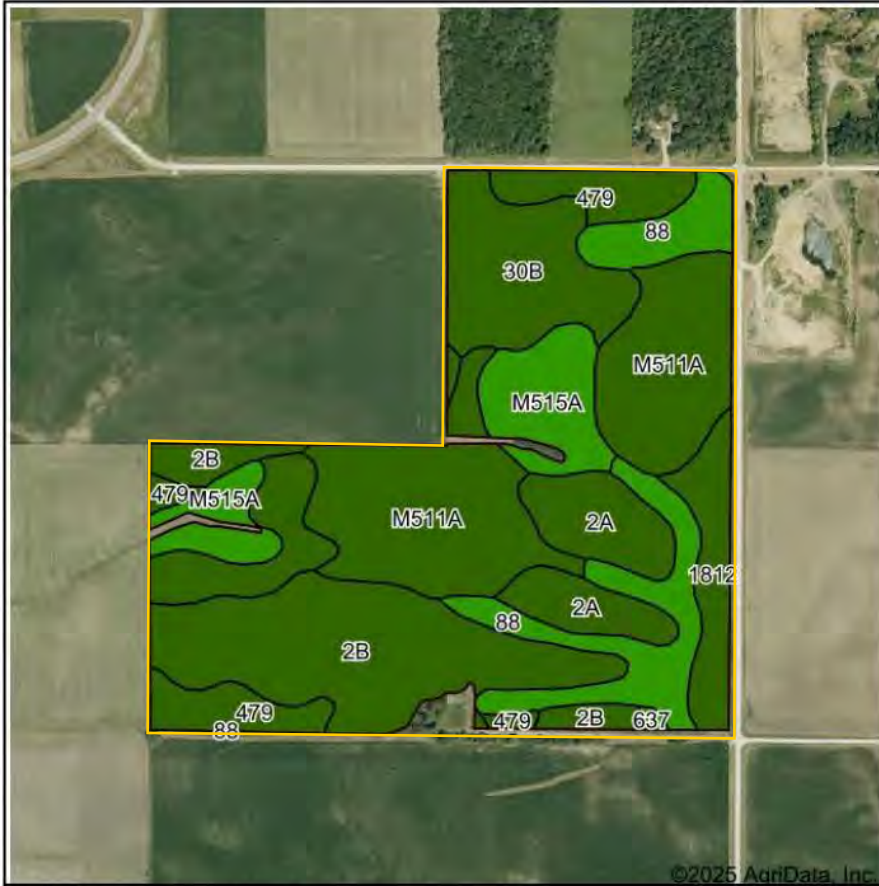
Est. FSA/Eff. Crop Acres: 111.92 | Soil Productivity: 96.00 CPI



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State: **Minnesota**  
 County: **Mower**  
 Location: **1-101N-16W**  
 Township: **Adams**  
 Acres: **111.92**  
 Date: **10/30/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M511A	Readlyn silt loam, 1 to 3 percent slopes	26.73	23.9%		Iw	100
2B	Ostrander loam, 2 to 5 percent slopes	23.16	20.7%		Ile	98
479	Floyd silt loam, 1 to 4 percent slopes	13.48	12.0%		IIw	100
88	Clyde silty clay loam, 0 to 3 percent slopes	13.05	11.7%		IIw	86
30B	Kenyon silt loam, 2 to 6 percent slopes	11.08	9.9%		Ile	97
M515A	Tripoli clay loam, 0 to 2 percent slopes	9.99	8.9%		IIw	87
2A	Ostrander loam, 0 to 2 percent slopes	8.91	8.0%		Is	100
1812	Fort Dodge silt loam, 0 to 2 percent slopes	5.27	4.7%		Iw	90
637	Schley silt loam	0.25	0.2%		IIw	84
<b>Weighted Average</b>					<b>1.63</b>	<b>96</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Adams: Go east on Krebsbach St. / 150th St. for ½ mile and then north on 675th Ave. for 0.7 miles. Property is located on the west side of the road.

### Simple Legal

S½ NW¼ and NE¼ NW¼ of Section 1, Township 101 North, Range 16 West of the 5th P.M., Mower Co., MN. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

2024 Values for Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$8,455.50  
Special Assessments: \$8.50  
Total 2024 Real Estate Taxes: \$8,464.00  
Net Taxable Acres: 118.94  
Tax per Net Taxable Acre: \$71.16

### Lease Status

Open lease for the 2026 crop year.

