

We are pleased to present
Greg & Jody Anderson Farm
107.58± Acres
Sundown Township, Redwood County



This property to be sold by 'Sealed Bid Auction'

Owner: Greg & Jody Anderson
Date & Time: Friday, March 22nd, 2024 @10 a.m.
Attorney: John Moritz, O'Leary & Moritz Law, Springfield, MN_

Location: Springfield Community Center
33 So. Cass Avenue, Springfield, MN 56087

Note: See 'Sealed Bid Information' page in the back of this brochure for more details.
Only registered bidders may attend. Must be registered prior to auction date.

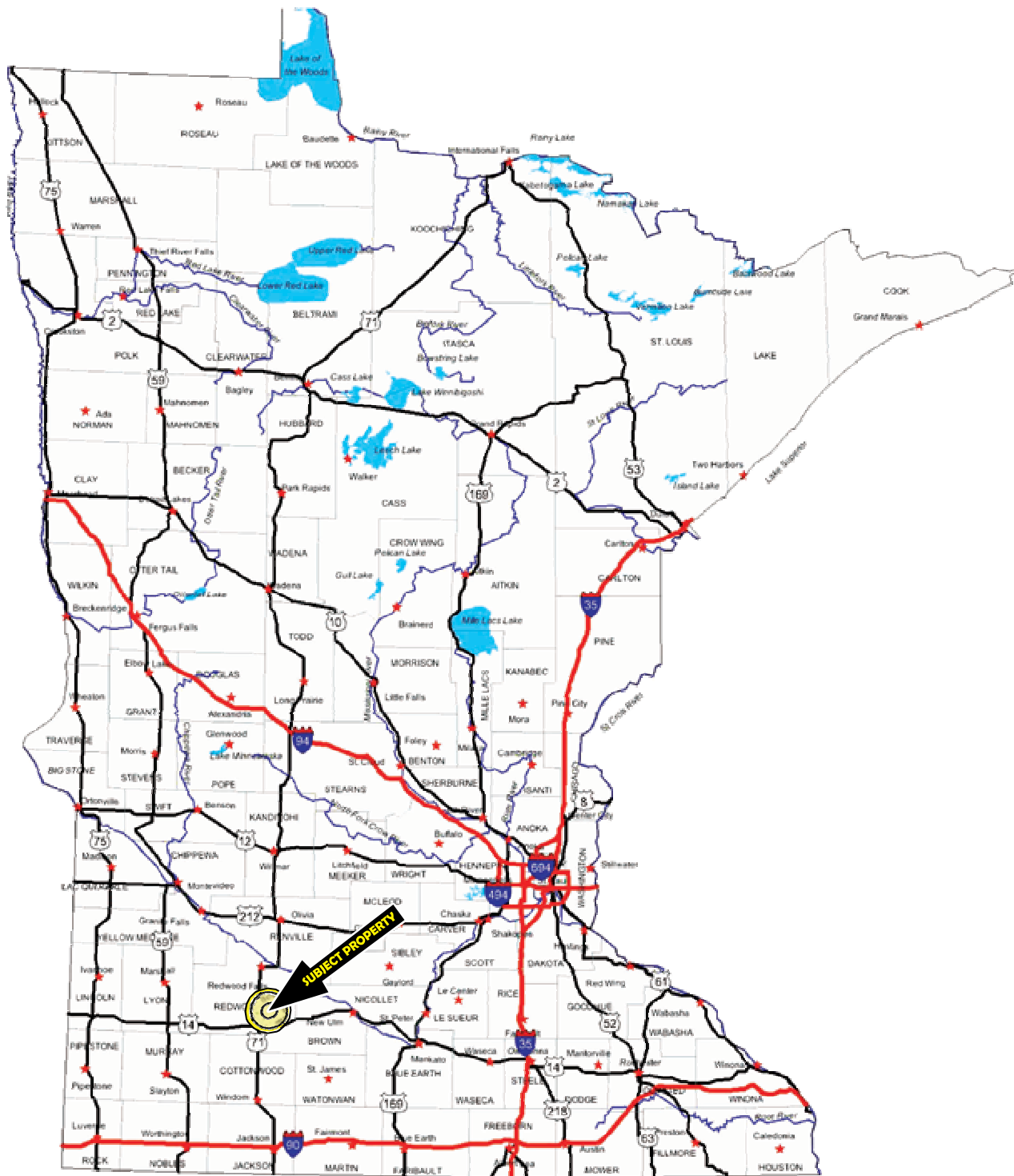
For Additional Information, contact:

Chuck Wingert, ALC Auctioneer #07-53

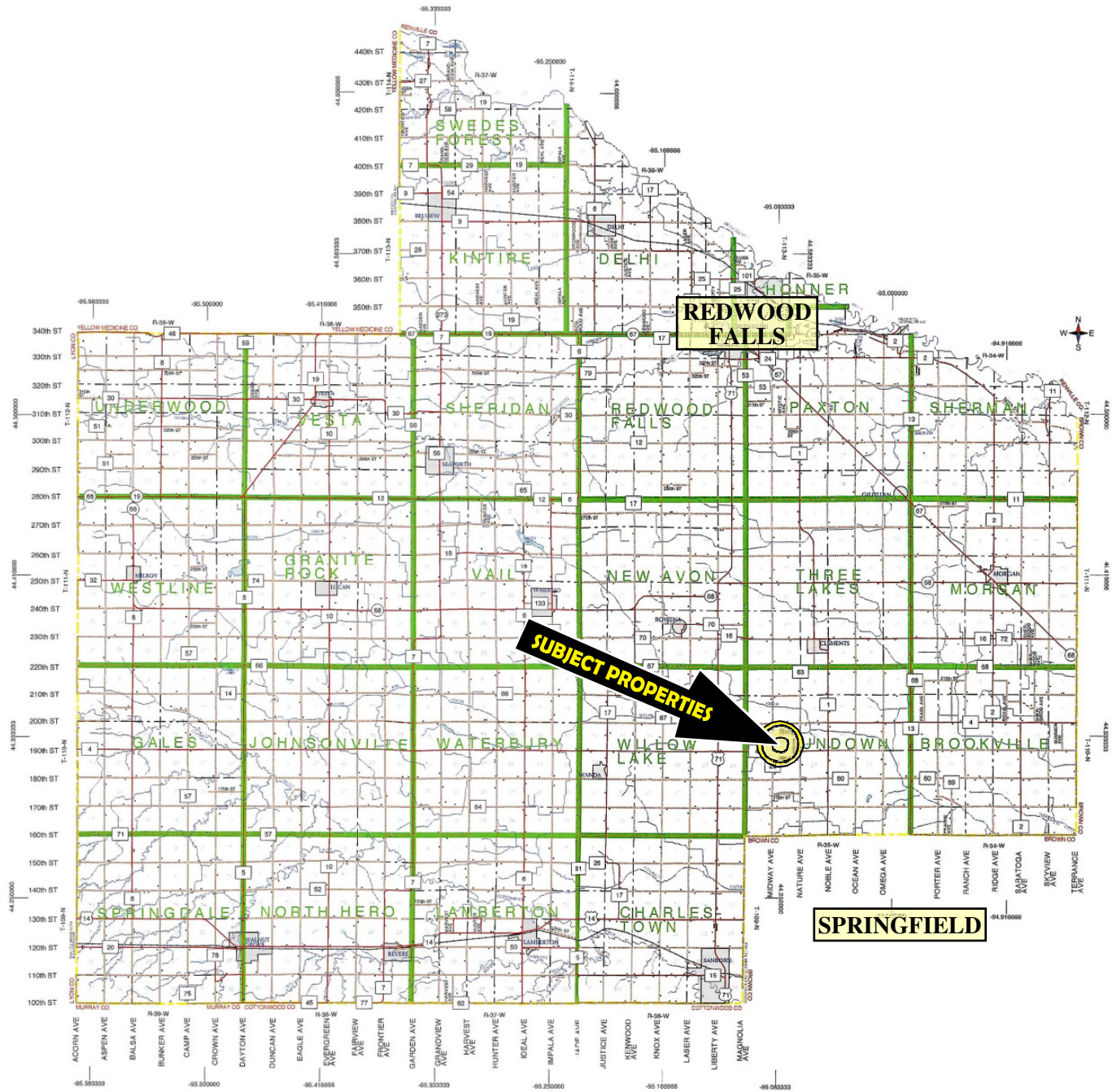
Direct: 507-381-9790

www.WingertLandServices.com

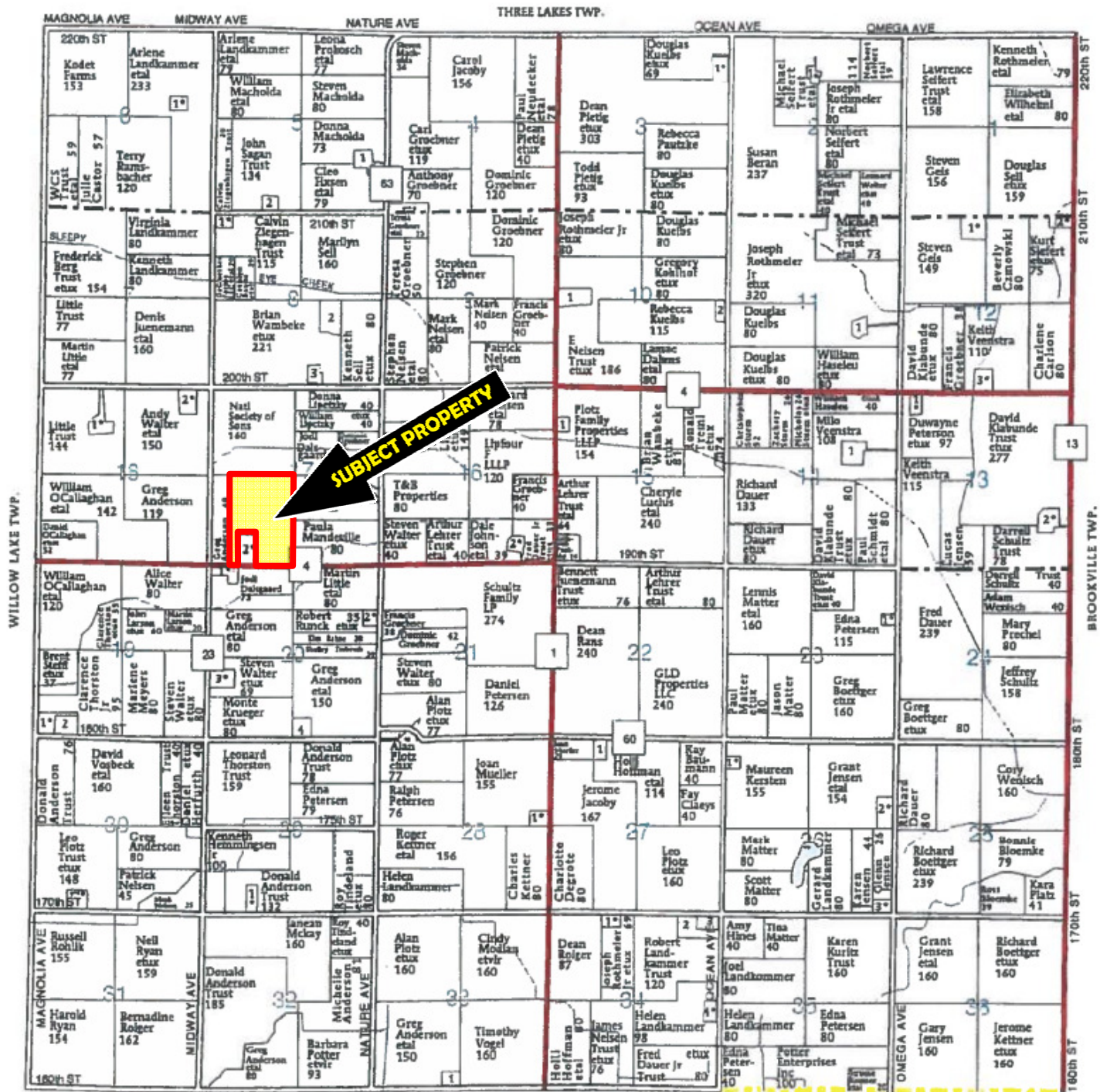




Redwood County Minnesota



Sundown Township Redwood County



FSA Aerial/Information

