590 Acres +/- Lyle, London, Shell Rock & Albert Lea Twp

LAND AUCTION  Freeborn and Mower Counties, MN

#1799 James Hiebert Farm
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LandProz is proud to present
The Hiebert Farm

Date: Saturday, December 7, 2019        Time: 10 a.m.

Auction Location: Glenville-Emmons High School, 230 5th St. SE, Glenville, MN

Property offered as 4 Tracts
LOCATION

MORE PROPERTY PHOTOS AVAILABLE AT LANDPROZ.COM
590 ACRES +/-

**Total Acres:** 591.35  
**Total Cropland Acres:** 572.45

**FARM NOTES**

James Hiebert’s farms all have one thing in common, that is they all have great soil types and locations. Call Greg Jensen for details at 507-383-1067
TRACT 1

- **Total Acres:** 154
- **Legal Description:** 154 acres in the S ½ of SW ¼ and S ½ of the SE ¼ of Section 32 of Lyle Township in Mower County, MN T-101-N R-18-W
- **Property Tax:** $8,460
- **Total Cropland Acres:** 149.71
- **CPI Soil Rating:** 82.4
- **Corn Base Acres:** 78.2
  - **PLC Yield:** 150 bu
- **Soybean Base Acres:** 71.5
  - **PLC Yield:** 44 bu
- **Open to farm in 2020**
# SOIL MAP

## TRACT 1

![Soil Map Image]

### Soil Map

<table>
<thead>
<tr>
<th>Class</th>
<th>Percent of Area</th>
<th>Base Area</th>
<th>Productivity Class</th>
<th>Crop Preferences</th>
<th>Organic Matter (%)</th>
<th>Storability</th>
<th>Drainability</th>
<th>Confinement Factor</th>
<th>Cover Crops</th>
<th>Recommended Management Options</th>
</tr>
</thead>
</table>
| Clay loamy, silty, loamy, mixed, mesic
  subseries
| 19.0%           | Illuv. Ck       | 6.6       | 4.6                | 7                | 4.2               | 5            | 190.5       | 89                  | 3.5         | 79.5                          |
| Clay loamy, silty, loamy, mixed, mesic
  subseries
| 17.6%           | Illuv. Ck       | 6.2       | 4.6                | 7                | 4.2               | 5            | 190.5       | 89                  | 3.5         | 79.5                          |
| Sandy loamy, silty, loamy, mixed, mesic
  subseries
| 18.2%           | Illuv. Ck       | 6.2       | 4.6                | 7                | 4.2               | 5            | 190.5       | 89                  | 3.5         | 79.5                          |
| Sandy loamy, silty, loamy, mixed, mesic
  subseries
| 16.5%           | Illuv. Ck       | 6.0       | 4.6                | 7                | 4.2               | 5            | 190.5       | 89                  | 3.5         | 79.5                          |
| Sandy loamy, silty, loamy, mixed, mesic
  subseries
| 16.7%           | Illuv. Ck       | 6.2       | 4.6                | 7                | 4.2               | 5            | 190.5       | 89                  | 3.5         | 79.5                          |
| Sandy loamy, silty, loamy, mixed, mesic
  subseries
| 16.0%           | Illuv. Ck       | 6.0       | 4.6                | 7                | 4.2               | 5            | 190.5       | 89                  | 3.5         | 79.5                          |

*The agricultural management recommendations are based on the above soil map.*

*Crop: Corn; Cover Crops: Cover Crops AB (A); Management Options: Management Options AB (A).*

### Area Details:

- **County:** Minnesota
- **Location:** 30-30N-16W
- **Township:** Lytle
- **Acres:** 149.71
- **Date:** 8/8/2019

*Soil map provided by USDA and NRCS.*

**Surety**

1-844-GO-4-PROZ
Farm 9201
Tract 55925

2019 Program Year
Map Created May 07, 2019

Common Land Unit
Cropland
Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 149.71 acres

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, QMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed
• Total Acres: 155.65
• Legal Description: 155.65 acres in the NW ¼ of Section 19 of London Township in Freeborn County, MN T-101-N R-19-W
• Property Tax: $8,260 with $1,027.10 in special assessments
• Total Cropland Acres: 144.85
• CPI Soil Rating: 88.9
• Corn Base Acres: 91.8
  PLC Yield: 165 bu
• Soybean Base Acres: 39.4
  PLC Yield: 46 bu
• Open to farm in 2020
## Soils Map

**State:** Minnesota  
**County:** Freeborn  
**Location:** 19-101N-19W  
**Township:** London  
**Acres:** 146.1  
**Date:** 8/8/2019