### FSA Data

Farm Number 3070, Part of Tract 2485  
FSA/Eff. Crop Acres: 111.92\*  
Corn Base Acres: 45.10\*  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 42.70  
Bean PLC Yield: 48 Bu.

*\*Acres are estimated pending reconstitution of farm by the Mower County FSA office.*

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Readlyn, Ostrander, and Floyd. Crop Productivity Index (PI) on the estimated FSA/Eff. crop acres is 96.00. 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 gently sloping.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

There is a capped well located near the center of the south property border.

### Comments

Productive farm in a strong community.



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.

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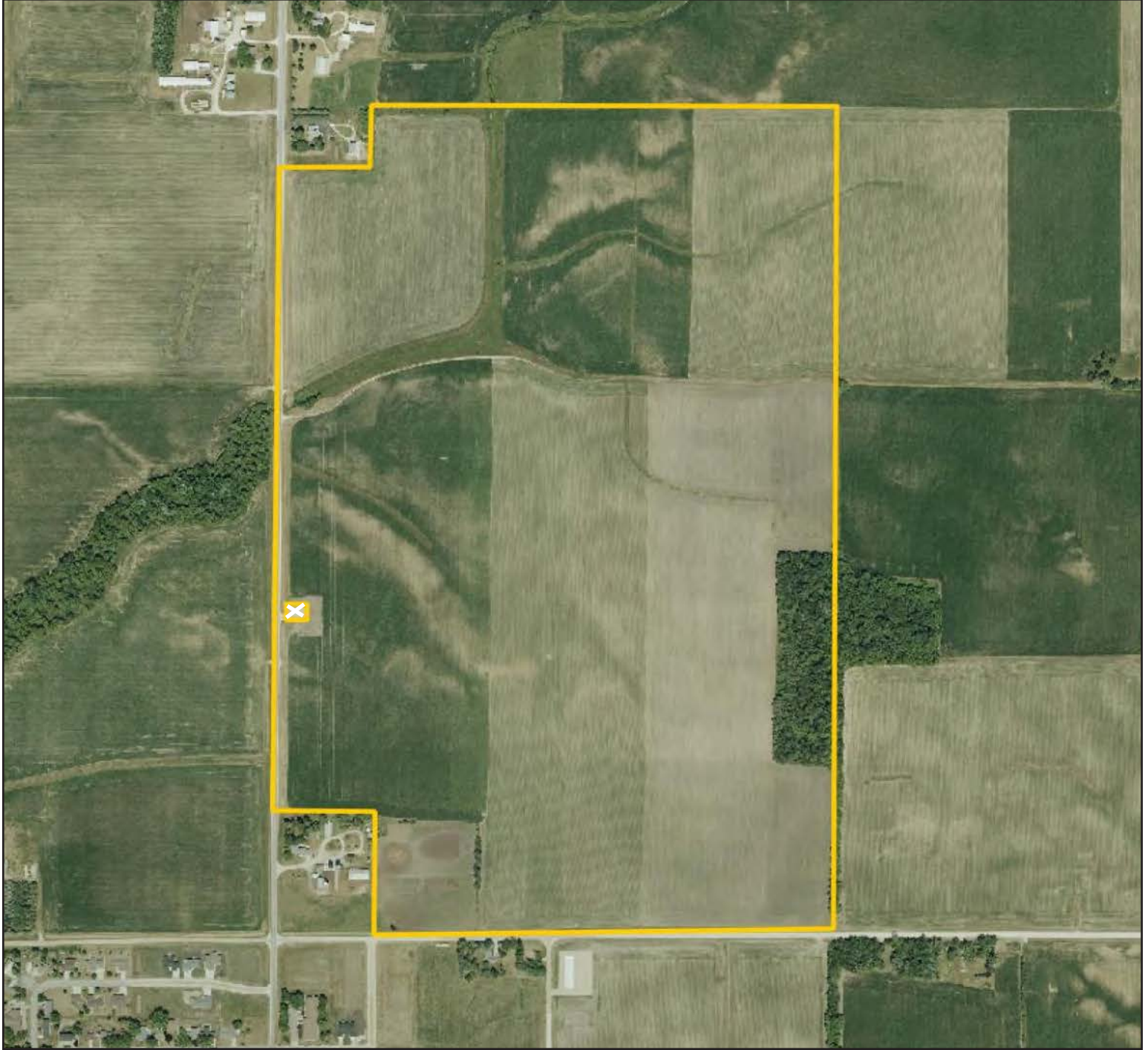
Southeast looking Northwest



