



ONE-CHANCE SEALED BID SALE



Festal Farms Co.



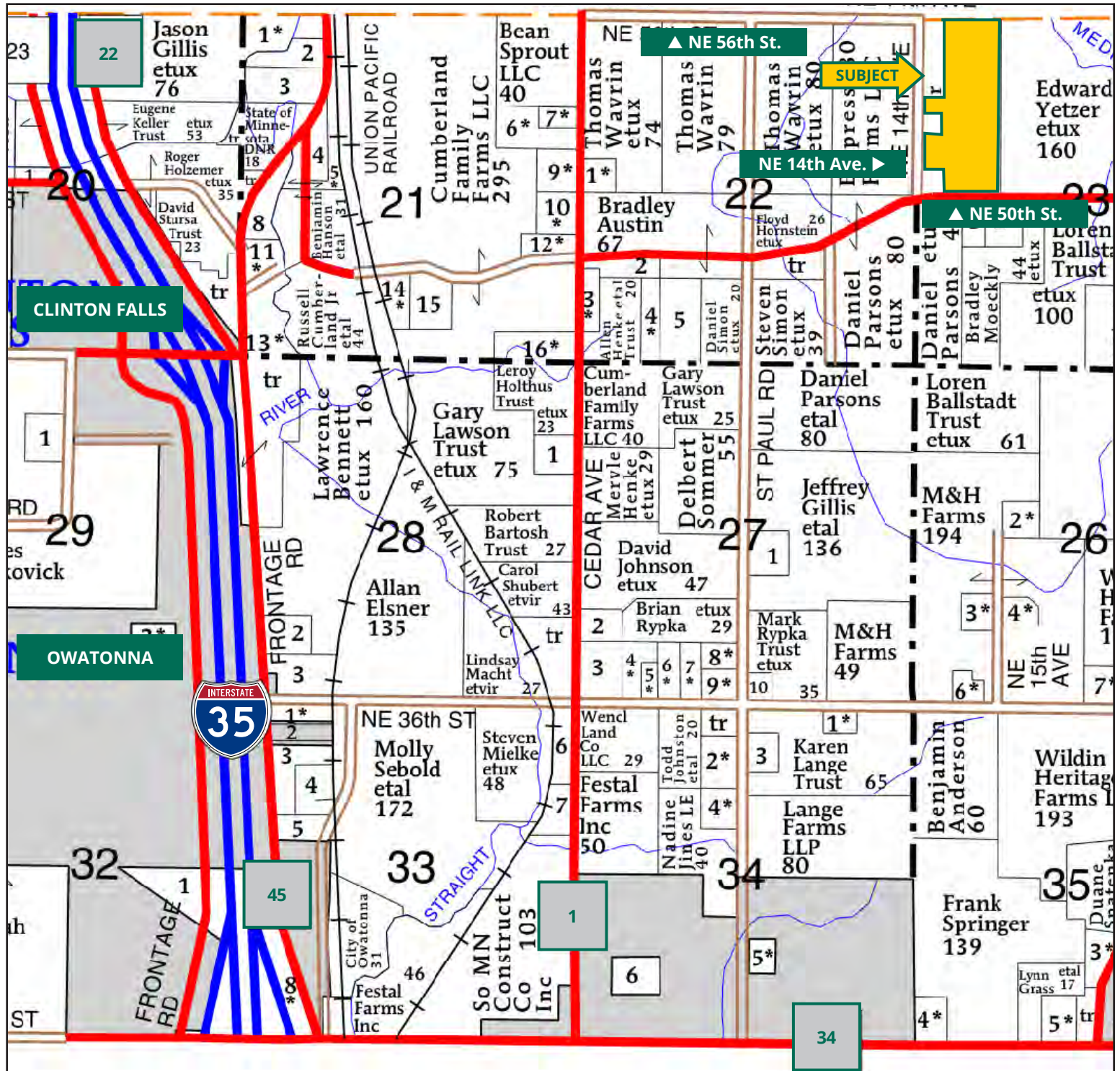
DARRELL HYLEN, ALC
Licensed Salesperson in MN
507.381.3843
DarrellH@Hertz.ag



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

Bid Deadline:
Tuesday, December 16, 2025
12:00 Noon, CST

61.58 Acres, m/l
Single Parcel
Steele 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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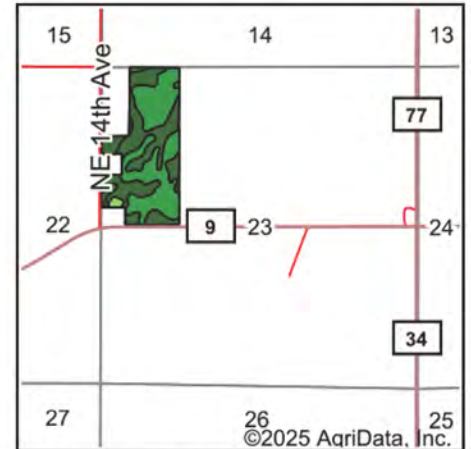
FSA/Eff. Crop Acres: 60.59 | Soil Productivity: 89.00 CPI



