

We are pleased to present
Deutschman Family Farm
160 ± Acres
Des Moines River Township, Murray County



This property to be sold by 'Sealed Bid Auction'

Owner: Deutschman Family Farm
Date & Time: Friday, November 17, 2023 @ 11 a.m.
Attorney: Dan Birkholz , Birkholz & Associates, LLC, Mankato, MN
Location: 4H Building at the Fair Grounds,
3048 Broadway Avenue, Slayton, MN 56172
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:

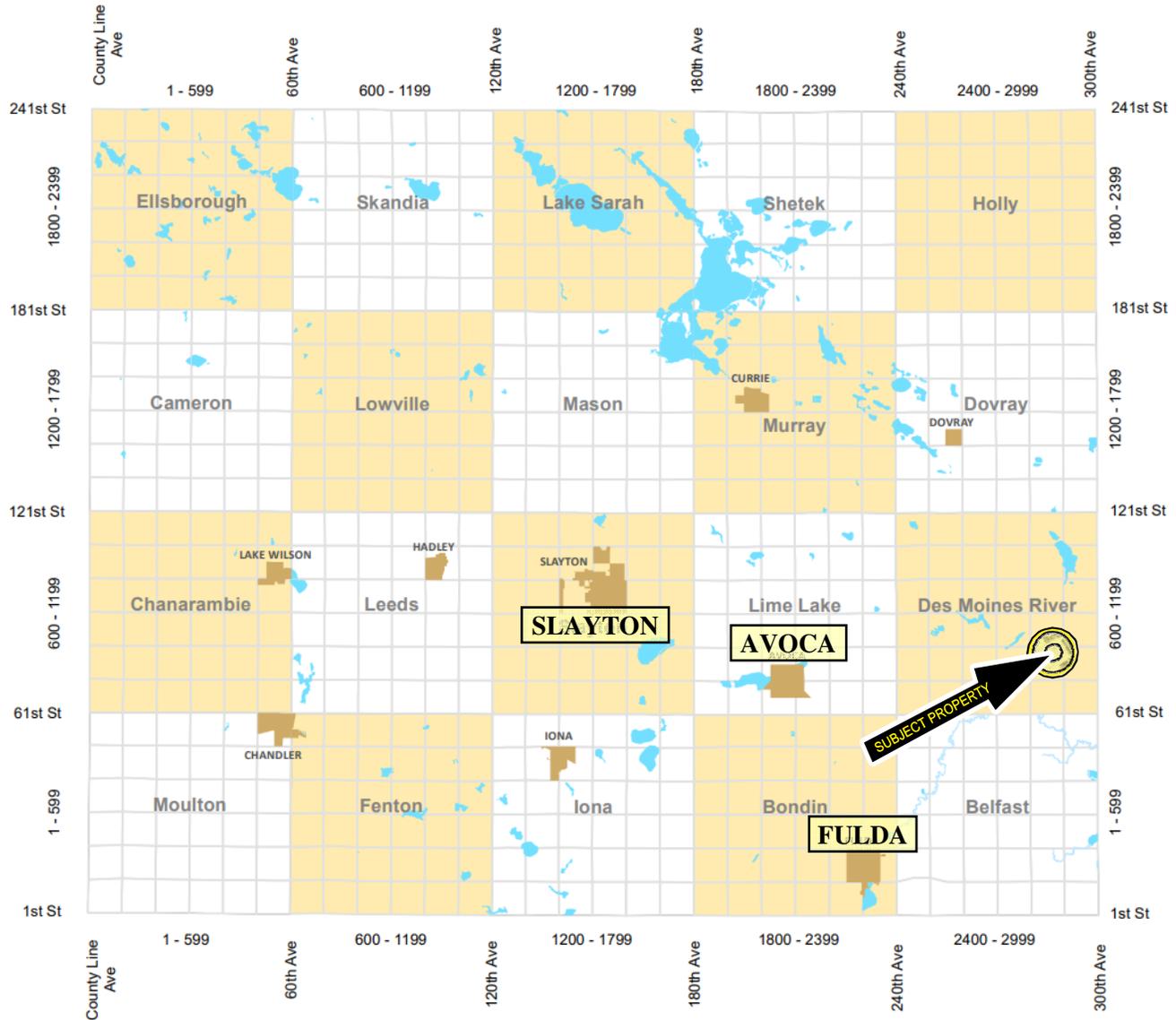
Chuck Wingert, ALC Auctioneer #07-53

Direct: 507-381-9790

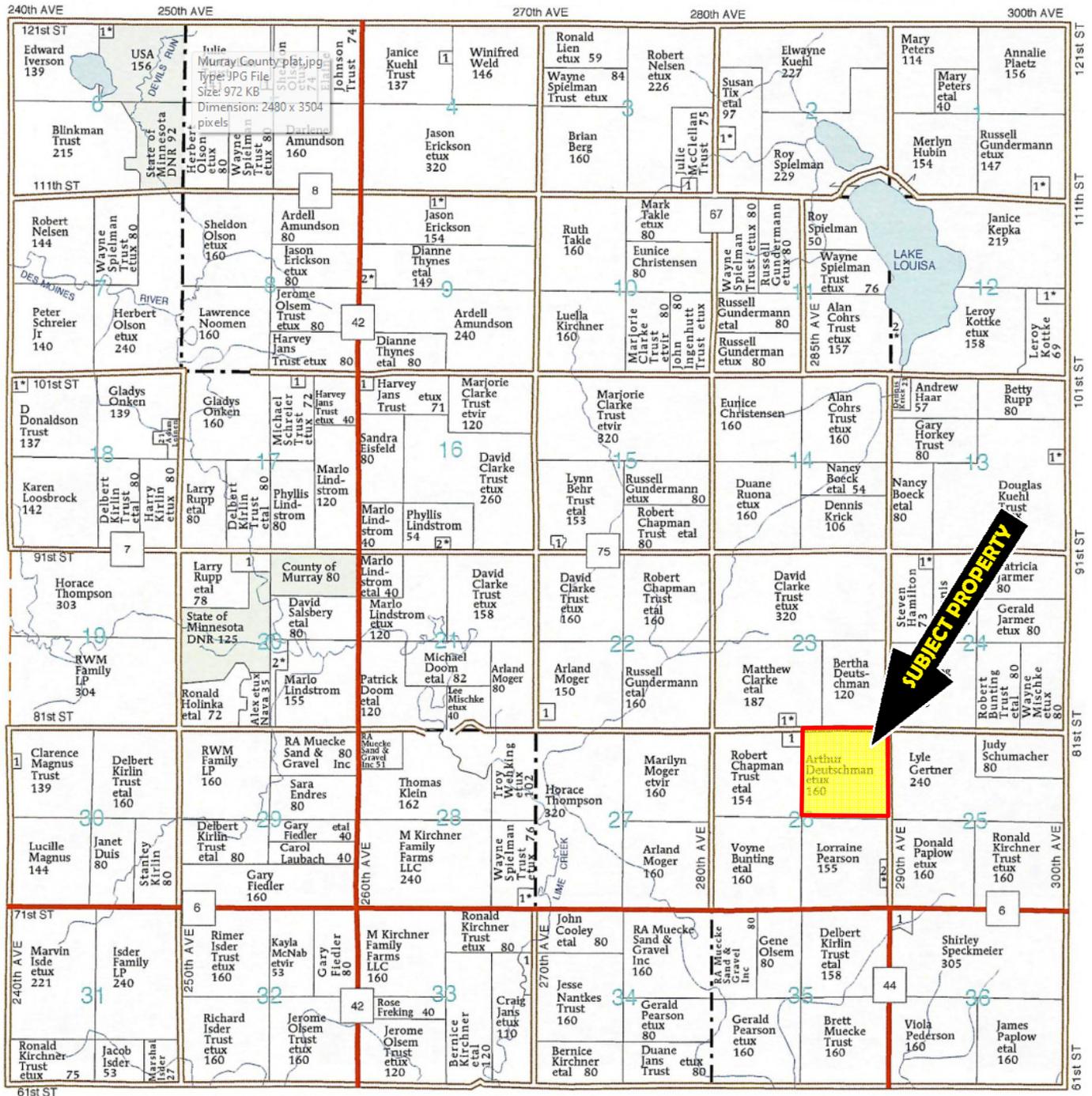
www.WingertLandServices.com



Murray County Minnesota



Des Moines River Township Murray County



FSA Aerial/Information


United States Department of Agriculture
Cottonwood County, Minnesota

