



ONE-CHANCE SEALED BID SALE



Spacious Country Living Near Sleepy Eye, Minnesota



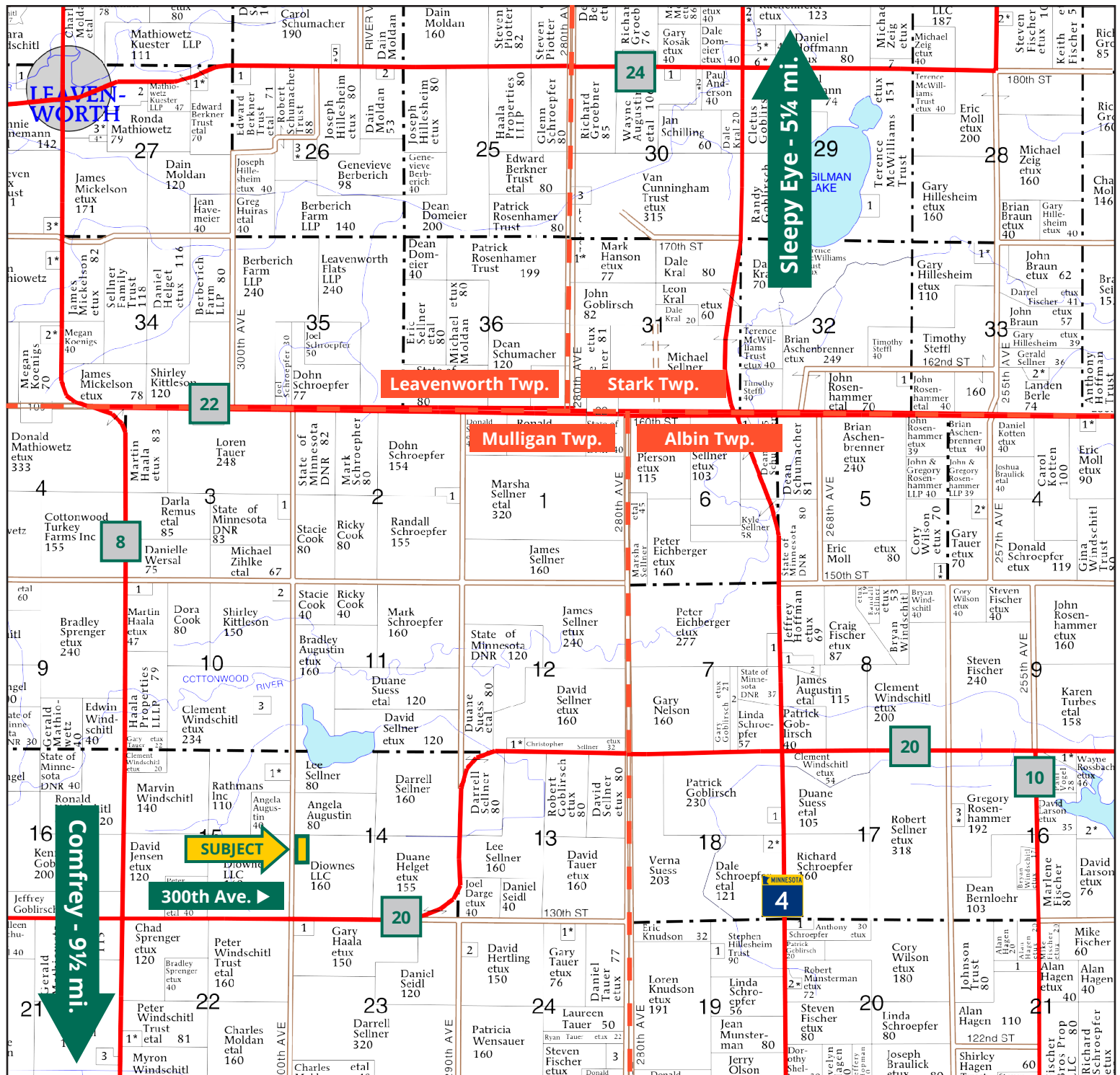
JARED AUGUSTINE
*Licensed Salesperson
in MN, IA & ND*
507.381.7425
JaredA@Hertz.ag