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State: **Minnesota**
 County: **Steele**
 Location: **23-108N-20W**
 Township: **Clinton Falls**
 Acres: **60.59**
 Date: **11/14/2025**

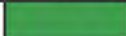
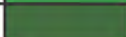
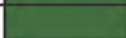


Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN147, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
HoB	Hayden loam, 2 to 6 percent slopes	31.02	51.2%		Ile	85
Wt	Webster clay loam, 0 to 2 percent slopes	25.37	41.8%		Ilw	93
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	3.43	5.7%		Ile	98
LIC2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.77	1.3%		IIle	76
Weighted Average					2.01	89

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Medford: go east on 2nd Ave. NE for 2 miles, then south on NE 14th Ave. and continue for 1.7 miles. The farm is on the east side of the road.

Simple Legal

Pt of W½ NW¼, excluding building sites, all in Section 23, Township 108 North, Range 20 West of the 5th P.M., Steele Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$4,092.00
Net Taxable Acres: 61.58
Tax per Net Taxable Acre: \$66.45

Lease Status

Open lease for the 2026 crop year.

FSA Data

FSA/Eff. Crop Acres: 60.59
Corn Base Acres: 33.18
Corn PLC Yield: 120 Bu.
Bean Base Acres: 27.41
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Main soil types are Hayden and Webster. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 89.00. 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

Gently sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Quality Steele County farmland.



