



High-Quality Farmland Offered with No Buyer's Premium

AUCTION

Hybrid
Friday
February 20, 2026
10:00 a.m. CST
Mountain Lake, MN &
bid.hertz.ag

754.16 Acres, m/l
6 Parcels
Cottonwood &
Watsonwan Co., MN

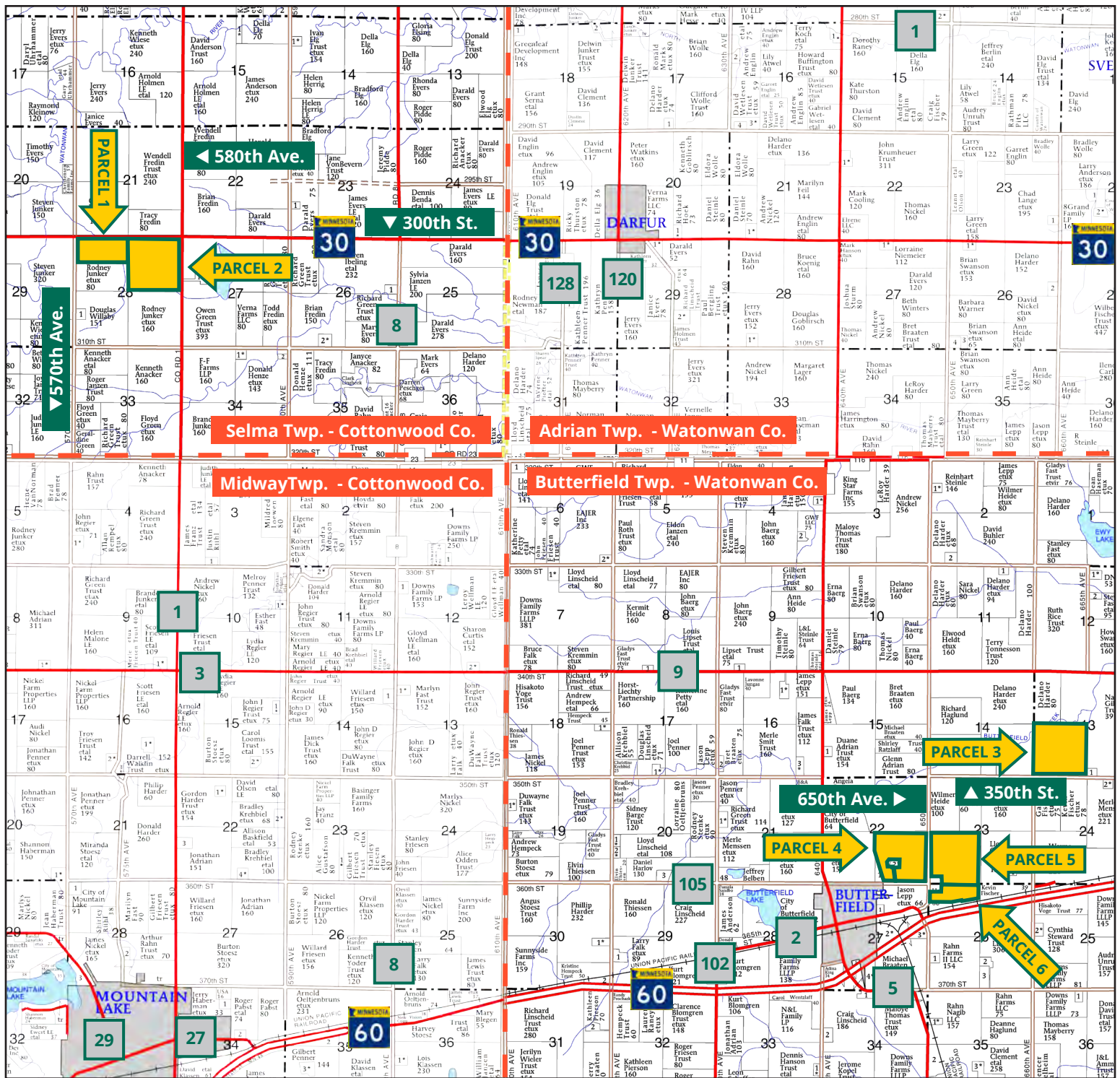


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Selma Township, Cottonwood County, MN Butterfield Township, Watonwan County, MN

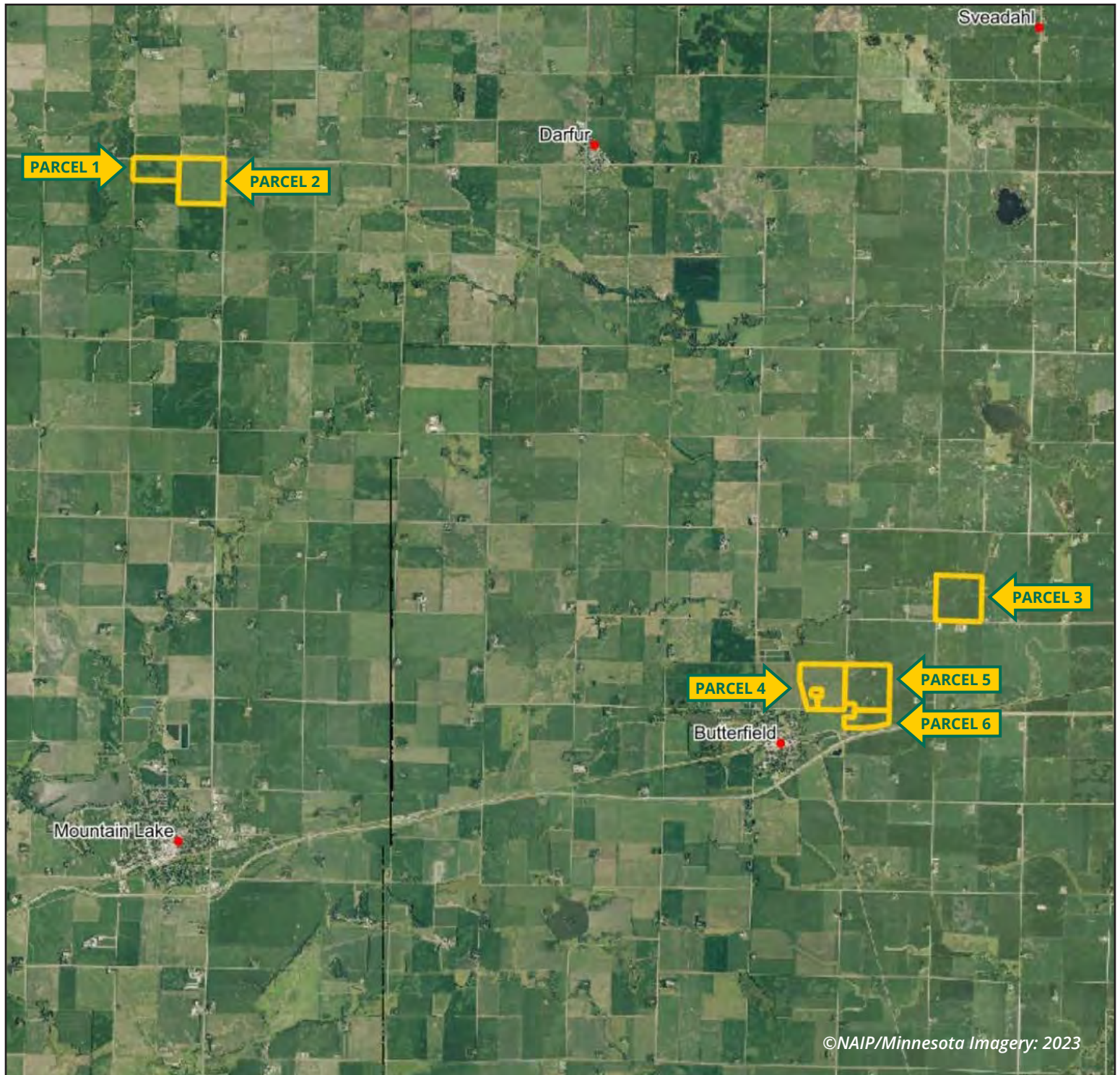


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Est. FSA/Eff. Crop Acres: 75.85 | Soil Productivity: 94.70 CPI



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State: **Minnesota**
County: **Cottonwood**
Location: **28-107N-34W**
Township: **Selma**
Acres: **75.85**
Date: **1/12/2026**



Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	31.76	41.9%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	21.78	28.7%		Iw	99
L78A	Canisteo clay loam, 0 to 2 percent slopes	10.45	13.8%		IIw	93
L79B	Clarion loam, 2 to 6 percent slopes	9.02	11.9%		Ile	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.84	3.7%		IIIw	86
Weighted Average					1.75	94.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Comfrey: Go west on Co. Hwy 17 for 0.8 miles, then south on 580th Ave. / Co. Rd. 1 for 4 miles, and then west on State Hwy 30 / 300th St. for ¾ miles. Property is located on the south side of the road.

Simple Legal

N½ NW¼ of Section 28, Township 107 North, Range 34 West of the 5th P.M., Cottonwood Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$3,426.00*

Net Taxable Acres: 80.00*

Tax per Net Taxable Acre: \$42.83*

**Taxes estimated pending tax parcel split. Cottonwood County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7679, Part of Tract 2691

FSA/Eff. Crop Acres: 75.85*

Corn Base Acres: 48.09*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 28.03*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by Cottonwood County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Webster, Nicollet, Canisteo, and Clarion. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 94.70. 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. No tile maps available.