Southwest looking Northeast



Est. FSA/Eff. Crop Acres: 202.67 | Soil Productivity: 88.40 CPI

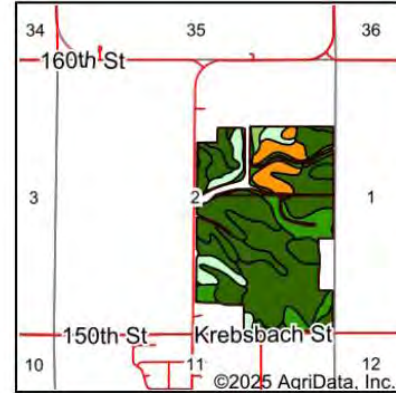


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State: **Minnesota**  
 County: **Mower**  
 Location: **2-101N-16W**  
 Township: **Adams**  
 Acres: **202.67**  
 Date: **10/30/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
99A	Racine silt loam, 0 to 2 percent slopes	51.28	25.2%		Is	98
479	Floyd silt loam, 1 to 4 percent slopes	46.17	22.8%		IIw	100
99B	Racine loam, 2 to 5 percent slopes	27.94	13.8%		Ile	91
88	Clyde silty clay loam, 0 to 3 percent slopes	19.58	9.7%		IIw	86
244B	Lilah sandy loam, 2 to 6 percent slopes	15.45	7.6%		IVs	43
2B	Ostrander loam, 2 to 5 percent slopes	11.46	5.7%		Ile	98
M515A	Tripoli clay loam, 0 to 2 percent slopes	10.75	5.3%		IIw	87
79B	Billett fine sandy loam, 2 to 6 percent slopes	6.45	3.2%		IIIls	60
252	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.65	2.8%		IIw	62
483A	Waukee loam, 0 to 2 percent slopes	3.20	1.6%		Ils	69
485	Lawler silt loam	1.88	0.9%		Ils	77
516A	Dowagiac loam, 0 to 2 percent slopes	1.43	0.7%		Ils	66
23	Skyberg silt loam, 0 to 3 percent slopes	0.95	0.5%		Iw	95
M511A	Readlyn silt loam, 1 to 3 percent slopes	0.25	0.1%		Iw	100
1974	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	0.13	0.1%		Vw	31
24B	Kasson silt loam, 1 to 4 percent slopes	0.10	0.0%		Ile	95
<b>Weighted Average</b>					<b>1.93</b>	<b>88.4</b>

### Location

Property is located immediately north of Adams on the east side of 665th Ave. / Co. Rd. 7.

### Simple Legal

S½ NE¼, excluding 2.95 acres, m/l, in NW corner of SW¼ NE¼, and SE¼ excluding 0.17 acres, m/l in NW¼ SE¼ and excluding 6.71 acres, m/l, in SW¼ SE¼, all in Section 2, Township 101 West, Range 16 North, Mower Co., MN. *Final abstract/ title documents to govern legal description.*

### Real Estate Tax

2024 Values for Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$13,481.53\*  
Special Assessments: \$17.00\*  
Total 2024 Real Estate Taxes: \$13,498.53\*  
Net Taxable Acres: 230.10  
Tax Per Net Taxable Acre: \$58.66\*  
*\*Taxes estimated pending tax parcel split. Mower County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2026 crop year.

### FSA Data

Farm Number 3070  
Part of Tracts 2485 & 2487  
FSA/Eff. Crop Acres: 202.67\*  
Corn Base Acres: 80.70\*  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 76.50\*  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated pending reconstitution of the farm by the Mower County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.  
NHEL: Non-Highly Erodible Land.  
PCNW: Prior Converted Non-Wetland.  
Tract contains a wetland or farmed wetland.

### Soil Types/Productivity

Main soil types are Racine, Floyd, and Clyde. Crop Productivity Index (PI) on the estimated FSA/Eff. crop acres is 88.40. 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

Level to gently sloping.

### Drainage

Some tile. Contact agent for tile maps.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Easements

The property has two easements on it. Contact agent for details.