STEVE HINIKER, AFM
*Licensed Salesperson
in MN & SD*
507.995.2487
SteveH@Hertz.ag

Bid Deadline:
Thursday, December 18, 2025
12:00 Noon, CST

7.25 Acres, m/l
Single Parcel
Brown County, MN

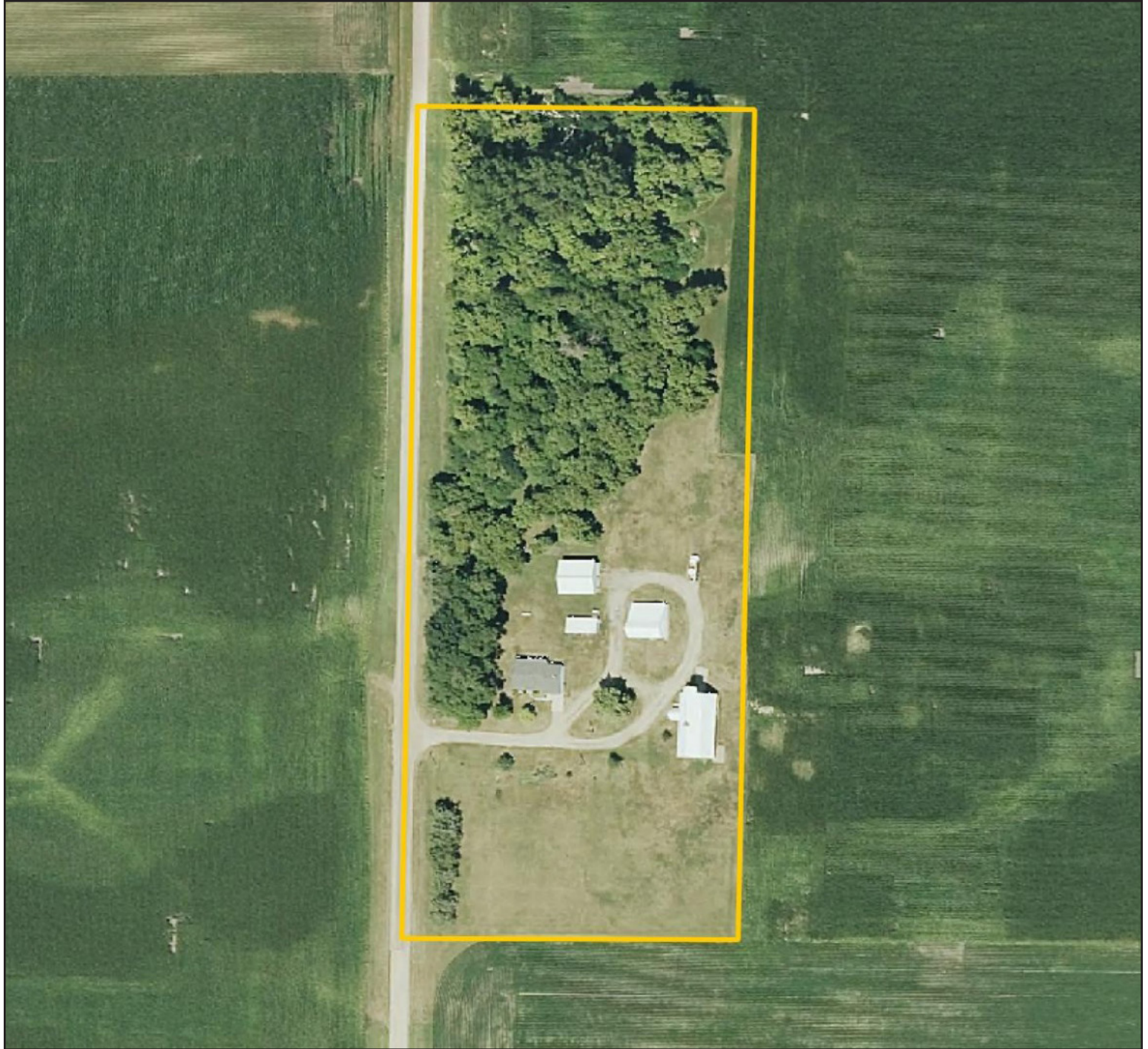


Map reproduced with permission of Farm & Home Publishers, Ltd.