Buildings/Improvements

None.

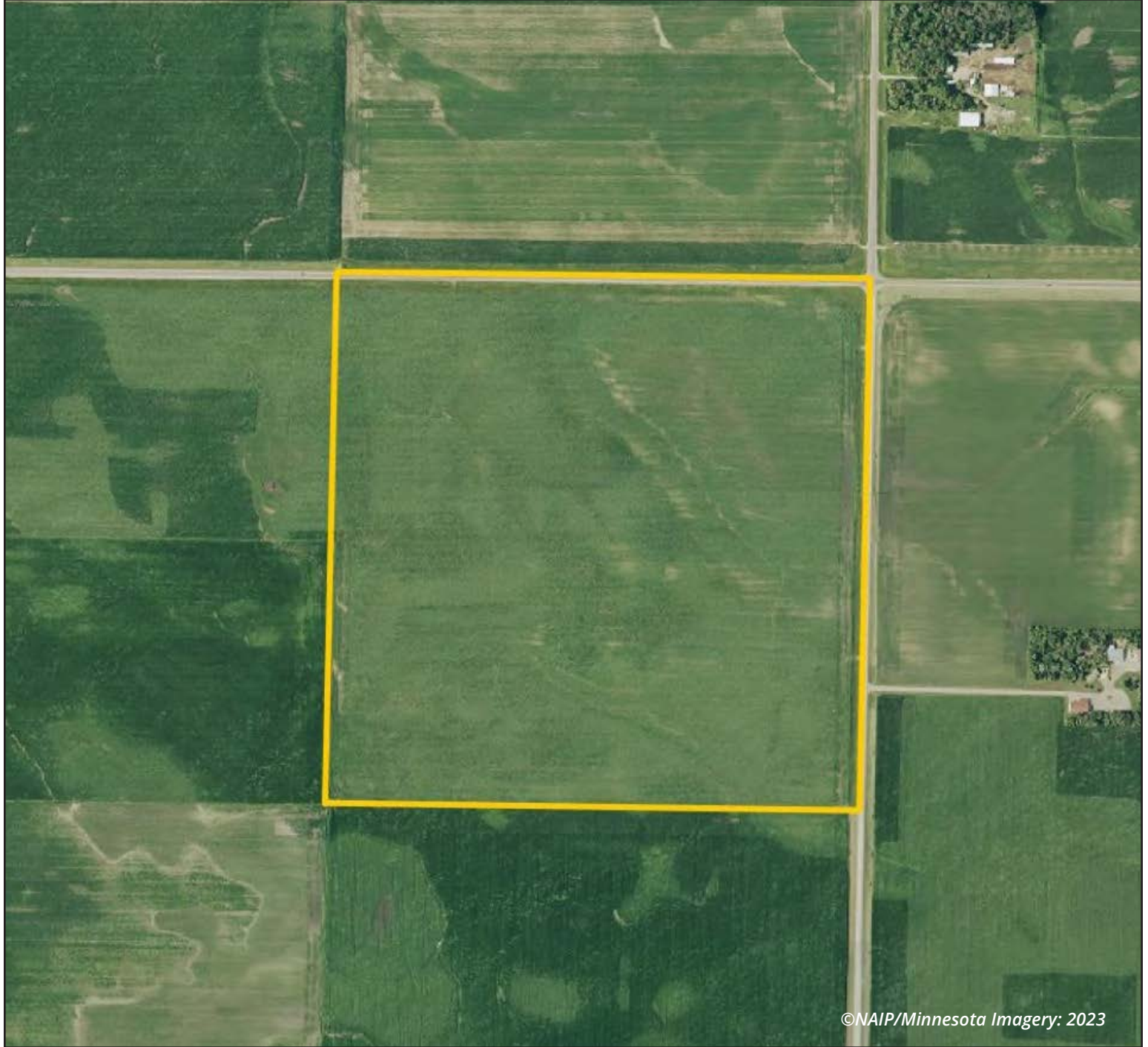
Water & Well Information

None.



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.

Est. FSA/Eff. Crop Acres: 152.55 | Soil Productivity: 89.60 CPI



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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Cottonwood**
Location: **28-107N-34W**
Township: **Selma**
Acres: **152.55**
Date: **1/12/2026**



Maps Provided By:



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Area Symbol: MN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L79B	Clarion loam, 2 to 6 percent slopes	50.65	33.2%		Ile	95
L73A	Blue Earth mucky silt loam, 0 to 1 percent slopes	30.20	19.8%		IIIw	77
L83A	Webster clay loam, 0 to 2 percent slopes	25.97	17.0%		IIw	93
L78A	Canisteo clay loam, 0 to 2 percent slopes	22.40	14.7%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.45	10.1%		Iw	99
L215B	Dickman sandy loam, 2 to 6 percent slopes	4.78	3.1%		IIle	49
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.93	1.3%		IIIw	86
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.17	0.8%		IIle	87
Weighted Average					2.15	89.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Comfrey: Go west on Co. Hwy 17 for 0.8 miles, then south on 580th Ave. / Co. Rd. 1 for 4 miles. Property is located on the southwest side of the intersection of State Hwy 30 / 300th St. and 580th Ave. / Co. Rd.

Simple Legal

The NE¼ of Section 28, Township 107 North, Range 34 West of the 5th P.M., Cottonwood Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2025 Values for Taxes Payable in 2025

Ag Non-Hmstd Taxes: \$6,852.00*

Net Taxable Acres: 160.00*

Tax per Net Taxable Acre: \$42.83

**Taxes estimated pending tax parcel split.*

Cottonwood County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7679, Part of Tract 2691

FSA/Eff. Crop Acres: 152.55*

Corn Base Acres: 96.19*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 56.06*

Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by Cottonwood County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Clarion, Blue Earth, Webster, Canisteo, and Nicollet. Crop Productivity Index (PI) on the estimated FSA/Eff. crop acres is 89.60. 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

Level to gently sloping.

Drainage

Some tile. No tile maps available.

Property is part of Drainage District CD 28.

Buildings/Improvements

None.

Water & Well Information

None.