### Comments

Highly farmable land offering excellent access along a hard-surfaced road.



Northeast looking Southwest



Driveway looking Northeast



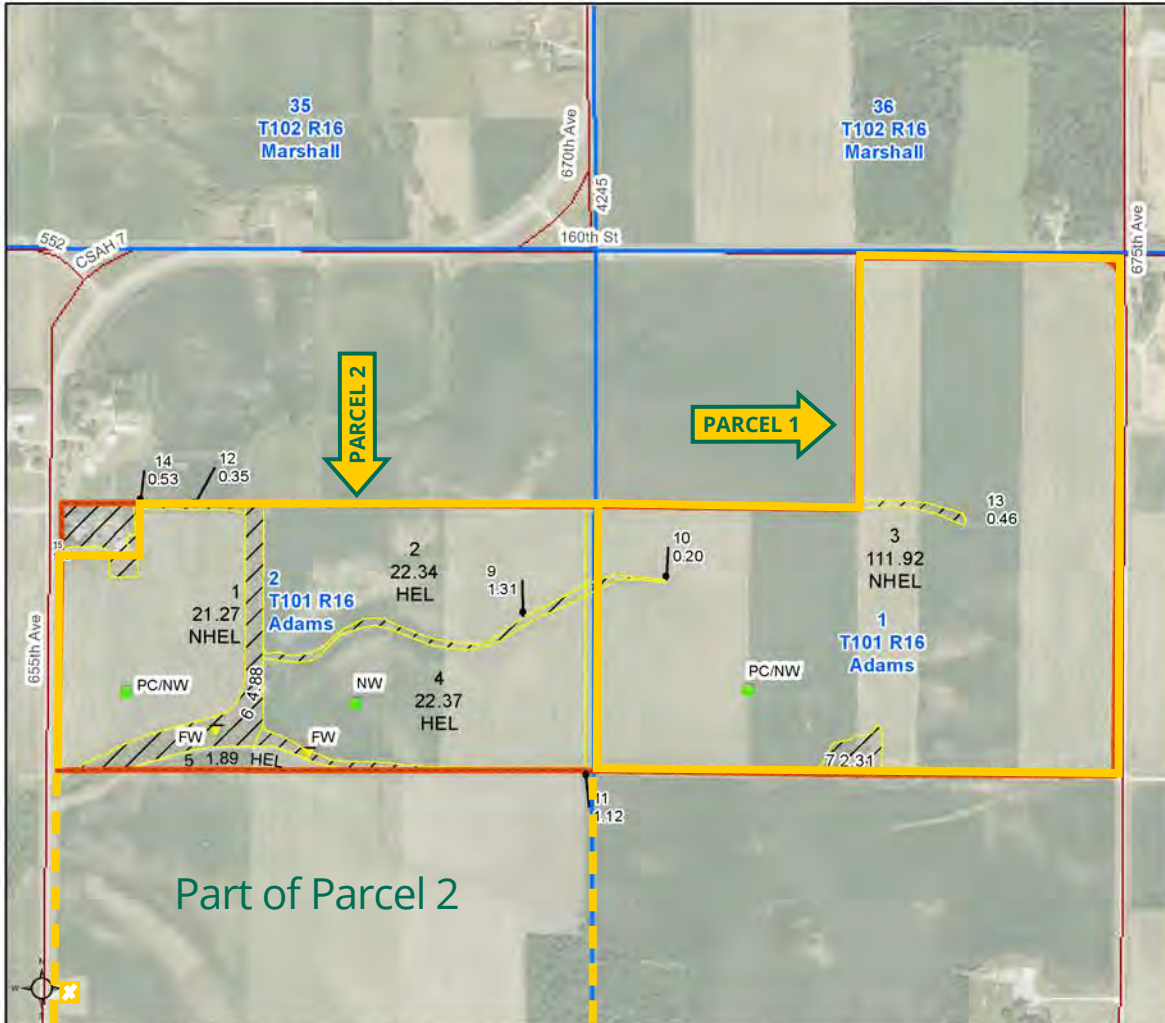
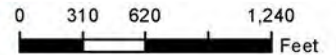
Parcel 1 - 111.92 Est. FSA/Eff. Crop Acres  
 Part of Parcel 2 - 67.59 Est. FSA/Eff. Crop Acres