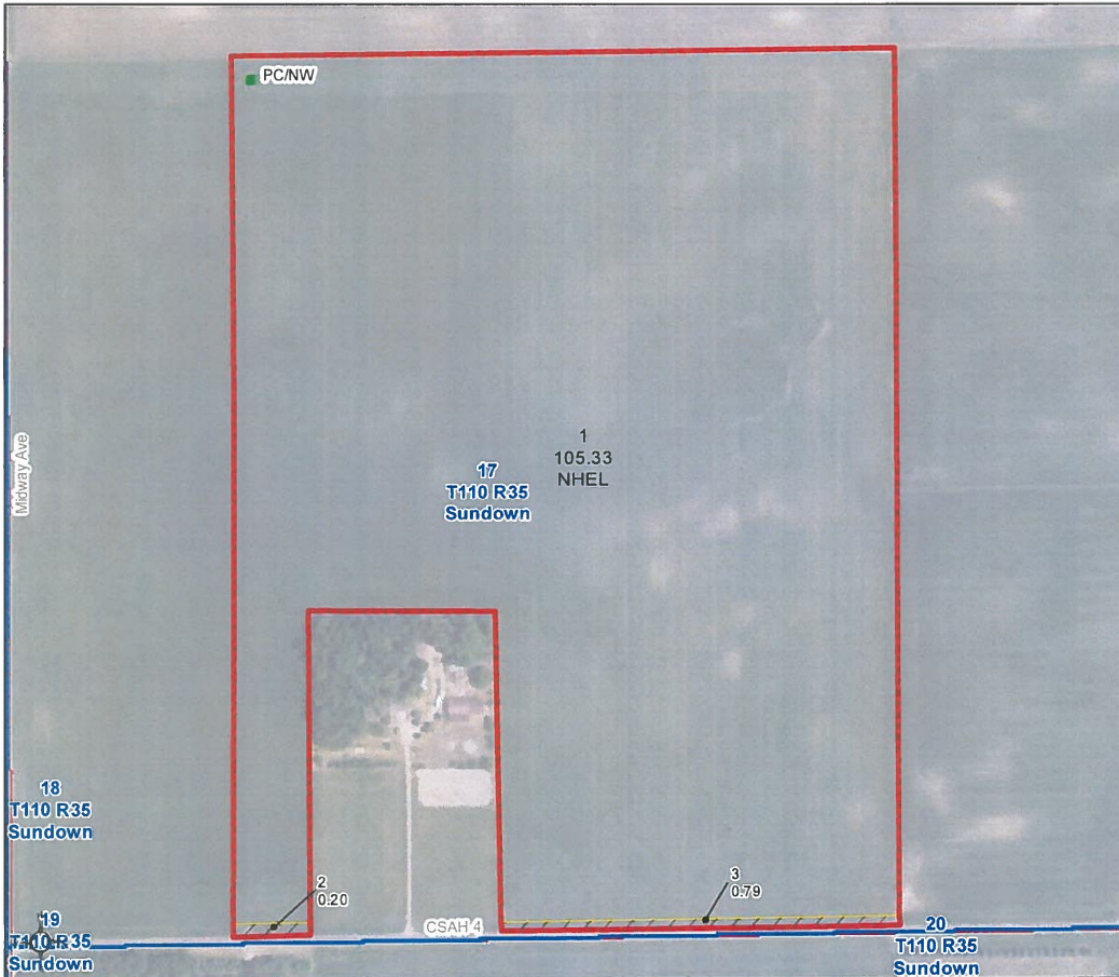


Redwood County, Minnesota

Farm 10861
Tract 13064

2023 Program Year

Map Created April 24, 2023



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: 105.33 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 2021 NAIP imagery.