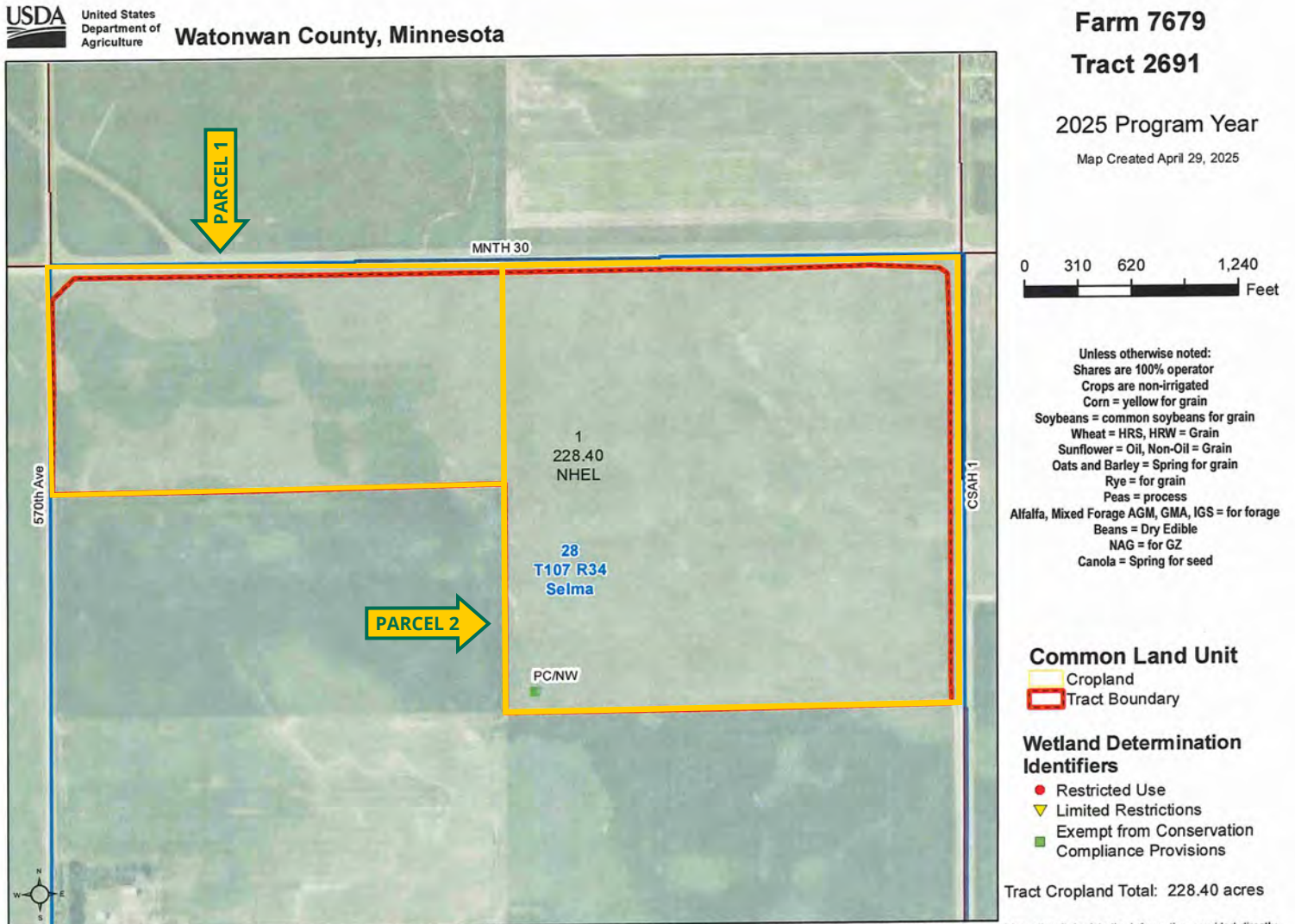
Northwest looking Southeast



Southeast looking Northwest

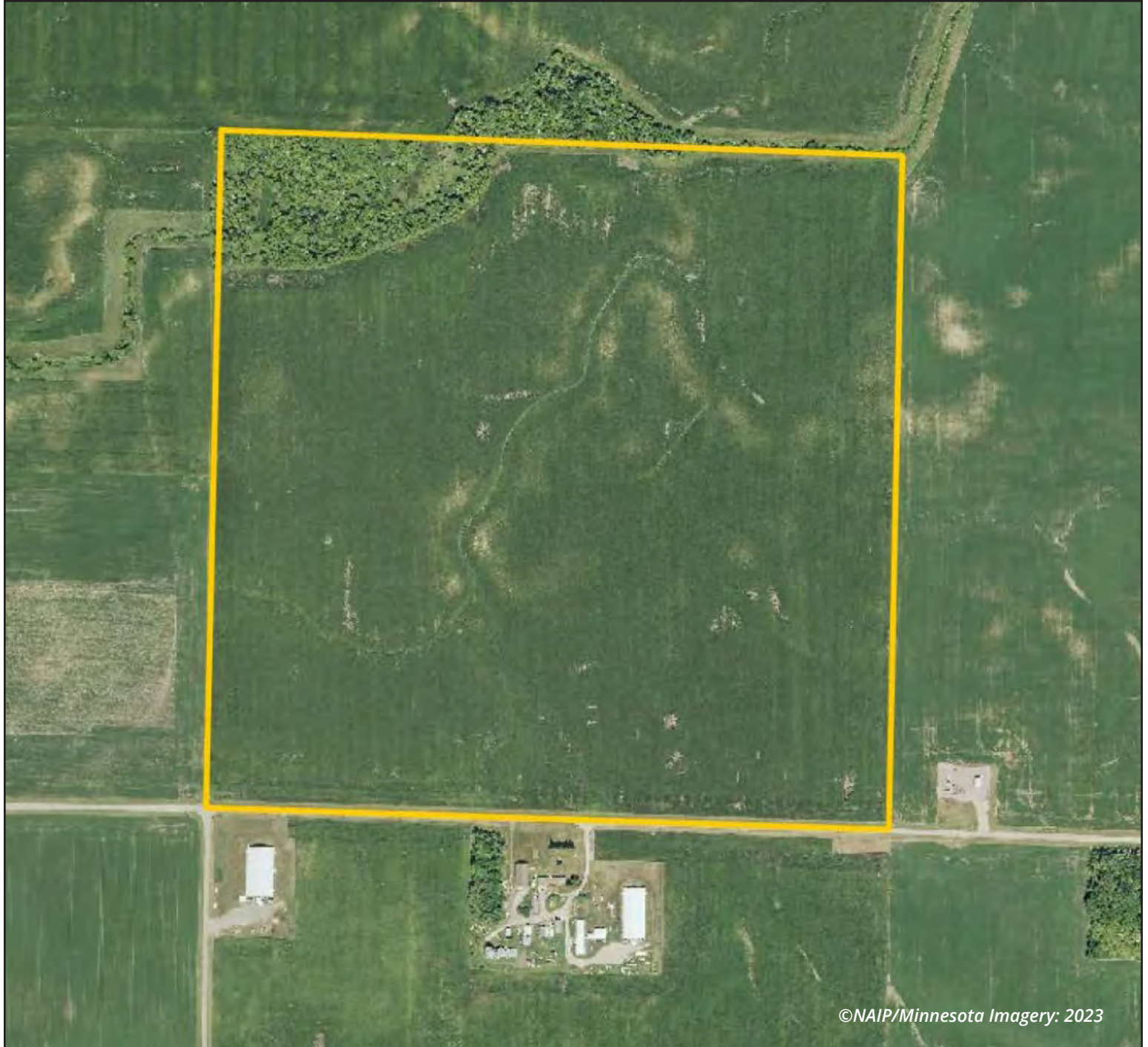


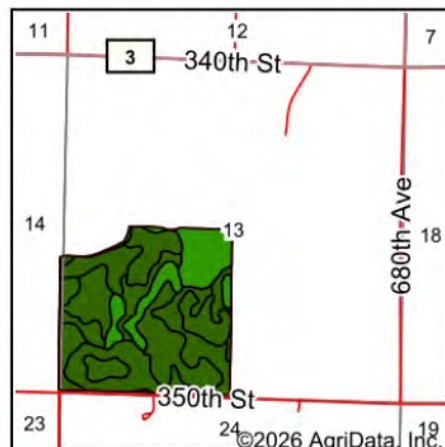
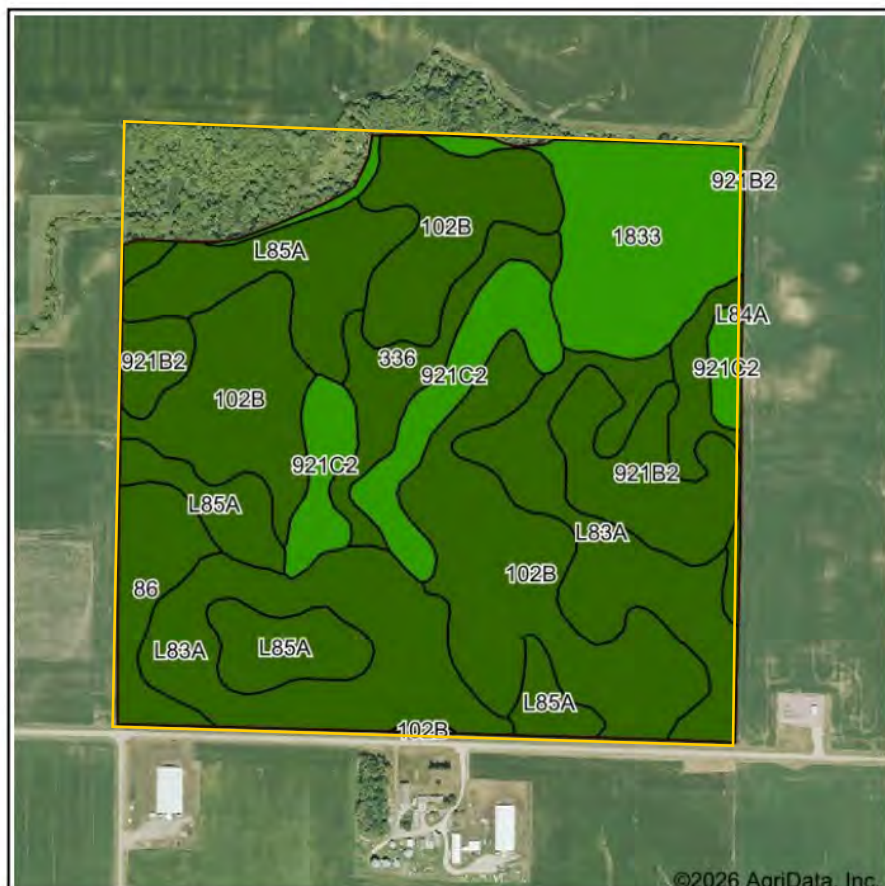
Parcel 1 - 75.85 Est. FSA/Eff. Crop Acres
Parcel 2 - 152.55 Est. FSA/Eff. Crop Acres



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FSA/Eff. Crop Acres: 150.61 | Soil Productivity: 92.70 CPI





State: **Minnesota**
County: **Watonwan**
Location: **13-106N-33W**
Township: **Butterfield**
Acres: **150.61**
Date: **1/12/2026**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	41.39	27.5%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	30.83	20.5%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	20.29	13.5%		Iw	99
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	16.83	11.2%		IIw	83
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.65	8.4%		IIle	87
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	12.27	8.1%		Ile	92
86	Canisteo clay loam, 0 to 2 percent slopes	9.68	6.4%		IIw	93
336	Delft clay loam, 0 to 2 percent slopes	6.67	4.4%		IIw	94
Weighted Average					1.95	92.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Butterfield: Go east on Co. Rd. 105 for 1 mile, then north on 650th Ave. for 1 mile, and then east on 350th St. for 1 mile. Property is located on the north side of the road.

Simple Legal

The SW¼ of Section 13, Township 106 North, Range 33 West of the 5th P.M., Watonwan Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$9,828.30
Special Assessments: \$423.70
Total 2025 Real Estate Taxes: \$10,252.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$64.08

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7680, Tract 890
FSA/Eff. Crop Acres: 150.61
Corn Base Acres: 59.90
Corn PLC Yield: 164 Bu.
Bean Base Acres: 89.80
Bean PLC Yield: 46 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Clarion, Webster, and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 92.70 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. No tile maps available. Property is part of Drainage District JD 13.