USDA United States Department of Agriculture  
**Mower County, Minnesota**

**Farm 3070**  
**Tract 2485**

2025 Program Year

Map Created May 08, 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**

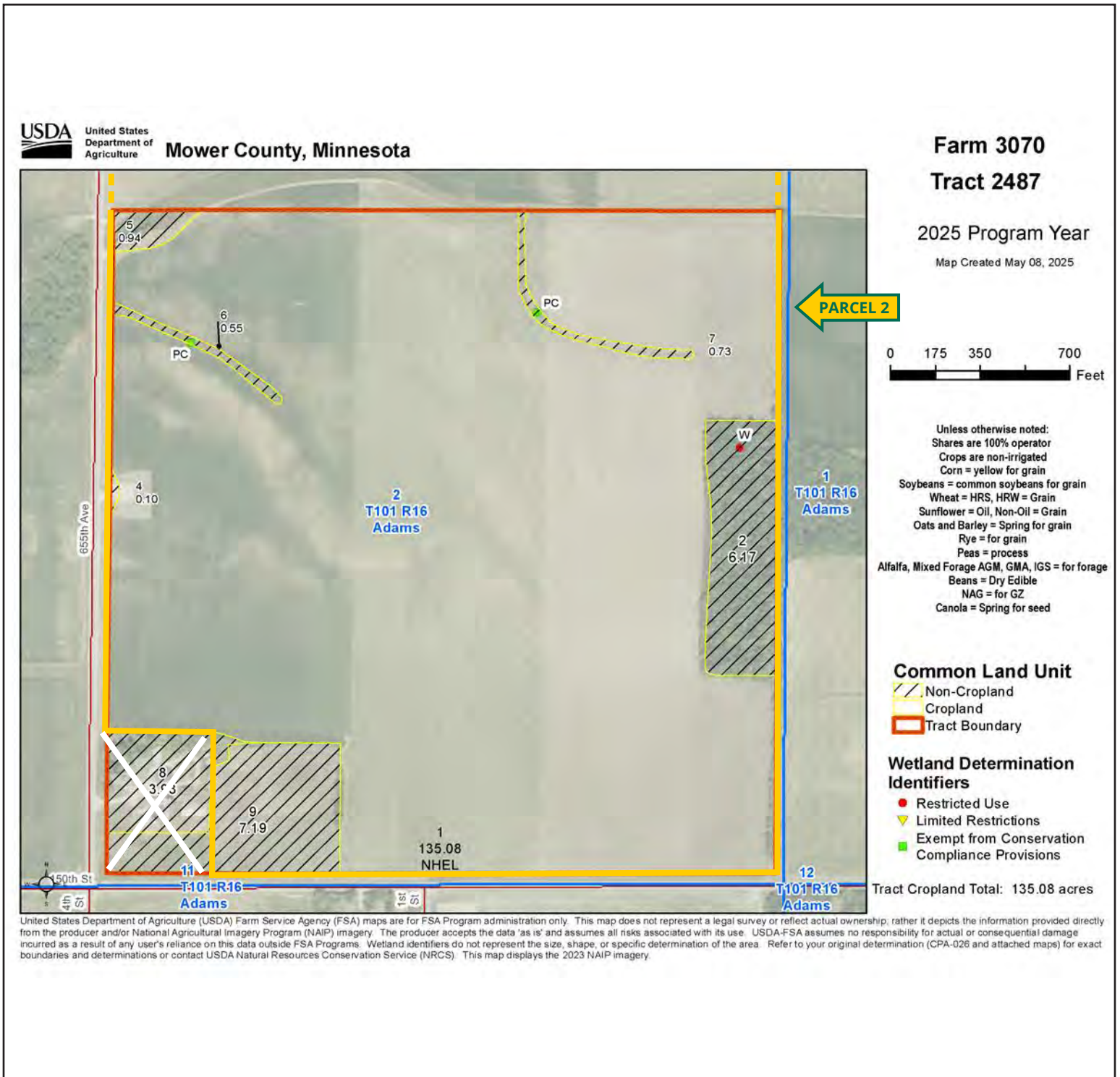
- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 179.79 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.