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

JARED AUGUSTINE
507.381.7425
JaredA@Hertz.ag

STEVE HINIKER, AFM
507.995.2487
SteveH@Hertz.ag



Location

From Sleepy Eye: Go south on MN-4 for 9.1 miles, then west on Co. Hwy 20 / Co. Rd. 20 for 3.7 miles, then north on 300th Ave. for 0.4 miles. Property is located on the east side of the road.

Simple Legal

Part of the NW¼ SW¼ of Section 14, Township 108 North, Range 33 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Address

13384 300th Ave.
Comfrey, MN 56019

Real Estate Tax

2026 Values for Taxes Payable in 2026
Residential Hmstd Taxes: \$668.00*
Special Assessments: \$20.00*
Total 2026 Real Estate Taxes: 688.00*
Surveyed Acres: 7.25
Net Taxable Acres: 7.25*

**Taxes estimated due to recent survey of property and pending tax parcel split.*

Brown County Treasurer/Assessor will determine final tax figures.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level.

Dwelling

Single-story home built in 1960 featuring 3 bedrooms and 1½ bathrooms. This home offers 952 square feet of living space, a finished basement, and a one-stall attached garage.

Buildings/Improvements

- 30' x 37' Post frame shed (1992)
- 36' x 66' Hip roof barn (1900)
- 36' x 36' Granary with lean-to (1900)
- 32' x 14' Garden shed

Septic System

Septic system is non-compliant. Buyer agrees to assume all costs and responsibility for bringing the system into compliance.

Water & Well Information

Well #463246 is located approximately 30 feet northeast of the house.

Survey

The property has been surveyed to separate the acreage site from the surrounding farm ground. The sale is contingent upon the Brown County Treasurer/Assessor finalizing the tax parcel split. Contact agent for details.

Disclaimers

Sale of the property will be subject to Court approval. All bids will be submitted to the Court for approval prior to acceptance of offer. All bidders must submit financing pre-approval or proof of funds with bids. Contact agent for details.



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.

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

JARED AUGUSTINE

507.381.7425

JaredA@Hertz.ag

STEVE HINIKER, AFM

507.995.2487

SteveH@Hertz.ag

Northeast looking Southwest



Southwest looking Northeast



Barn



Granary & Lean-to



Garden Shed



Shed



Shed looking Southwest



Front of House



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

JARED AUGUSTINE
507.381.7425
JaredA@Hertz.ag

STEVE HINIKER, AFM
507.995.2487
SteveH@Hertz.ag

Kitchen



Living Room



Bedroom



Basement Living Space



Bid Deadline: Thurs., Dec. 18, 2025

Time: 12:00 Noon, CST

Mail To:

Hertz Farm Management
Attn: Jared Augustine
151 St. Andrews Ct., Ste., 1310
Mankato, MN 56001

Seller

Diownes LLC & Ms. Jill Nessa

Agency

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

Attorneys

Jennifer Lurken & Reed Glawe
Gislason & Hunter LLP

Cooperating Broker

Hertz is offering a cooperating broker commission to the broker who represents the successful buyer. Please contact Sale Manager for details.

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 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, Jared Augustine at 507-381-7425.