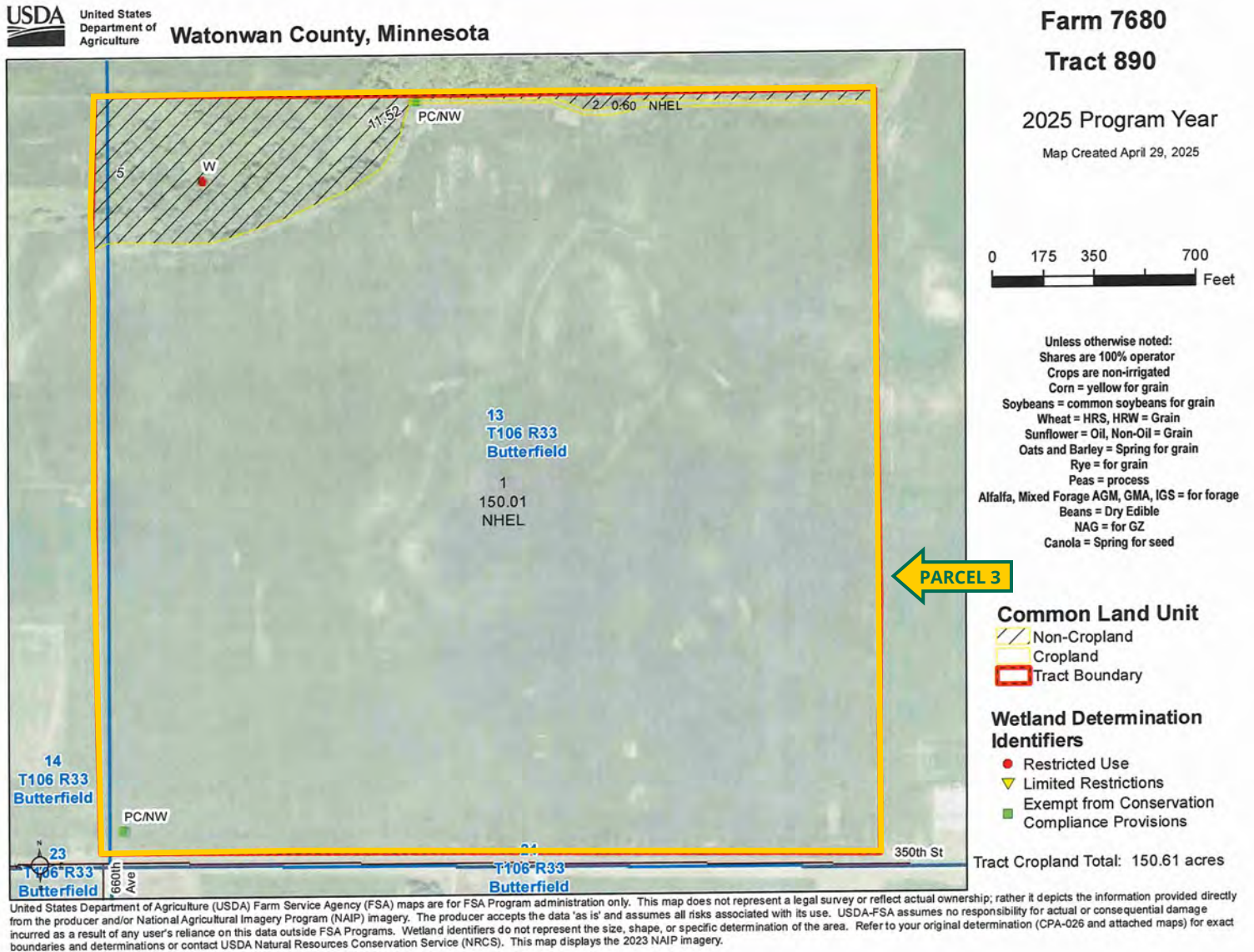
Buildings/Improvements

None.

Water & Well Information

None.





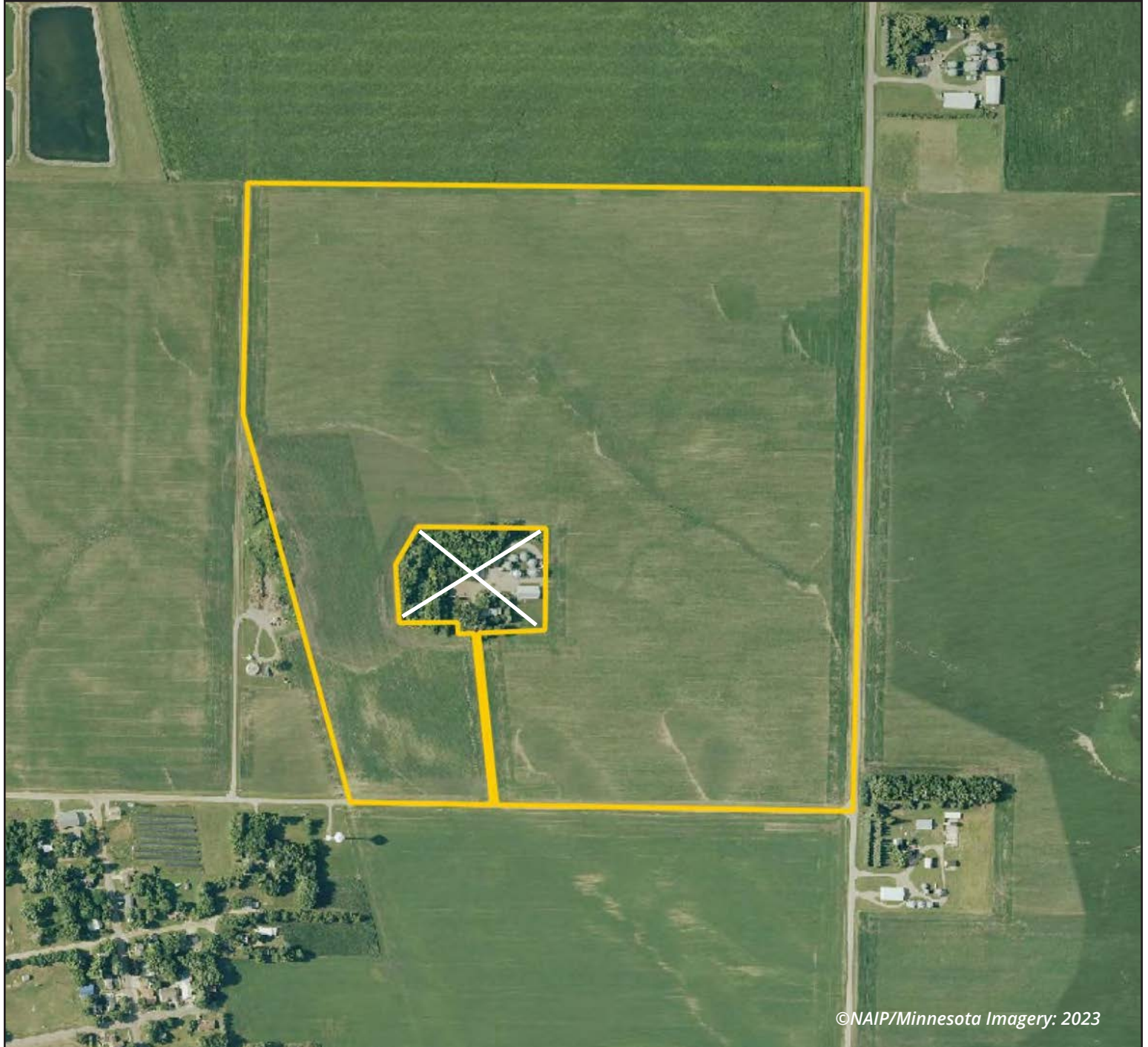
Southeast looking Northwest



Southwest looking Northeast



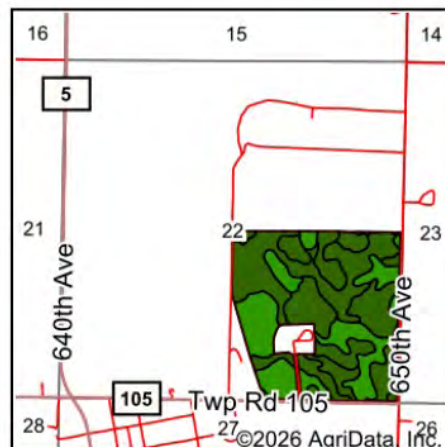
FSA/Eff. Crop Acres: 140.90 | Soil Productivity: 92.30 CPI



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State: **Minnesota**
County: **Watsonwan**
Location: **22-106N-33W**
Township: **Butterfield**
Acres: **140.9**
Date: **1/12/2026**



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 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	40.55	28.9%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	34.08	24.2%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	33.97	24.1%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	12.43	8.8%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.76	8.3%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	5.96	4.2%		Ile	95
118	Crippin loam, 1 to 3 percent slopes	0.90	0.6%		Ie	100
654	Revere clay loam	0.88	0.6%		IIw	91
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.37	0.3%		IIw	91
Weighted Average					2.08	92.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Butterfield: Go east on Co. Rd. 105 for ¾ mile. Property is located on the north side of the road.