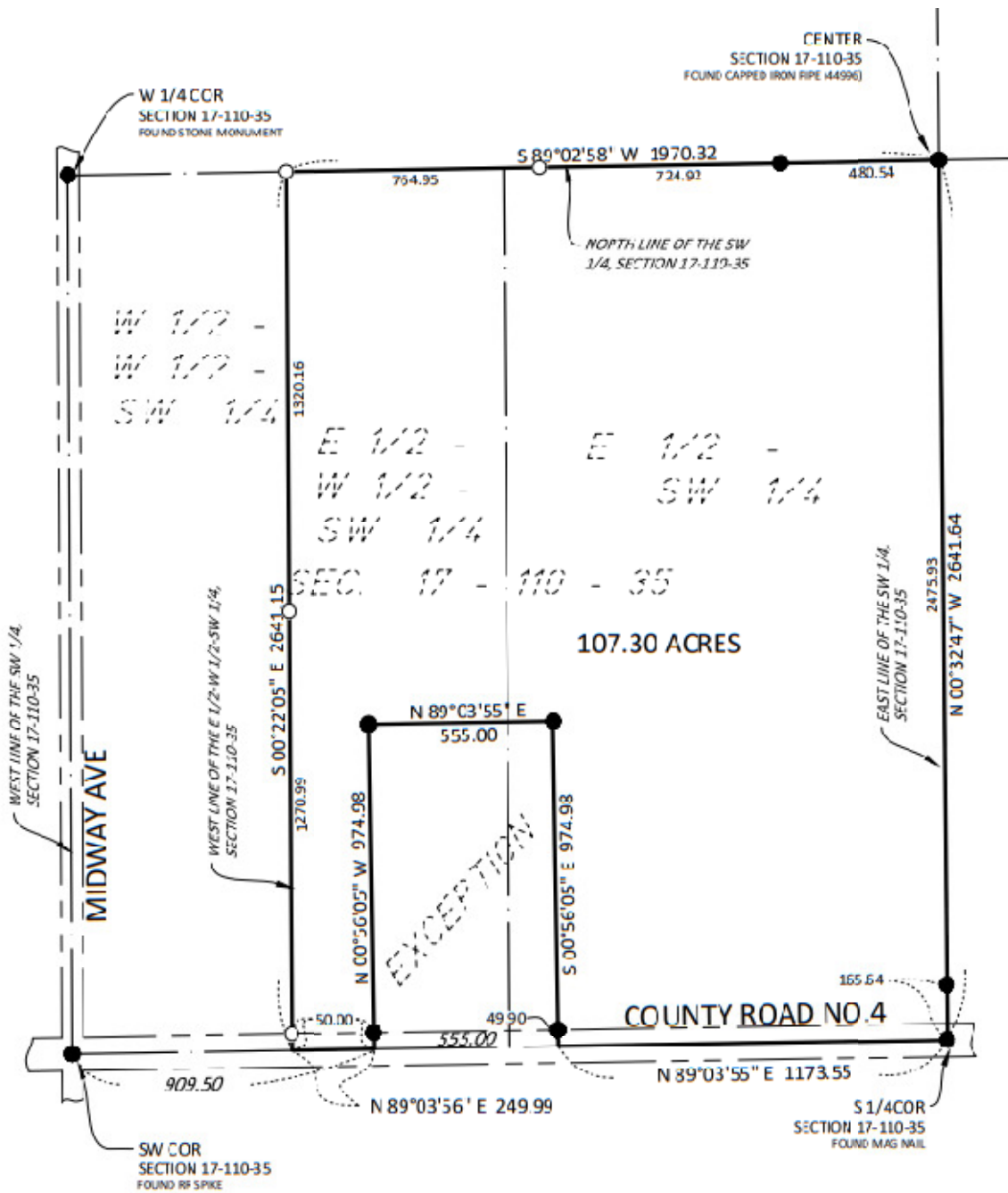
PROPERTY INFORMATION

DESCRIPTION:	E3/4 OF SW1/4 EX TR Section 17 T110N-R35W	
TAX ID #:	67-017-3020	
REAL ESTATE TAXES:	2023 Estimated Ag Full Homestead taxes	= \$4,611.42
	Note: 2024 Taxes Estimates not available.	
	Special Assessments	= \$ 104.58
	Total Estimated Tax & Specials	= \$4,716.00
FSA INFORMATION:	Total acres	= 107.58+/- acres
	FSA Tillable	= 105.33+/- acres
	Corn Base Acres	= 52.50+/- acres
	Corn PLC yield	= 146+/- bushels
	Soybean base acres	= 52.50+/- acres
	Soybean ARC CO. yield	= 42+/- bushels
POSSESSION INFO:	Seller operated farm in 2023. Buyer will have possession to farm or lease for 2024 crop and future years.	
SOIL DESCRIPTION:	Canisteo clay loam, Amiret Swanlake loams, Webster clay loam, Amiret loam, Seaforth loam, Glencoe clay loam, Normania loam, Okoboji silty clay loam. See Soil Map.	
CPI:	Crop Productivity Index = High Quality 93.4	
TOPOGRAPHY:	Level to slightly rolling.	
DRAINAGE:	Outlets – County Ditch #85 (north & west watersheds), Judicial Ditch # 36 (south and east watersheds). See County Tile Map. Private Tile: Private mains and Random tile (can be seen on aerial photo).	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL – No Highly Erodible Lands.	
SURVEY:	Property will be surveyed to establish property line between the E3/4 of SW1/4 and W1/4 of SW1/4 of Section 17, T110N-R35W.	
ACCESS AGREEMENT:	There is an ingress/egress easement along the easterly two rods of the NE1/4 of SW1/4 Section 17, T110N-R35W. Legal agreement will be furnished upon request.	

WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, Inc. or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property 'as is, where is'.





LEGEND

- 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996
- MONUMENT FOUND



SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jesse D. Zeig
Jesse D. Zeig
License Number 44996

03/12/2024
Date

LEGAL DESCRIPTION (Doc No. 375960)

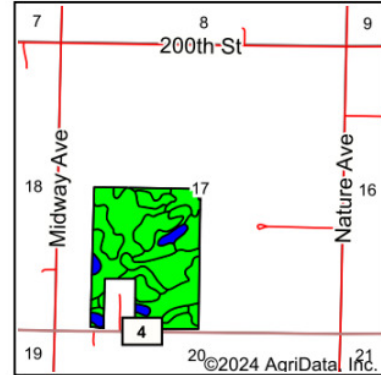
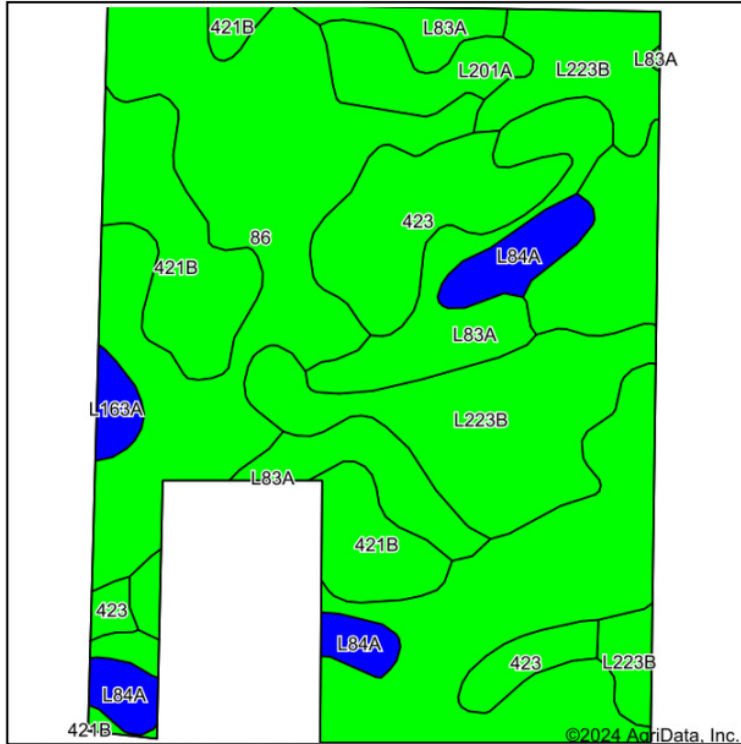
The East Half of the Southwest Quarter (E 1/4 of SW 1/4) of Section Seventeen (17), Township One Hundred Ten (110) North, of Range Thirty-five (35) West of the 5th P.M., Redwood County, Minnesota and the East Half of the Southwest Quarter (E 1/2 of W 1/2 of SW 1/4) of Section Seventeen (17), Township One Hundred Ten (110) North of Range Thirty-five (35) West of the 5th P.M., Redwood County, Minnesota, EXCEPT the following-described property:

That part of the South Half of the Southwest Quarter (S 1/4 of SW 1/4) of Section 17, Township 110 North, Range 35 West Redwood County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 17; then North 89 degrees 03 minutes 55 seconds East, bearings based on the Redwood County Coordinate System NAD83(07), on the south line of the Southwest Quarter (SW 1/4), a distance of 909.50 feet to the point of beginning; then North 00 degrees 56 minutes 05 seconds West, a distance of 974.98 feet; thence North 89 degrees 03 minutes 55 seconds East, a distance of 555.00 feet; thence South 00 degrees 56 minutes 05 seconds East, a distance of 974.98 feet to the south line of the Southwest Quarter (SW 1/4); thence South 89 degrees 03 minutes 55 seconds West on said south line, a distance of 555.00 feet to the point of beginning.