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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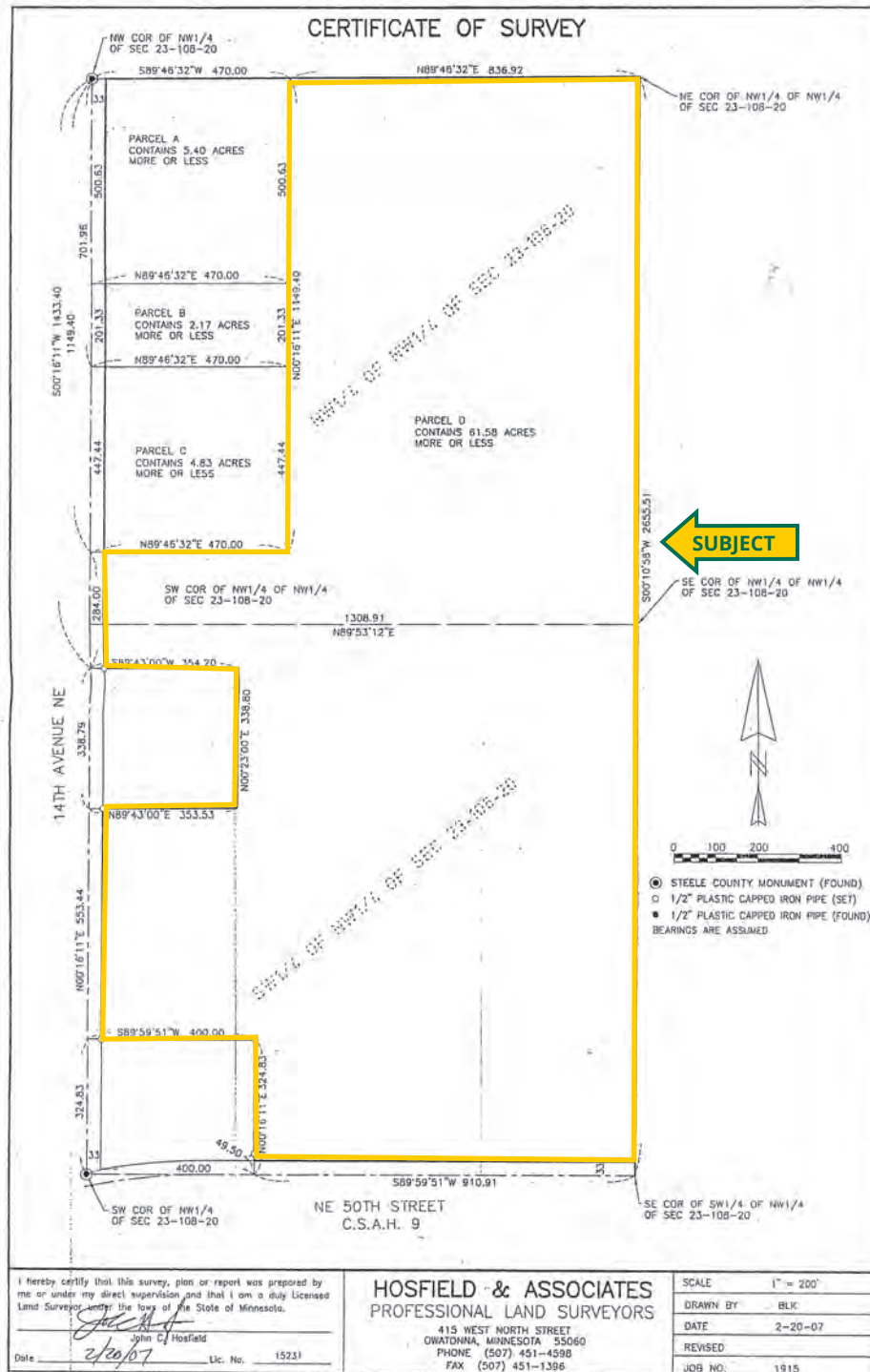
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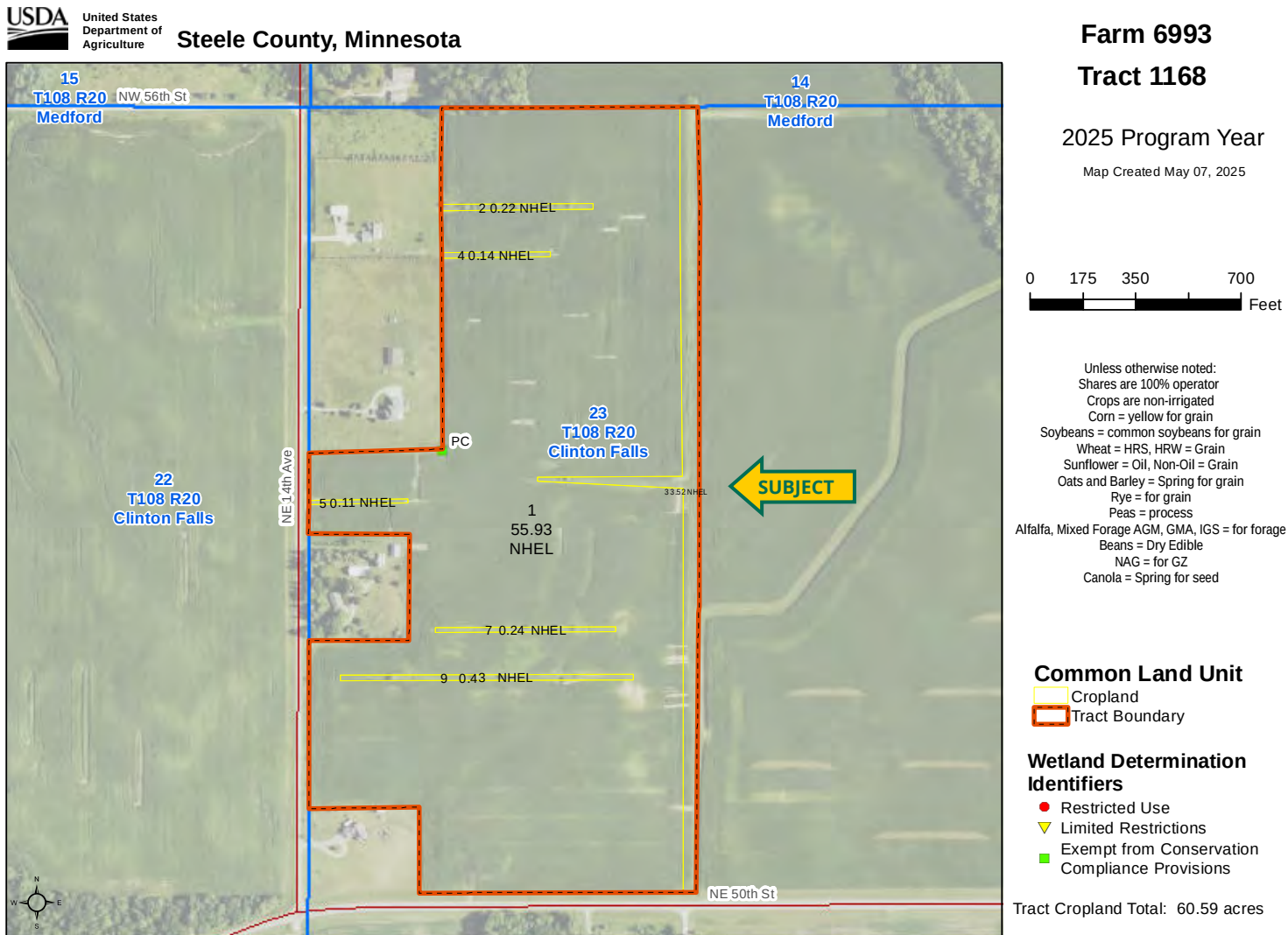
North Looking South



Southwest Looking Northeast







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: Tues., Dec.16, 2025

Time: 12:00 Noon, CST

Mail To:

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

Seller

Festal Farms Co.