Simple Legal

The SE¼, excluding east of the RR, and the building site, all in Section 22, Township 106 North, Range 33 West of the 5th P.M., Watonwan Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$9,054.52
Special Assessments: \$4,739.48
Total 2024 Real Estate Taxes: \$13,794.00
Net Taxable Acres: 145.38
Tax per Net Taxable Acre: \$94.88

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7680, Part of Tract 6832
FSA/Eff. Crop Acres: 140.90
Corn Base Acres: 73.86*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 65.80*
Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Webster, Glencoe, Nicolet, Canisteo, and Okoboki. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 92.30. 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

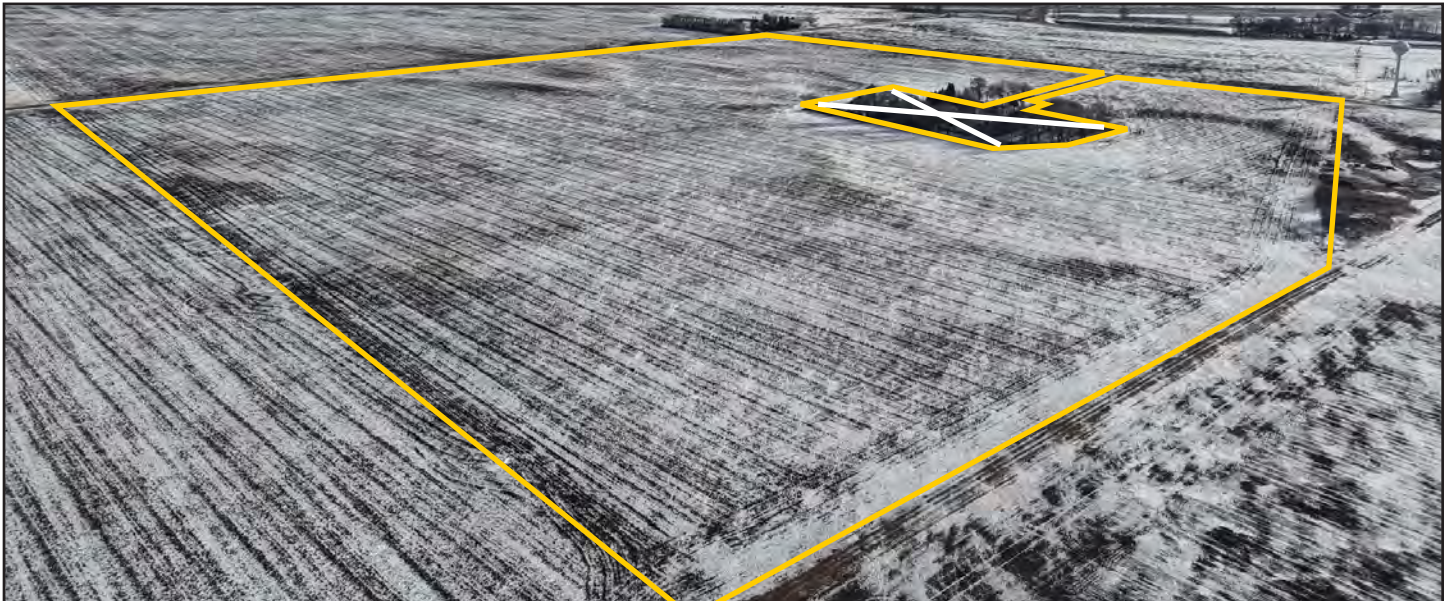
Some tile. See tile map. Property is part of Drainage District JD 13.

Buildings/Improvements

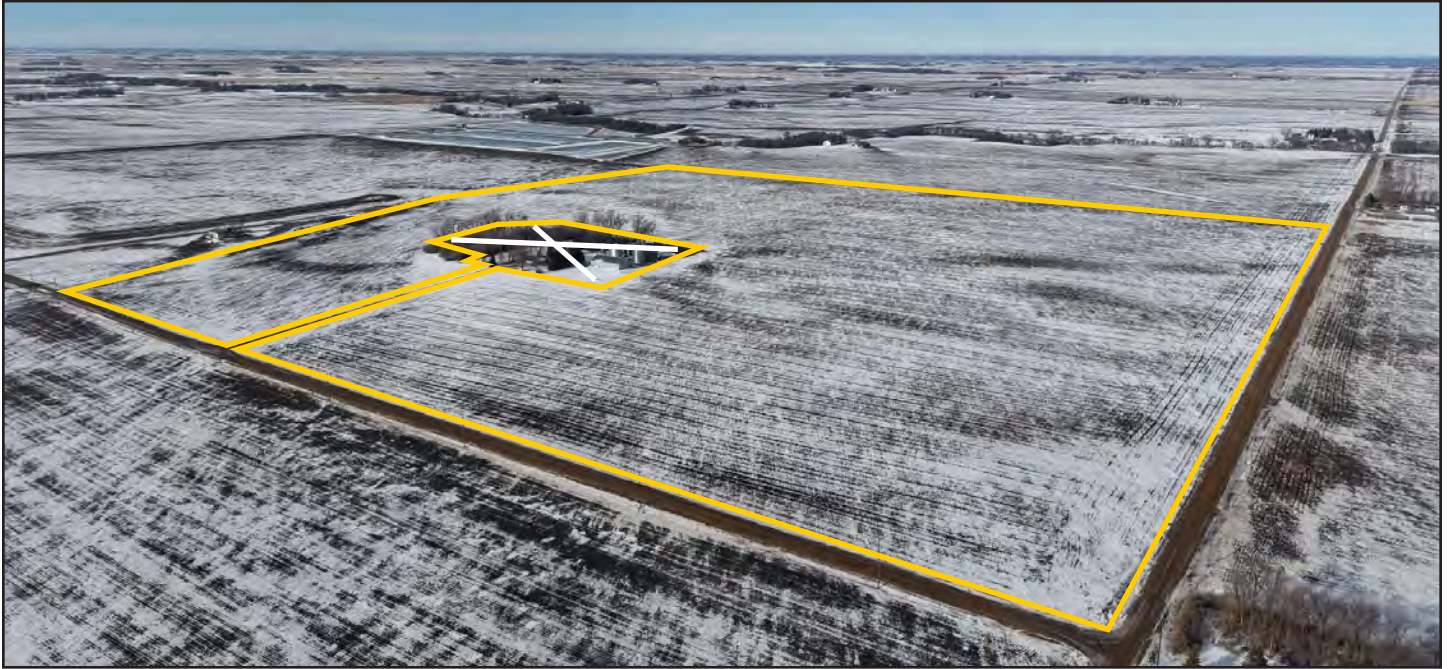
None.

Water & Well Information

None.