Parcel contains 107.30 acres of land.

CERTIFICATE OF SURVEY SUNDOWN TWP., REDWOOD COUNTY, MN		PART OF THE SW 1/4 SECTION 17-110-35
		1243 CEDAR STREET NE SLEEPY EYE, MN 56085 (507) 830-4184
FOR: GREG ANDERSON		DRAWN BY: J02

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **17-110N-35W**
 Township: **Sundown**
 Acres: **105.14**
 Date: **2/13/2024**



Soils data provided by USDA and NRCS.

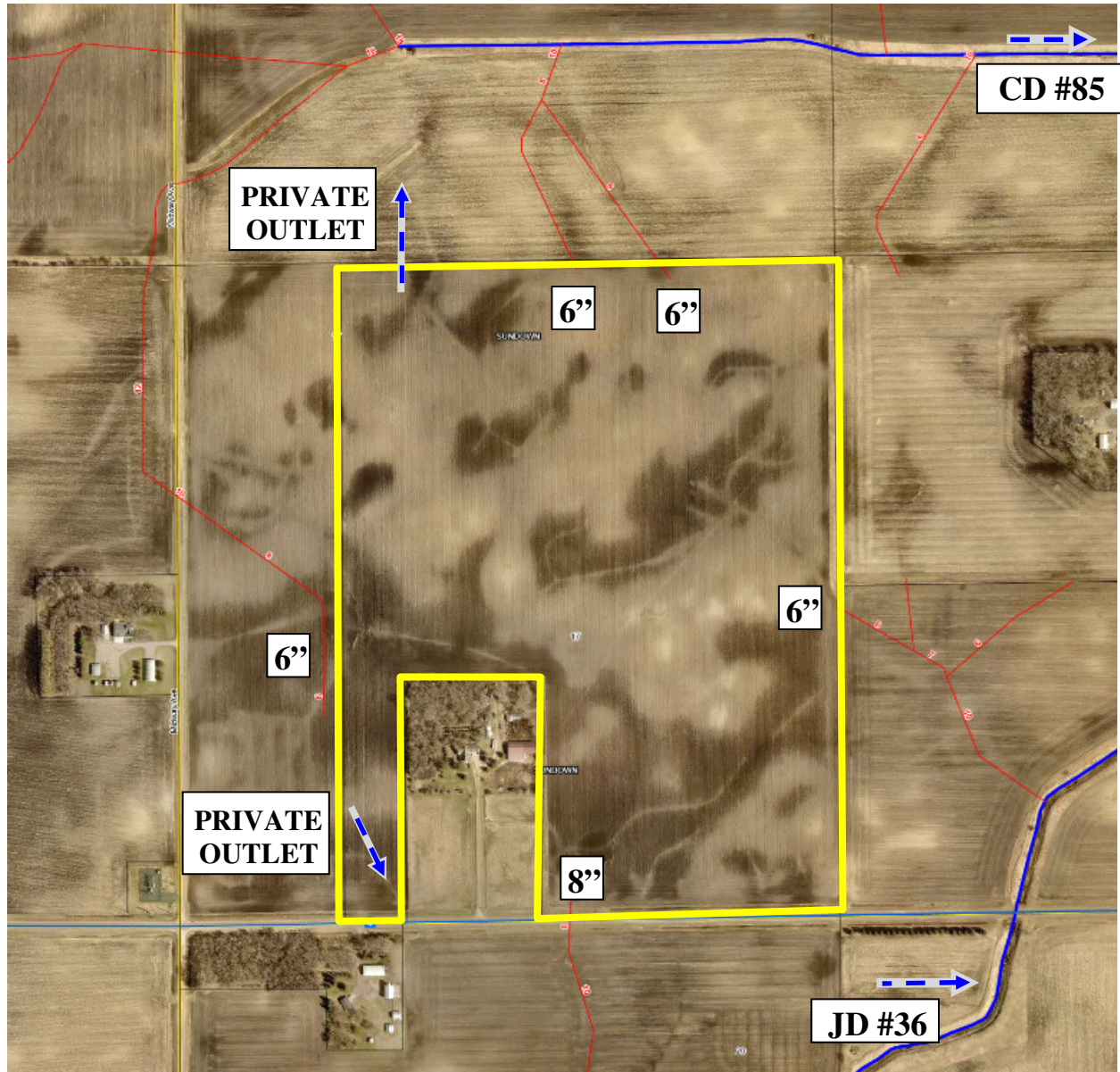
Area Symbol: MN127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
86	Canisteo clay loam, 0 to 2 percent slopes	45.79	43.6%		llw	93	81	71	65	81	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	17.72	16.9%		lle	92	81	71	66	81	
L83A	Webster clay loam, 0 to 2 percent slopes	11.78	11.2%		llw	93	83	78	70	82	
421B	Amiret loam, 2 to 6 percent slopes	11.27	10.7%		lle	98	83	73	69	83	
423	Seaforth loam, 1 to 3 percent slopes	9.58	9.1%		lls	95	84	69	65	84	
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.48	4.3%		lllw	86	77	76	69	76	
L201A	Normania loam, 1 to 3 percent slopes	3.44	3.3%		le	99	83	76	71	83	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.08	1.0%		lllw	86	77	74	74	74	
Weighted Average						2.02	93.4	*n 81.6	*n 72.2	*n 66.6	*n 81.4

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

COUNTY DITCH CD # 85 & JUDICIAL DITCH # 36



This tile map is an approximation.
No guarantee is made of tile condition, location, size, grade or depth.