**Date:** Thurs., December 11, 2025

**Time:** 10:00 a.m.

**Site:** Adams American Legion  
Post 146  
321 W Main St.  
Adams, MN 55909

**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 auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Jameson Anders at 319-269-7975 or Nicole Rustad at 641-220-5510 or 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 land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Sellers

Linda Gilles, Gloria Keseley, Marcia Mullenbach, & Brian Huseby

### Agency

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

### Auctioneer

Nick Meixell

### Attorney

Marty Helle  
Hoversten, Johnson, Beckmann & Hovey, LLP

### 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.

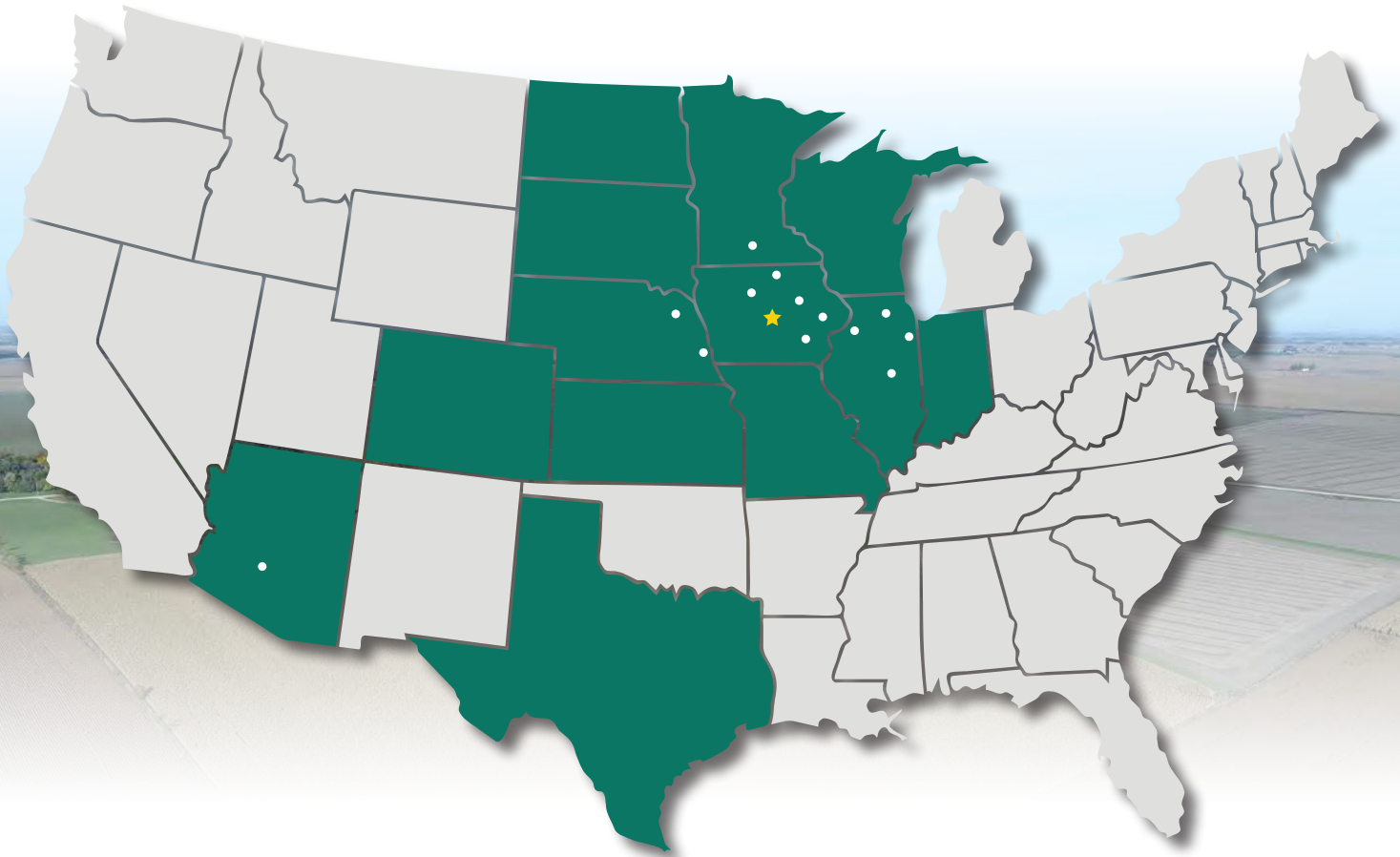
### Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 29, 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. Taxes will be prorated to closing.

### 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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