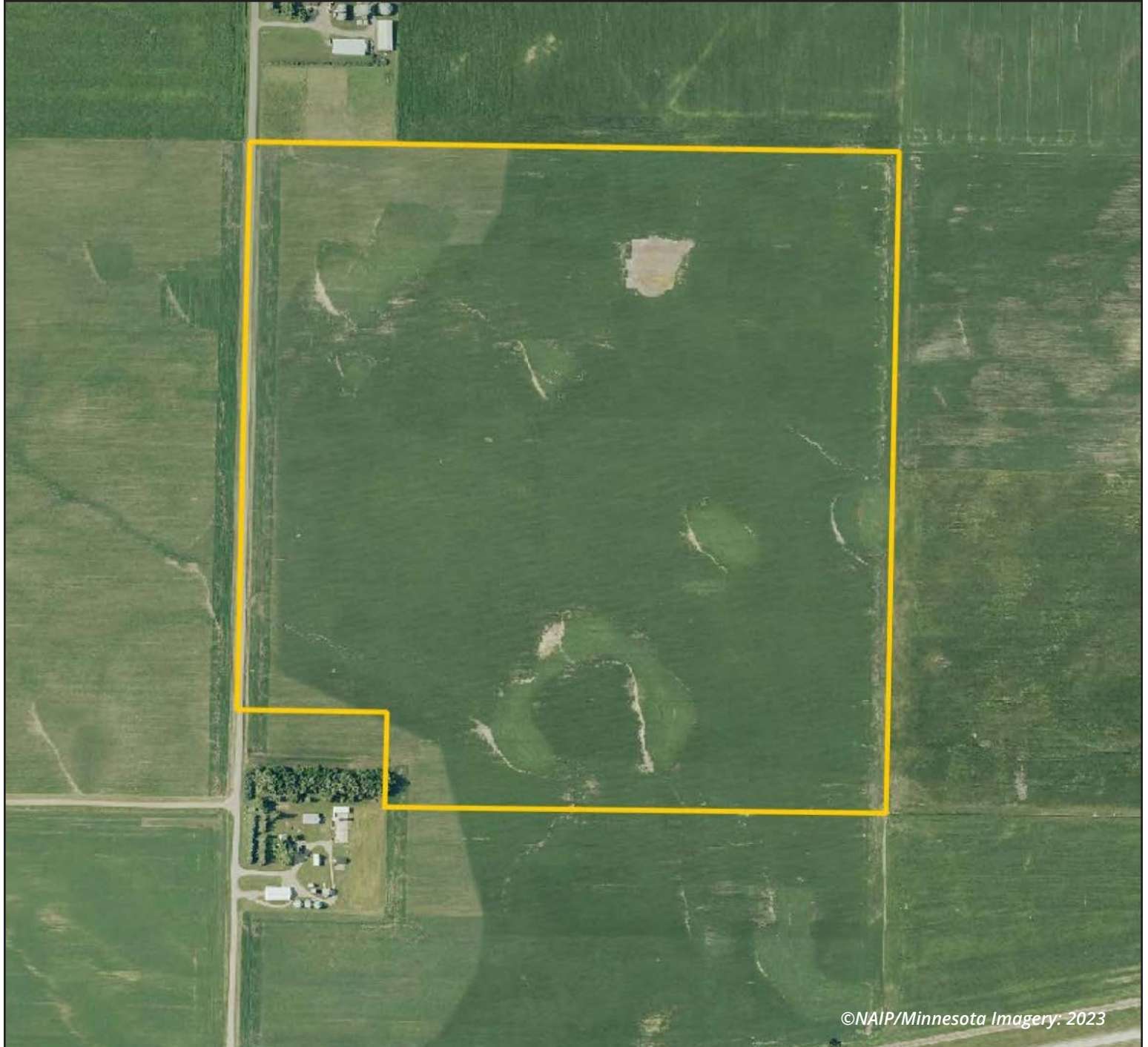
Southeast looking Northwest



Northeast looking Southwest



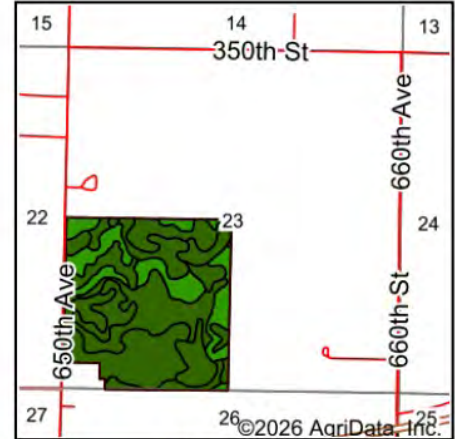
Est. FSA/Eff. Crop Acres: 152.42 | Soil Productivity: 91.90 CPI



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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Watsonwan**
Location: **23-106N-33W**
Township: **Butterfield**
Acres: **152.42**
Date: **1/12/2026**



Maps Provided By



Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	42.96	28.2%		IIw	93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	25.87	17.0%		IIw	91
L84A	Glencoe clay loam, 0 to 1 percent slopes	24.39	16.0%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	23.68	15.5%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.32	7.4%		Iw	99
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	8.30	5.4%		IIIw	86
654	Revere clay loam	7.71	5.1%		IIw	91
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	5.13	3.4%		Ile	92
118	Crippin loam, 1 to 3 percent slopes	3.06	2.0%		Ie	100
Weighted Average					2.12	91.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Butterfield: Go east on Co. Rd. 105 for 1 mile and then north on 650th Ave. for 0.4 miles. Property is located on the east side of the road.

Simple Legal

The SW¼, less 5.29 acres, all in Section 23, Township 106 North, Range 33 West of the 5th P.M., Watonwan Co. MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$8,906.74
Special Assessments: \$6,703.26
Total 2024 Real Estate Taxes: \$15,610.00
Net Taxable Acres: 154.71
Tax per Net Taxable Acre: \$100.90

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7680, Part of Tract 6832
FSA/Eff. Crop Acres: 152.42*
Corn Base Acres: 79.89*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 71.16*
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Watonwan County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Canisteo, Canisteo-Glencoe, Glencoe, Clarion, and Nicollett. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 91.90. 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

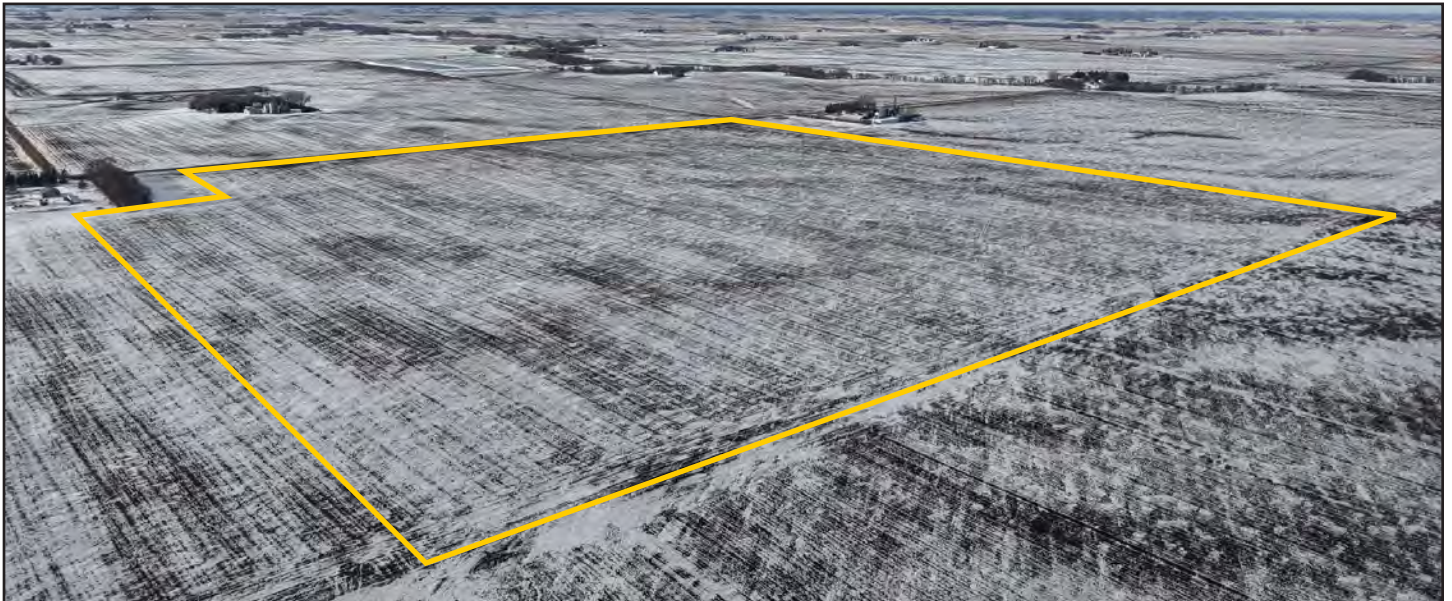
Some tile See tile map. Property is part of Drainage District JD 13.

Buildings/Improvements

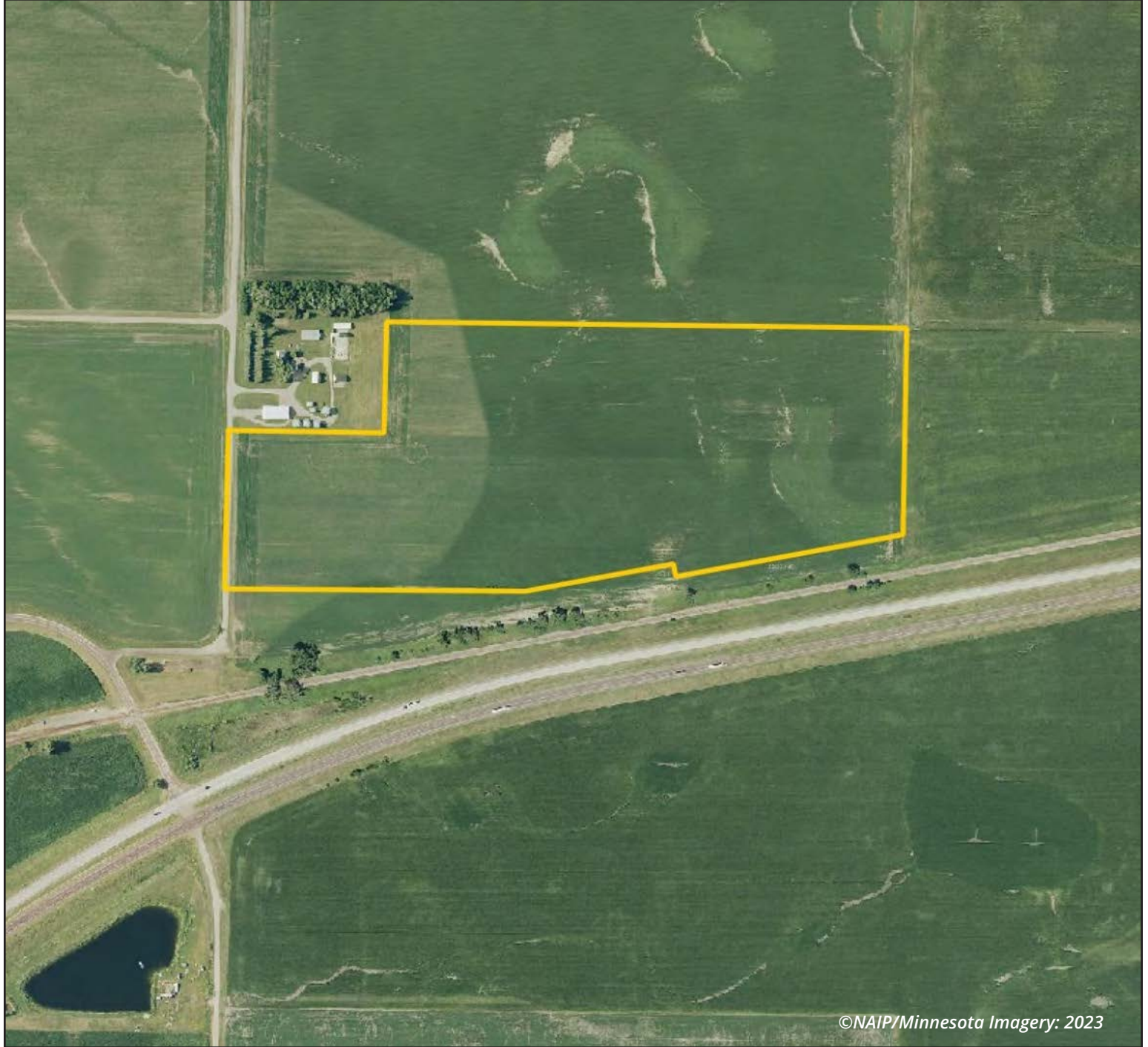
None.