Tile Map

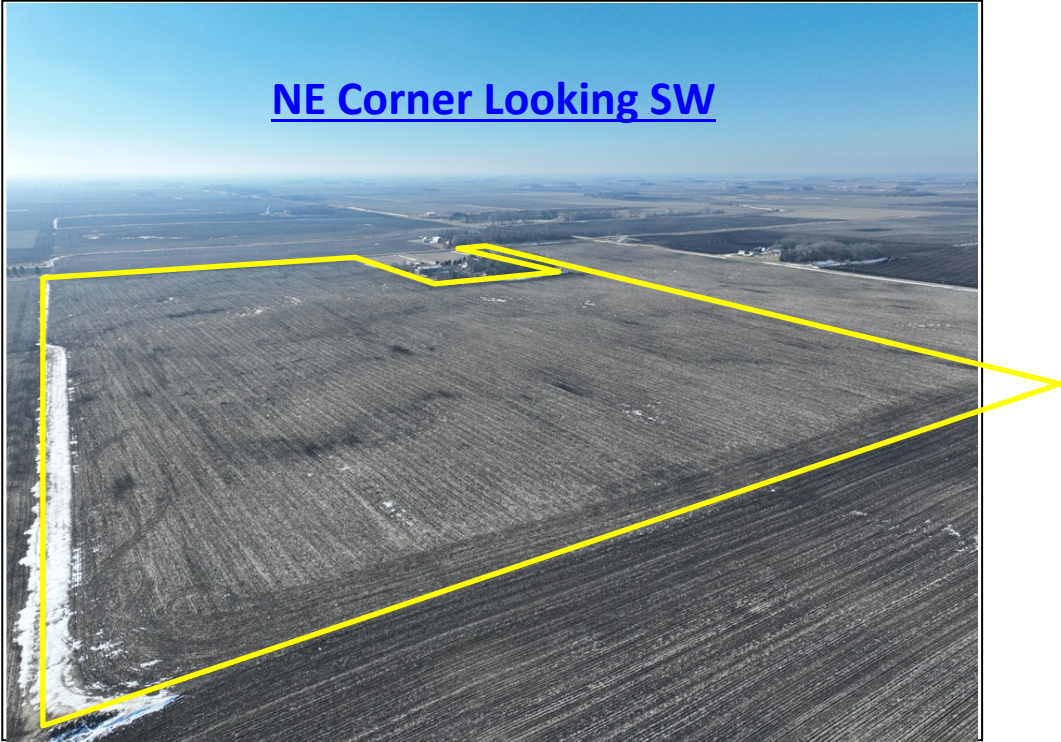


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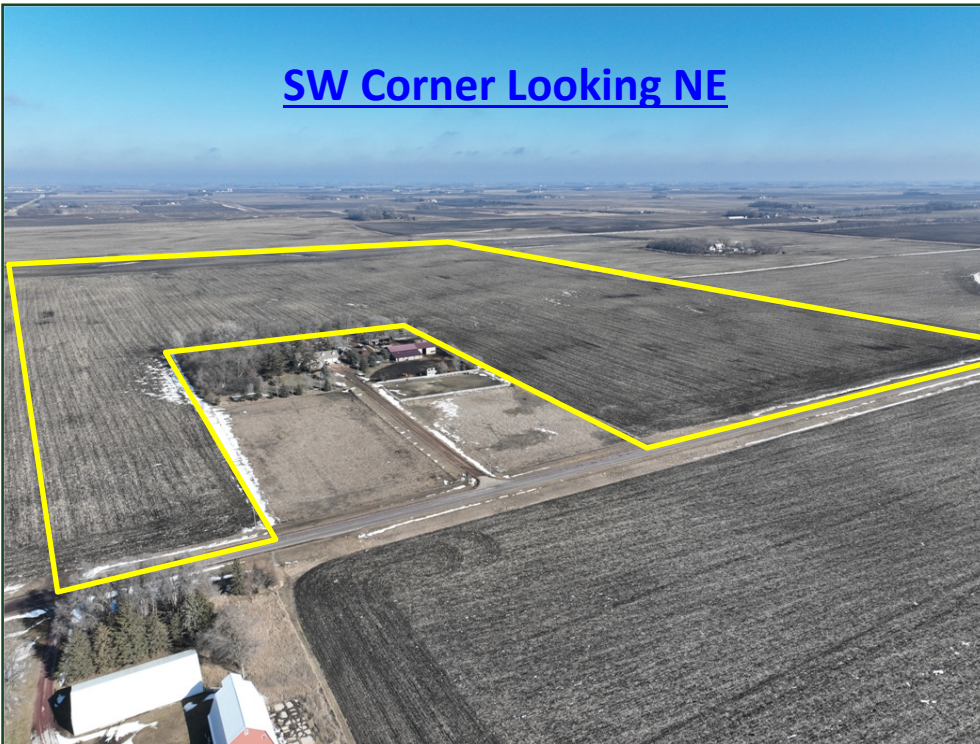
AERIAL IMAGE