Agency

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

Attorney

Ben Cass
Smith, Tollelson, Rahrack & Cass

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 Managers, Darrell Hylen at 507-381-3843 or Jared Augustine at 507-381-7425.

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 Tuesday, December 16, 2025, by 12:00, CST. The Seller will accept or reject all bids by 4:00 p.m. on Wednesday, December 17, 2025, and all bidders will be notified shortly thereafter.

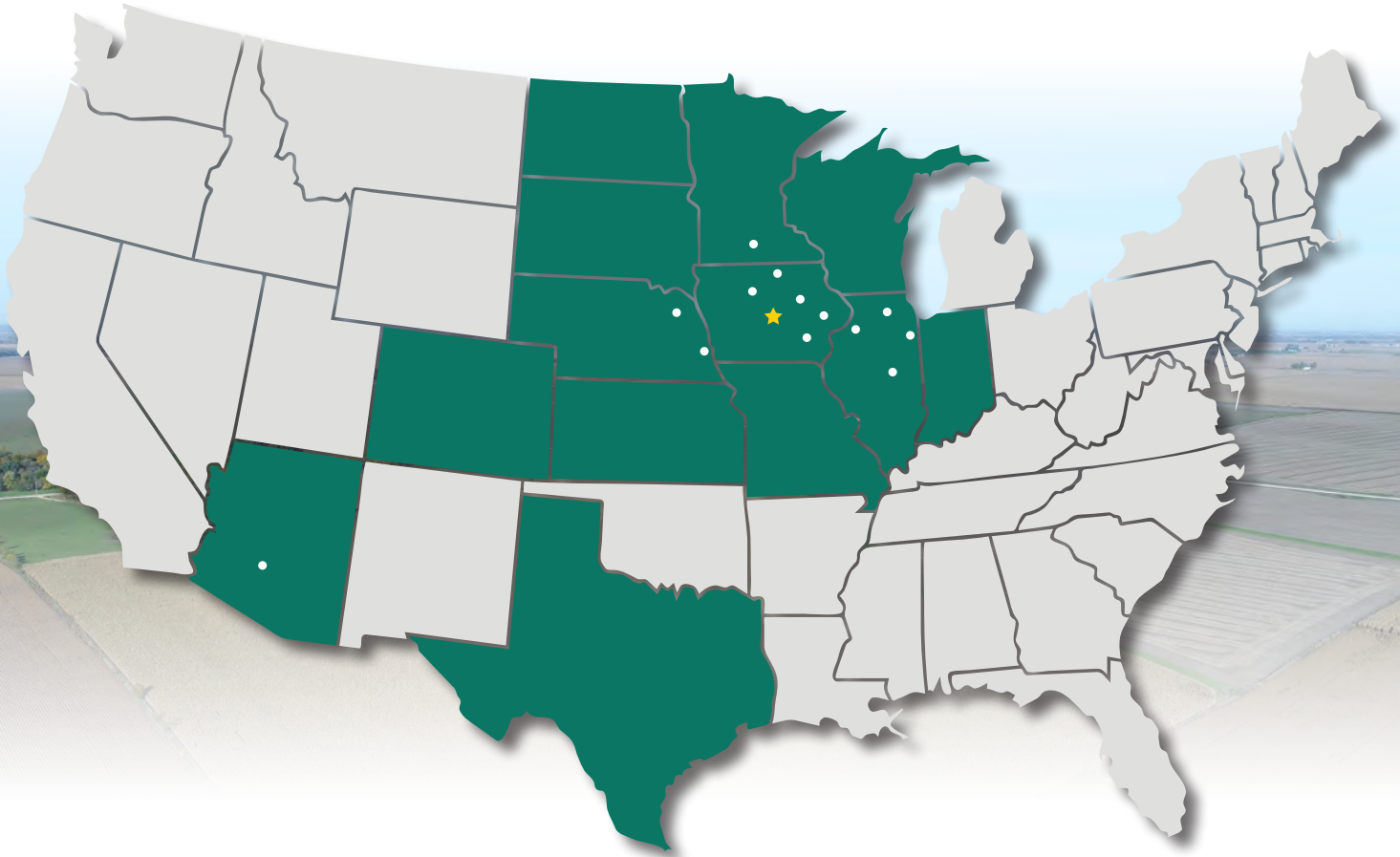
Terms of Possession

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 January 28, 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. The Seller will pay real estate taxes due and payable in 2025; Buyer will pay 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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