Water & Well Information

None.



Est. FSA/Eff. Crop Acres: 54.00 | Soil Productivity: 92.70 CPI



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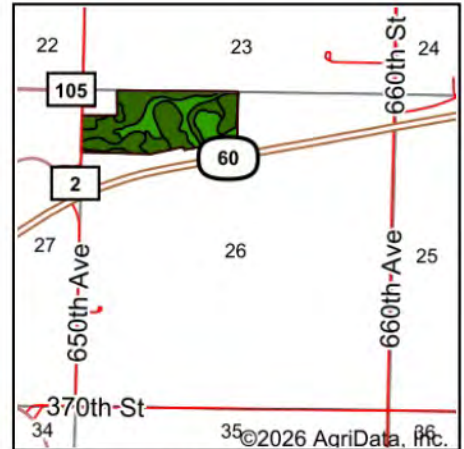
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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Watonwan**
Location: **26-106N-33W**
Township: **Butterfield**
Acres: **54**
Date: **1/12/2026**



Area Symbol: MN165, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	19.72	36.6%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.68	17.9%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.61	14.1%		Iw	99
102B	Clarion loam, 2 to 6 percent slopes	6.97	12.9%		Ile	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.73	10.6%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	4.29	7.9%		Ie	100
Weighted Average					2.06	92.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Butterfield: Go east on Co. Rd. 105 for 1 mile and then south on 650th Ave. for 0.2 miles. Property is located on the east side of the road.

Simple Legal

The north 60 acres of the NW¼ north of the RR, less 0.89 acres and less 5.93 acres, all in Section 26, Township 106 North, Range 33 West of the 5th P.M., Watonwan Co., MN. *Final abstract/title documents to govern legal description.*

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$3,261.40
Special Assessments: \$2,860.60
Total 2024 Real Estate Taxes: \$6,122.00
Net Taxable Acres: 54.07
Tax per Net Taxable Acre: \$113.22

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 7680, Part of Tract 6832
FSA/Eff. Crop Acres: 54.00*
Corn Base Acres: 28.31*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 25.22*
Bean PLC Yield: 46 Bu.

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

NRCS Classification

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

Soil Types/Productivity

Main soil types are Canisteo, Glencoe, Nicollet, and Clarion, Okoboji, and Crippin. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 92.70. 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

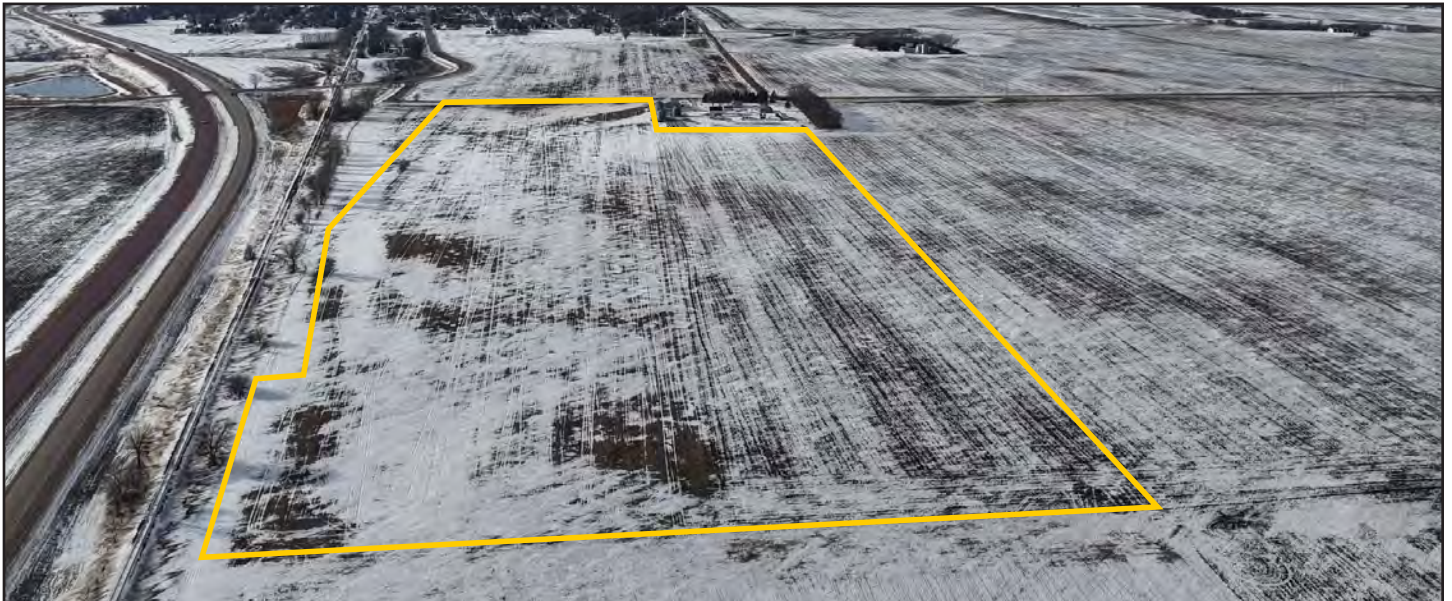
Some tile. See tile map. Property is part of Drainage District JD 13.

Buildings/Improvements

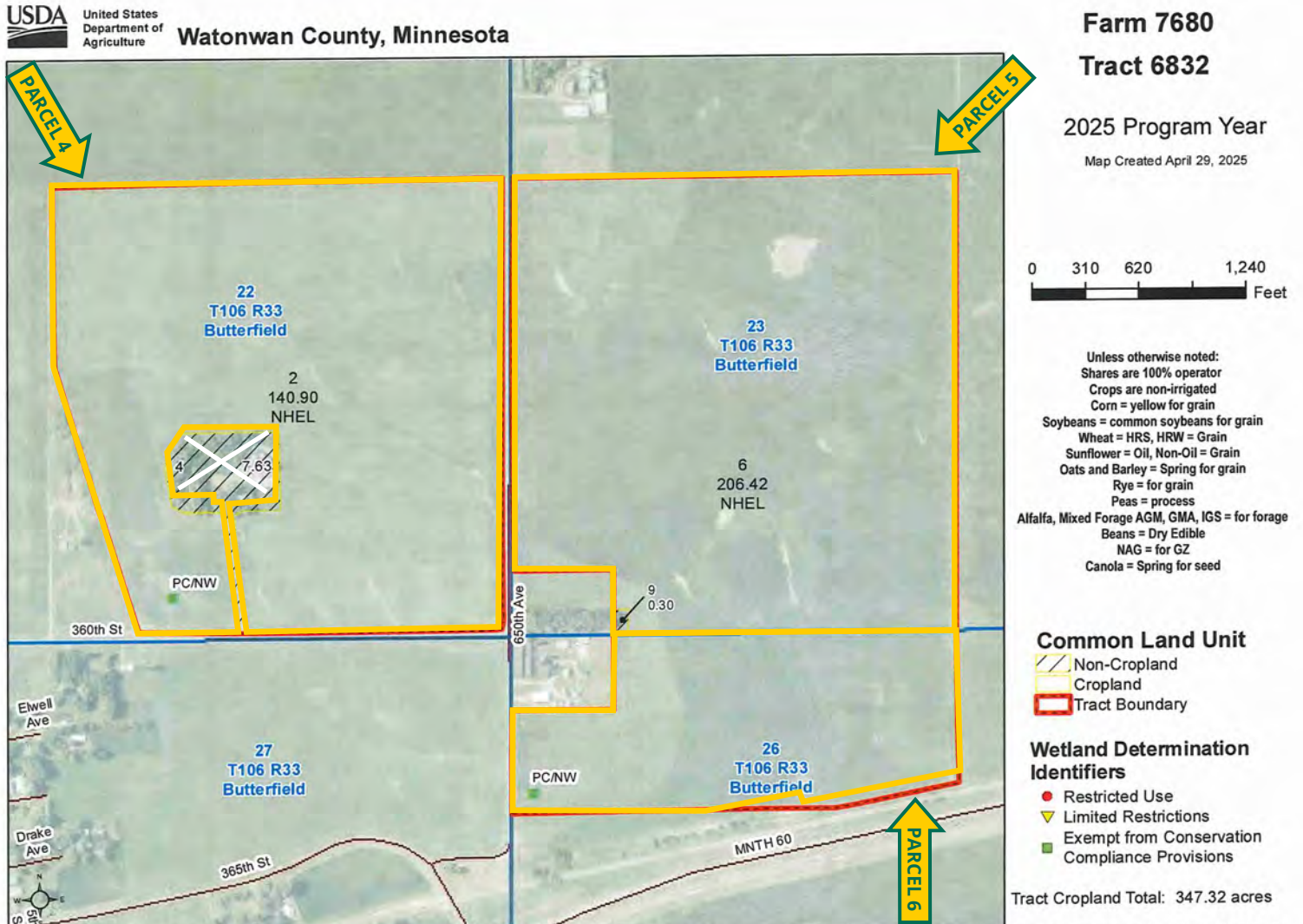
None.