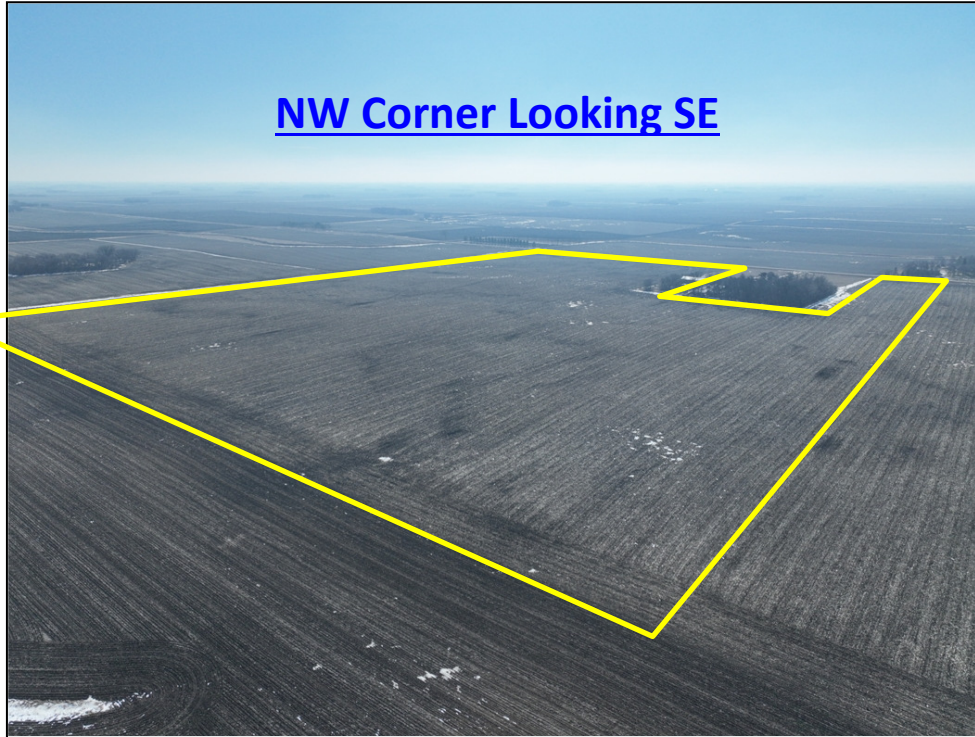
NE Corner Looking SW



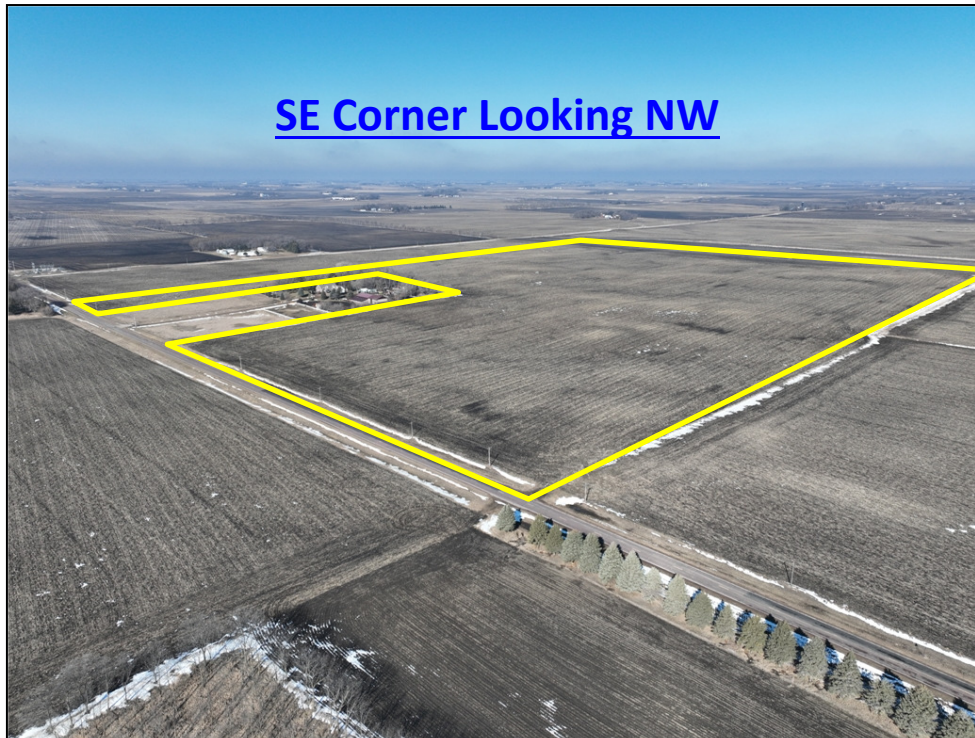
SW Corner Looking NE

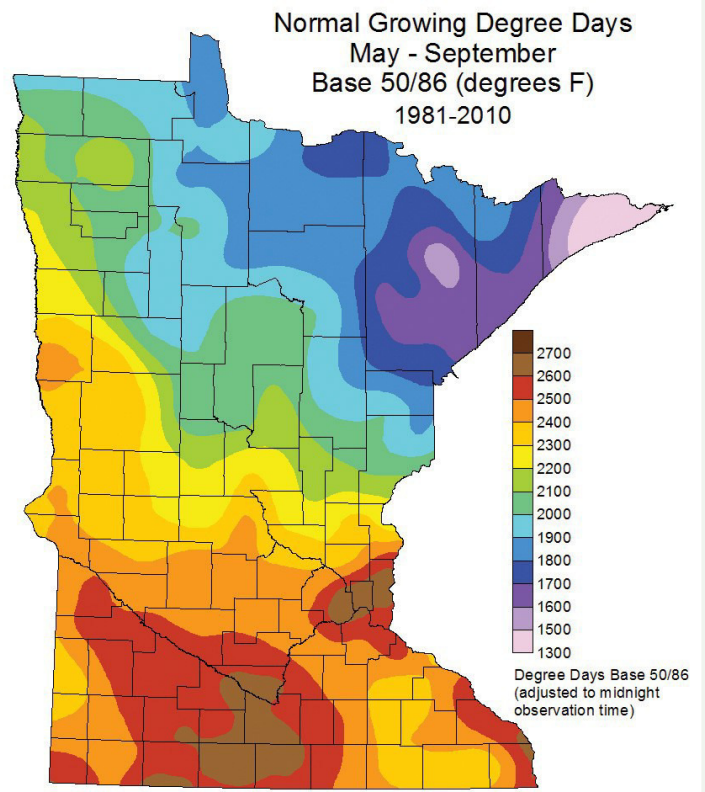
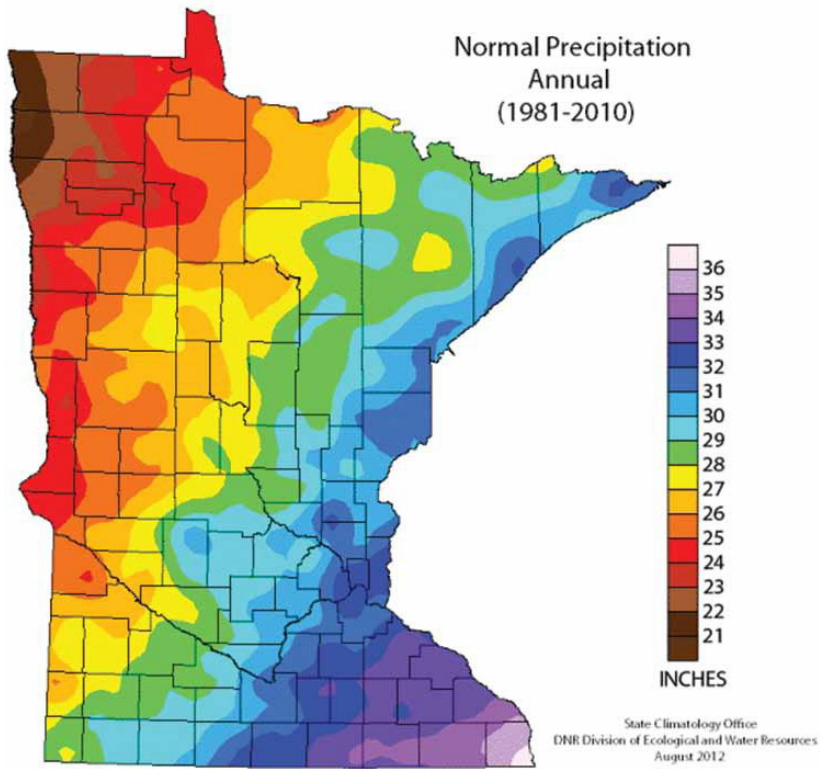