**LANDPROZ.COM**

Maps Provided By

© AgData, Inc. 2019  
www.AgData.com

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### Area Symbol: MN047, Soil Area Version: 14

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>PI Legend</th>
<th>Non-Irr Class &quot;c&quot;</th>
<th>Productivity Index</th>
<th>Bromegrass Alfalfa Hay</th>
<th>Corn</th>
<th>Data</th>
<th>Soybeans</th>
<th>NCPI</th>
<th>Overall</th>
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<tr>
<td>253</td>
<td>Maxcreek silty clay loam</td>
<td>56.95</td>
<td>39.0%</td>
<td>Ill</td>
<td>68</td>
<td>3.5</td>
<td>109</td>
<td>87</td>
<td>61</td>
<td>43</td>
<td>53</td>
<td>75</td>
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<tr>
<td>L79A</td>
<td>Carispec clay loam, 0 to 2 percent slopes</td>
<td>29.61</td>
<td>20.3%</td>
<td>Ill</td>
<td>93</td>
<td>4.9</td>
<td>189</td>
<td>81</td>
<td>53</td>
<td>79</td>
<td>79</td>
<td>79</td>
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<tr>
<td>350</td>
<td>Carispec clay loam, depressional, 0 to 1 percent slopes</td>
<td>13.31</td>
<td>9.1%</td>
<td>Ill</td>
<td>88</td>
<td>4.9</td>
<td>189</td>
<td>81</td>
<td>53</td>
<td>79</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td>L84A</td>
<td>Glimco clay loam, 0 to 1 percent slopes</td>
<td>13.25</td>
<td>9.1%</td>
<td>Ill</td>
<td>88</td>
<td>4.9</td>
<td>189</td>
<td>81</td>
<td>53</td>
<td>79</td>
<td>79</td>
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<td>920B</td>
<td>Glaven-Estharllo complex, 2 to 6 percent slopes</td>
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<td>6.7%</td>
<td>Ill</td>
<td>76</td>
<td>4.9</td>
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<td>81</td>
<td>53</td>
<td>79</td>
<td>79</td>
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<td>377</td>
<td>Merton silty loam, 1 to 3 percent slopes</td>
<td>9.72</td>
<td>6.7%</td>
<td>Ill</td>
<td>99</td>
<td>6.1</td>
<td>213</td>
<td>97</td>
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<td>99</td>
<td>59</td>
<td>99</td>
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<td>378B</td>
<td>Morin silty loam, 2 to 6 percent slopes</td>
<td>6.87</td>
<td>4.7%</td>
<td>Ill</td>
<td>99</td>
<td>8.4</td>
<td>211</td>
<td>93</td>
<td>59</td>
<td>94</td>
<td>59</td>
<td>94</td>
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<tr>
<td>108B</td>
<td>Lestil loam, 2 to 5 percent slopes</td>
<td>2.60</td>
<td>1.8%</td>
<td>Ill</td>
<td>91</td>
<td>4.9</td>
<td>189</td>
<td>81</td>
<td>53</td>
<td>79</td>
<td>79</td>
<td>79</td>
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<tr>
<td>83</td>
<td>Maxcreek silty clay loam, swales</td>
<td>2.68</td>
<td>1.8%</td>
<td>Ill</td>
<td>74</td>
<td>4.9</td>
<td>189</td>
<td>81</td>
<td>53</td>
<td>79</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td>359</td>
<td>Wacwacil mucky silt loam</td>
<td>1.79</td>
<td>1.2%</td>
<td>Ill</td>
<td>88</td>
<td>3.7</td>
<td>185</td>
<td>69</td>
<td>52</td>
<td>74</td>
<td>52</td>
<td>74</td>
</tr>
<tr>
<td>L53A</td>
<td>Webster clay loam, 0 to 2 percent slopes</td>
<td>0.19</td>
<td>0.1%</td>
<td>Ill</td>
<td>93</td>
<td>3.7</td>
<td>185</td>
<td>69</td>
<td>52</td>
<td>74</td>
<td>52</td>
<td>74</td>
</tr>
</tbody>
</table>

**Weighted Average:** 88.9

*"n: The aggregation method is "Weighted Average using major components"

*"c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.
Farm 10933
Tract 56177
2019 Program Year
Map Created May 07, 2019

Common Land Unit
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 144.85 acres

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, CMA, IGS = for forage
- Beans = Dry Edible
- NAG = for OZ
- Canola = Spring for seed
TILE MAP