Water & Well Information

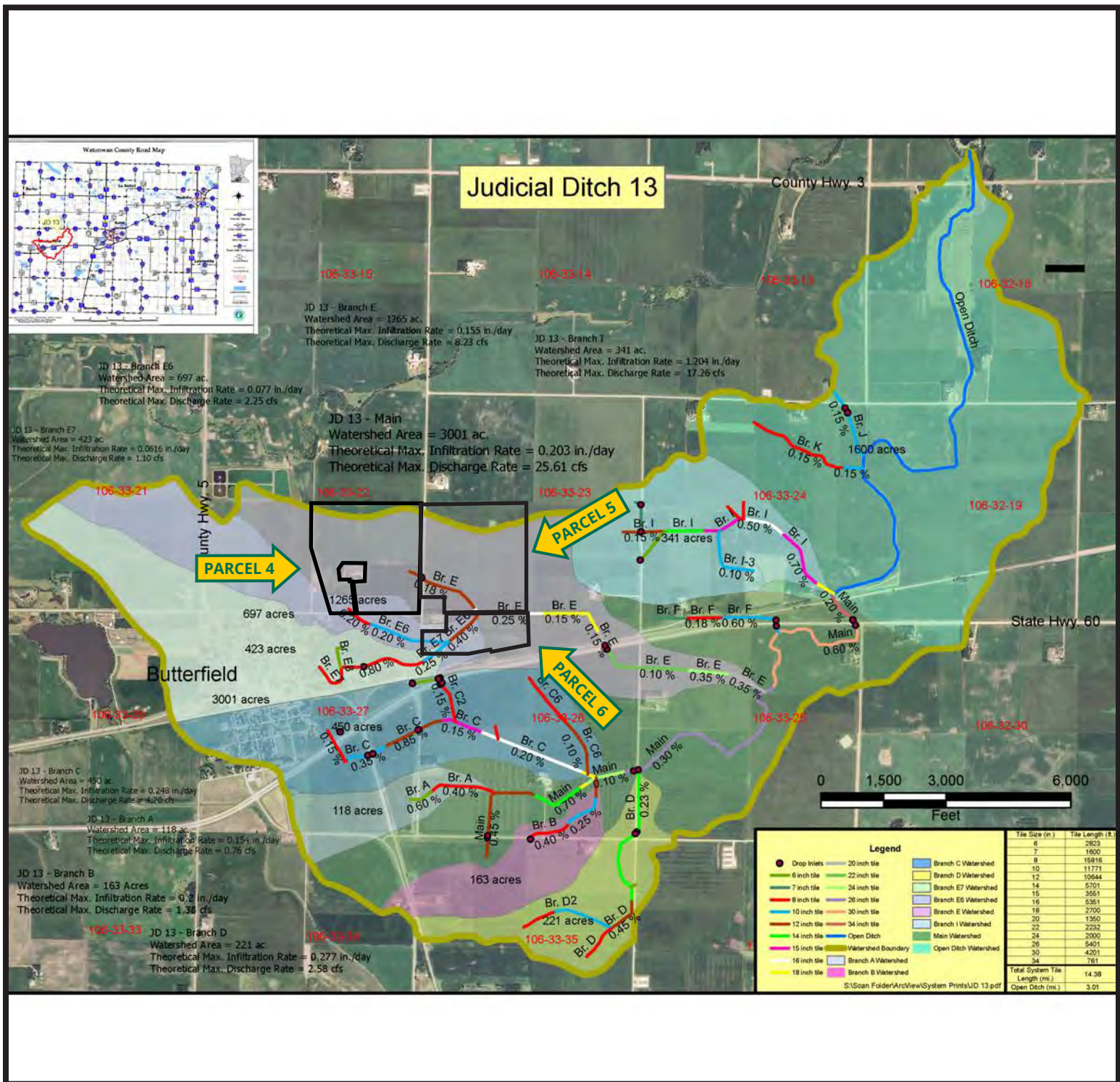
None.



Parcel 4 - 140.90 FSA/Eff. Crop Acres
Parcel 5 - 152.42 Est. FSA/Eff. Crop Acres
Parcel 6 - 54.00 Est. FSA/Eff. Crop Acres



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Map provided by Watonwan County Public Drainage System.

Parcel 5 - Northeast looking Southwest



West looking East



Date: Fri., February 20, 2026

Time: 10:00 a.m.

Site: Mountain Lake Golf Course
56500 Lakeshore Dr.
Mountain Lake, MN 56159

Online: 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 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 the auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Managers, Jared Augustine at 507-381-7425 or Jason McCue at 507-525-3113 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Horst-Liechty Family

Agency

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

Auctioneer

Jared Augustine

Attorneys

Gary Schmit
Phelan Tucker Law LLP

Taliesen Burrows
Birkholz Law

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.

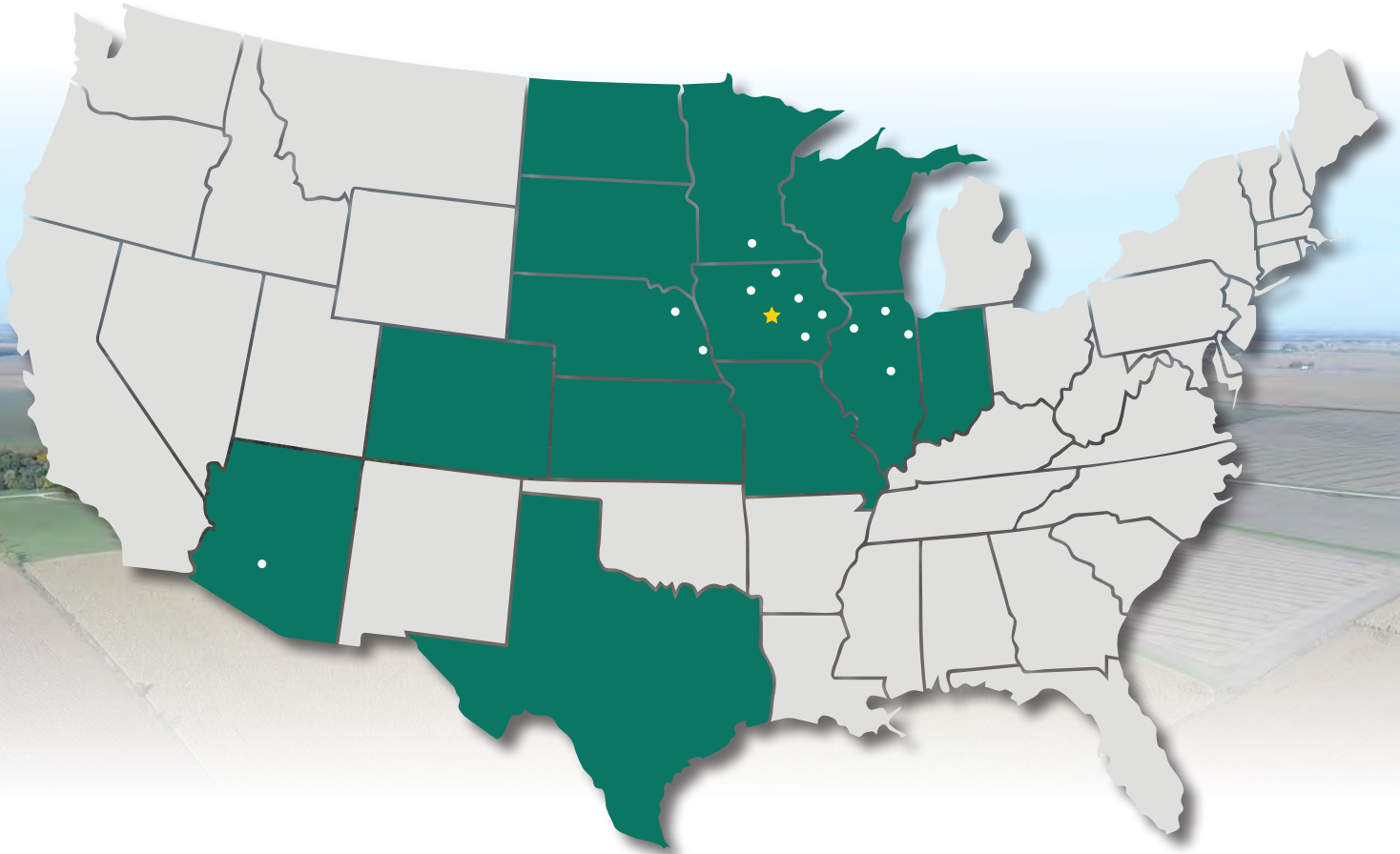
Terms of Possession

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 March 26, 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.

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