NW Corner Looking SE



SE Corner Looking NW





SEALED BID AUCTION INSTRUCTIONS

Sealed Bid Location and Time:

Springfield Community Center
33 So. Cass Avenue,
Springfield, MN 56087
Friday, March 22nd 2024 @10 a.m.

Sealed Bid Instructions:

1. ***Only registered bidders may attend. Must be registered prior to the auction date.***
All potential buyers shall deliver or mail a sealed bid, postmarked by March 20th, 2024 to:
Wingert Land Services
18928 Jasmine Road
Mankato, MN 56001
2. The written bid shall state the total price for total deeded acres.
3. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
4. The premise described herein will be sold "as is, where is".
5. Seller paid all real estate taxes and special assessments in 2023. Buyer will have possession for the 2024 year and will pay all real estate taxes and special assessments due and payable for 2024 and beyond.
6. The successful bidder or bidders will enter into a Purchase Agreement and shall pay as earnest money 10% of the successful bid on the day of auction.
7. A 2% Buyer Premium will be added to the final bid price to arrive at a final contract price.
8. The entire balance of the purchase price, without interest, will be due and payable on Wednesday, April 24th, 2024 at which time marketable title shall be conveyed.
9. The Seller(s) reserves the right to reject any and all bids and to waive any irregularities in the bidding.
10. Announcements made the day of the auction take precedence over written material.

For additional information, contact:

Charles 'Chuck' Wingert, ALC, Auctioneer #07-53

Cell: 507-381-9790

Email: Charles@WingertLandServices.com

Website: WingertLandServices.com



REGISTRATION / BIDDING FORM

Bid Submitting Instructions:

- Write in your total price for total deeded acres for each parcel you would like to bid on
- Write in your name, address, telephone number and e-mail address
- All bids must be accompanied by a \$5,000 check (this check covers any and all parcels you wish to bid on) for earnest money made out to

Wingert Land Services Trust Account.

- *Only registered bidders may attend. Must be registered prior to auction date.* All potential buyers shall deliver or mail a sealed bid, postmarked by Tuesday, March 13th, 2024 to:

Wingert Land Services, Inc.,
Attn: Charles Wingert
18928 Jasmine Rd
Mankato, MN 56001

Cell: 507-381-9790
Email: Charles@WingertLandServices.com
Website: WingertLandServices.com

****If you are unable to get postmarked bid in on time, call our office for other arrangements.****



ACRES **TOTAL BID AMOUNT**
(Nearest \$1,000)

107.58 ± \$ _____

NAME: _____

ADDRESS: _____

CITY / STATE / ZIP: _____

CELL PHONE: (____) _____ /RESIDENTIAL (____) _____

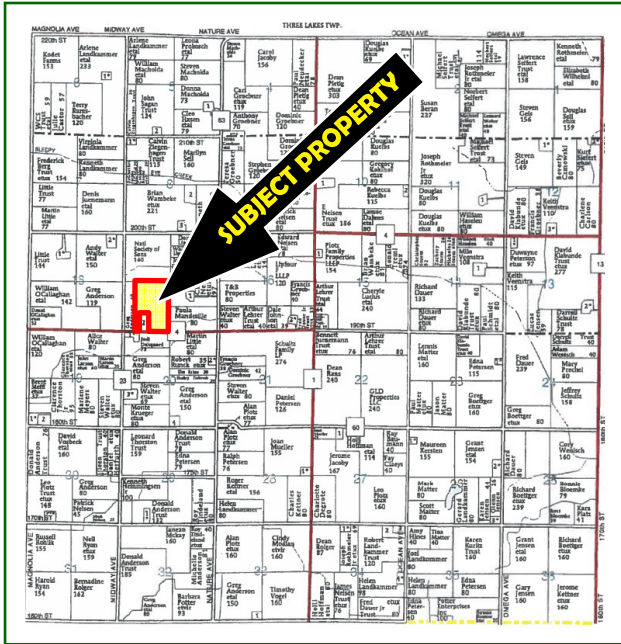
E-MAIL ADDRESS: _____

****IF you are the successful bidder the day of the auction, we will need the following information:
(NOTE: We do not need this information in order for you to place a bid.)**

Attorney and Lender's:

- Name
- Office Name & City
- Office Phone Number
- Email Address

Greg & Jodi Anderson Farm



Sealed Bid Land Auction

107.58 Acres +/-, Offered as one parcel
Sundown Township, Redwood County, MN

Time and Location:

Friday, March 22nd, 2024 @ 10 a.m.
Springfield Community Center
33 So. Cass Avenue, Springfield, MN 56087
Only registered bidders may attend.

For additional information, contact:

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Cell: 507-381-9790
Email: Charles@WingertLandServices.com

Online Brochure:

www.WingertLandServices.com



WINGERT
LAND SERVICES

Sealed Bid Land Auction

107.58 Acres +/-,

Sundown Twp, Redwood County, MN



18928 Jasmine Rd, Mankato, MN 56001 • 507-381-9790



Greg & Jodi Anderson Farm