TRACT 2 TILE MAP
• **Total Acres:** 157.37
• **Legal Description:** 157.37 acres in the SE ¼ of Section 2 of Shell Rock Township in Freeborn County, MN T-101-N R-20-W
• **Property Tax:** $7,950 with $483 in special assessments
• **Total Cropland Acres:** 154.29
• **CPI Soil Rating:** 92.2
• **Corn Base Acres:** 82.1
  PLC Yield: 177 bu
• **Soybean Base Acres:** 64.4
  PLC Yield: 49 bu
• **Open to farm in 2020**
SOIL MAP

Soils Map

TRACT 3

State: Minnesota
County: Freeborn
Location: 2-101N-20W
Township: Shell Rock
Acres: 155.76
Date: 10/22/2019

LANDPROZ.COM

Maps Provided By:

Soils data provided by USDA and NRCS.

<p>| Area Symbol: MNV47, Soil Area Version: 14 |
|------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|</p>
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<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-Inf Class °c</th>
<th>Productivity Index</th>
<th>Bromegrass alfalfa hay</th>
<th>Corn</th>
<th>Oats</th>
<th>Soybeans</th>
<th>% NCCPI Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>253</td>
<td>Maxcreek silty clay loam</td>
<td>68.26</td>
<td>43.8%</td>
<td>L</td>
<td>Hv</td>
<td>88</td>
<td>4.9</td>
<td>159</td>
<td>81</td>
<td>53</td>
<td>75</td>
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<tr>
<td>376B</td>
<td>Moland silt loam, 2 to 6 percent slopes</td>
<td>22.80</td>
<td>14.6%</td>
<td>L</td>
<td>Hv</td>
<td>98</td>
<td>6.4</td>
<td>211</td>
<td>93</td>
<td>53</td>
<td>94</td>
</tr>
<tr>
<td>377</td>
<td>Merton silt loam, 1 to 3 percent slopes</td>
<td>22.61</td>
<td>14.5%</td>
<td>Hv</td>
<td>99</td>
<td>6.5</td>
<td>213</td>
<td>97</td>
<td>59</td>
<td>93</td>
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<tr>
<td>102B</td>
<td>Clarion loam, 2 to 6 percent slopes</td>
<td>19.90</td>
<td>12.8%</td>
<td>L</td>
<td>Hv</td>
<td>95</td>
<td>83</td>
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<td>920B</td>
<td>Clarion-Estherville complex, 2 to 6 percent slopes</td>
<td>3.65</td>
<td>2.5%</td>
<td>L</td>
<td>Hv</td>
<td>76</td>
<td>65</td>
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<td>382B</td>
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<td>2.4%</td>
<td>L</td>
<td>Hv</td>
<td>91</td>
<td>6.4</td>
<td>196</td>
<td>93</td>
<td>55</td>
<td>90</td>
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<tr>
<td>L79A</td>
<td>Canisteo clay loam, 0 to 2 percent slopes</td>
<td>3.43</td>
<td>2.2%</td>
<td>L</td>
<td>Hv</td>
<td>83</td>
<td>78</td>
<td></td>
<td></td>
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<tr>
<td>381</td>
<td>Nevy silt loam, 1 to 3 percent slopes</td>
<td>3.13</td>
<td>2.0%</td>
<td>Hv</td>
<td>95</td>
<td>6.8</td>
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<td>97</td>
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<td>91</td>
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<td>102G</td>
<td>Clarion loam, 8 to 10 percent slopes</td>
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<td>1.6%</td>
<td>L</td>
<td>Hv</td>
<td>92</td>
<td>80</td>
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<td>380</td>
<td>Havana silt loam</td>
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<td>1.3%</td>
<td>Hv</td>
<td>94</td>
<td>4.9</td>
<td>202</td>
<td>82</td>
<td>56</td>
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<td>0.9%</td>
<td>Hv</td>
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<td>82</td>
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<tr>
<td>L84A</td>
<td>Glencoe clay loam, 0 to 1 percent slopes</td>
<td>1.39</td>
<td>0.9%</td>
<td>Hv</td>
<td>86</td>
<td>82</td>
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<td>Kossuth muuk, 0 to 1 percent slopes</td>
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<td>0.2%</td>
<td>Hv</td>
<td>77</td>
<td>90</td>
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</table>

Weighted Average 92.2 4.4 156.1 68.6 43.6 *% 82.4

* The aggregation method is "Weighted Average using major components"
"c" Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.
Farm 10933
Tract 52253
2019 Program Year
Map Created May 07, 2019

Common Land Unit
Cropland
Plot Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 146.55 acres