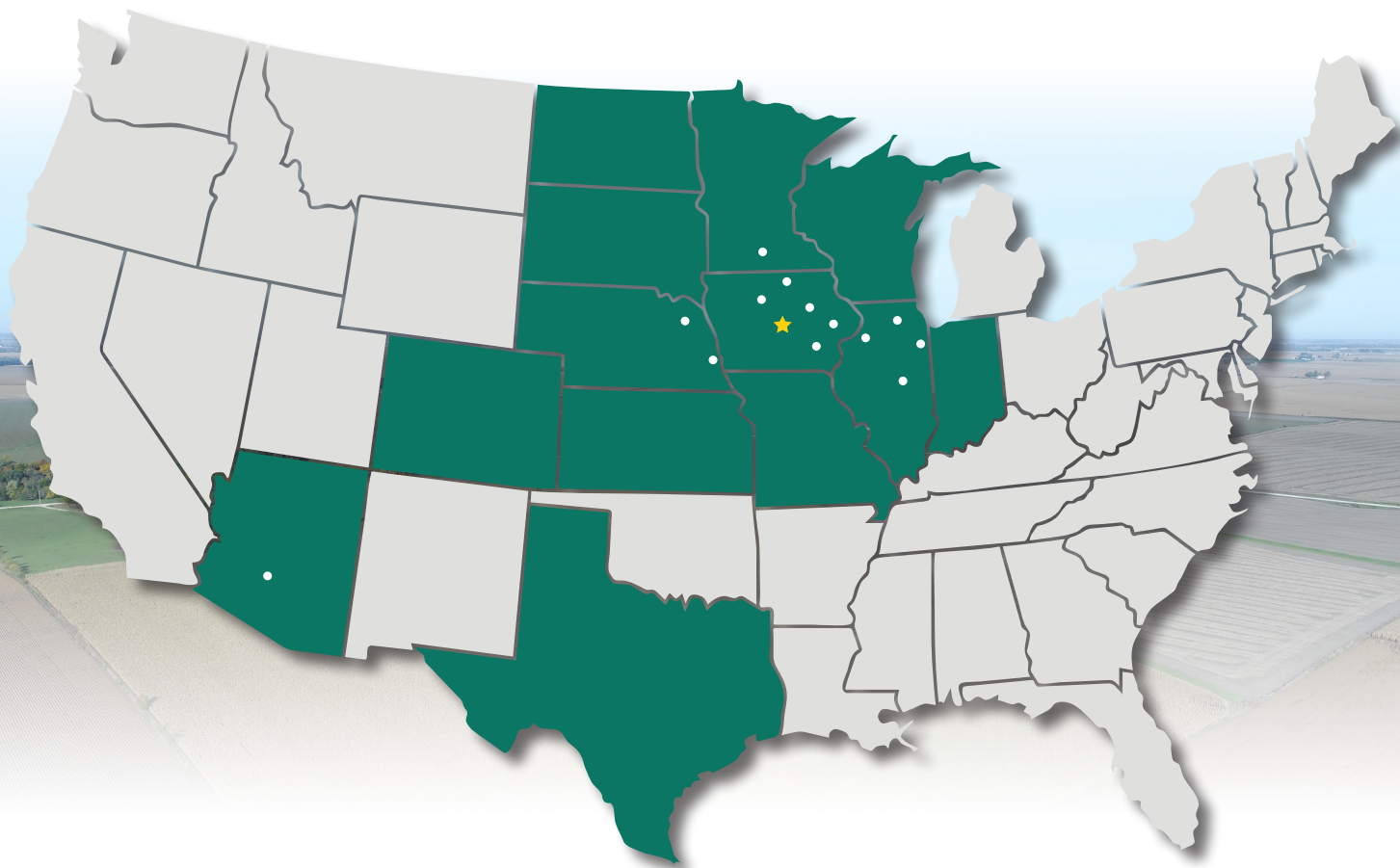
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Mankato, MN Hertz office, on or before Thursday, December, 18, 2025 by 12:00 Noon, CST. Sale is contingent on court approval. All bids must include financing pre-approval or proof of funds with bid packet. Bids will be submitted to the court for approval prior to acceptance of an offer. 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 20, 2026, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

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.



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