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, IGB = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed
Farm 2822
Tract 52252
2019 Program Year
Map Created May 07, 2019

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, CMA, IGS = for forage
Beans = Dry Edible
NAG = for OZ
Canola = Spring for seed

Common Land Unit
- Cropland
- Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 9.21 acres
• **Total Acres:** 124.33

• **Legal Description:** 124.33 acres in the SE ¼ of Section 35 of Albert Lea Township in Freeborn County, MN T-102-N R-21-W

• **Property Tax:** $8,334 with $304 in special assessments

• **Total Cropland Acres:** 123.60

• **CPI Soil Rating:** 91.4

• **Corn Base Acres:** 62.5
  **PLC Yield:** 158 bu

• **Soybean Base Acres:** 61
  **PLC Yield:** 48 bu

• **Open to farm in 2020**
SOIL MAP

Soils Map

TRACT 4

State: Minnesota
County: Freeborn
Location: 35-102N-21W
Township: Albert Lea
Acres: 123.6
Date: 8/8/2019

LANDPROZ.COM

Soils data provided by USDA and NRCS.

Area Symbol: MN947, Soil Area Version: 14

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<th>Productivity Index</th>
<th>Bromegrass alfalfa hay</th>
<th>Cor n</th>
<th>Date</th>
<th>Soybeans</th>
<th>*n NCCPI Overall</th>
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<td>239</td>
<td>Le Sueur loam, 1 to 3 percent slopes</td>
<td>33.05</td>
<td>25.7%</td>
<td>lw</td>
<td>97</td>
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<td>L78A</td>
<td>Canisteo clay loam, 0 to 2 percent slopes</td>
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<td>23.8%</td>
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<td>93</td>
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<td>Leda silty clay loam, silty substratum, 0 to 2 percent slopes</td>
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<td>6.1%</td>
<td>lw</td>
<td>80</td>
<td>4.7</td>
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<td>73</td>
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<td>Shorewood silty clay loam, 1 to 6 percent slopes</td>
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<td>5.4%</td>
<td>Ille</td>
<td>95</td>
<td>5.7</td>
<td>204</td>
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<td>57</td>
<td>86</td>
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<td>5.80</td>
<td>4.5%</td>
<td>Ille</td>
<td>98</td>
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<td></td>
<td></td>
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Weighted Average

*1: The aggregation method is “Weighted Average using major components”
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.
TERMS & CONDITIONS

**SELLER:** James Hiebert Farm

**METHOD OF SALE:** Bidding will be $/deeded acre unless otherwise indicated by the auctioneer. Deeded acres may change because of survey or other factors, in which case the total sales price will then be adjusted to reflect that. Seller reserves the right to accept or reject any and all bids. The auction company and seller reserve the right to preclude any person from bidding if there is any concern as to a person’s credentials or fitness to bid or enter into a contract.

**AGENCY**
LandProz Real Estate LLC and its Agents represent the seller.

**TAXES**
Buyer will pay taxes due in 2020 and thereafter.

**CONDITIONS**
This sale is subject to all easements, restrictions of record, covenants, and leases. Each bidder is responsible for conducting their own inquires and due diligence efforts at their own risk concerning the subject property. All property is sold AS IS – WHERE IS with no warranties.

**CONTRACTS AND TITLE**
Immediately upon the conclusion of the auction, the highest/winning bidder(s) will enter into a real estate contract/purchase agreement and provide funds for earnest money to be deposited with the real estate and auction company. Seller will provide an updated abstract and clear title at their expense. Sale is not contingent upon buyer(s) financing.

**TERMS & POSSESSION**
$50,000 (non-refundable) down on each tract the day of the sale. Balance due on or about January 20, 2020. 2% buyers fee will apply. Open to farm during the 2020 growing season. Any Statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy.
For more information on the Hiebert Farm **Contact your LandProz Agent**
PROFESSIONAL LAND BROKERS, AGENTS, AUCTIONEERS & FARM MANAGERS

To Date the LandProz Team has SOLD more than 178,000 Acres in Midwest

LandProz brokers and agents were hand selected because of their extensive knowledge and expertise in the agricultural and recreational land industry. Our team can help you find that perfect farm you have been looking for, or help you with the sale of your current property.

Many of us have been selling and specializing in land sales for years, with some being in the business for the better part of four decades. Combine that experience with the newer generation of brokers and agents who understand innovative marketing strategies, modern networking, and the future of farm management, and that is what makes our team one of the best in the industry!
THANK YOU FOR YOUR INTEREST IN THE #1799 HIEBERT FARM