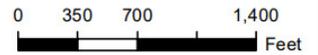
Farm 6526

Tract 9283

2023 Program Year

Map Created April 04, 2023

1063926



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

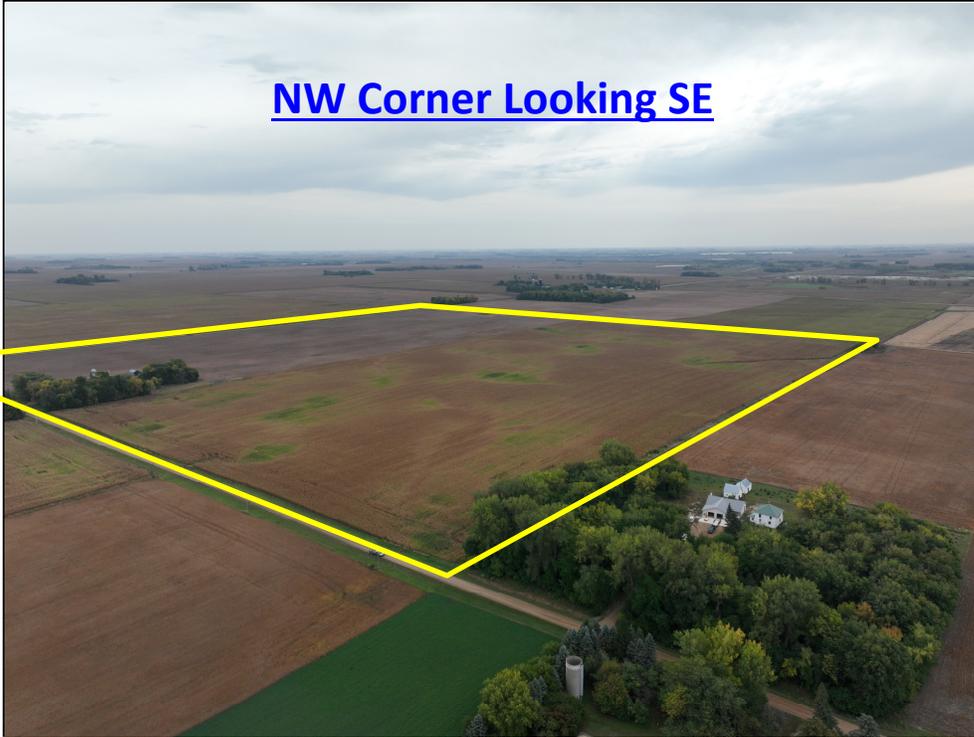
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 150.63 acres

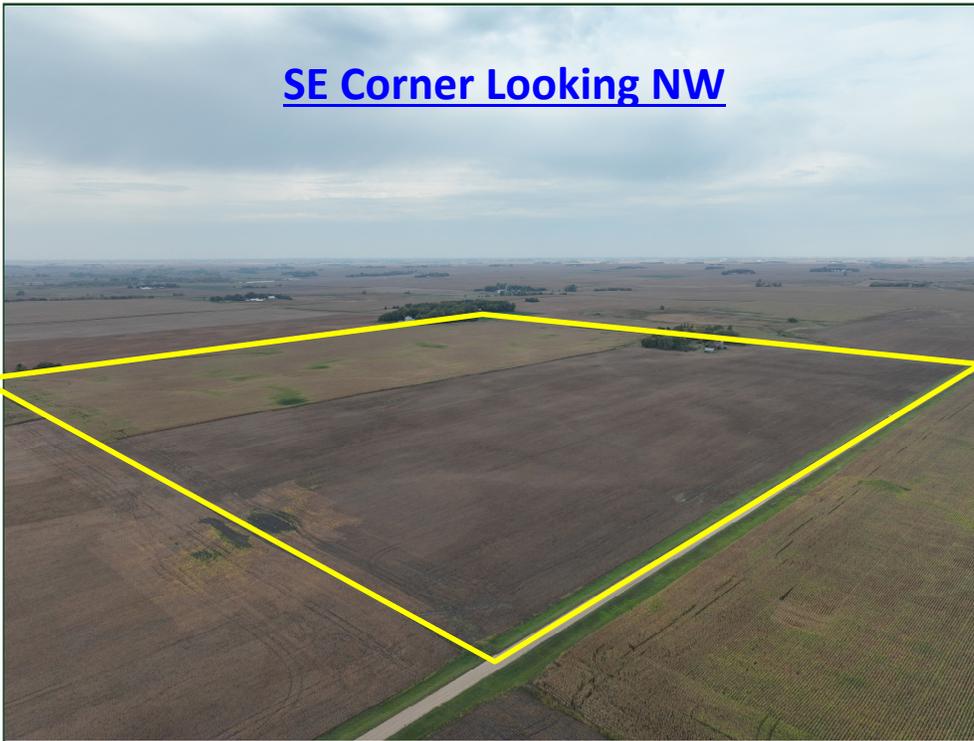


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

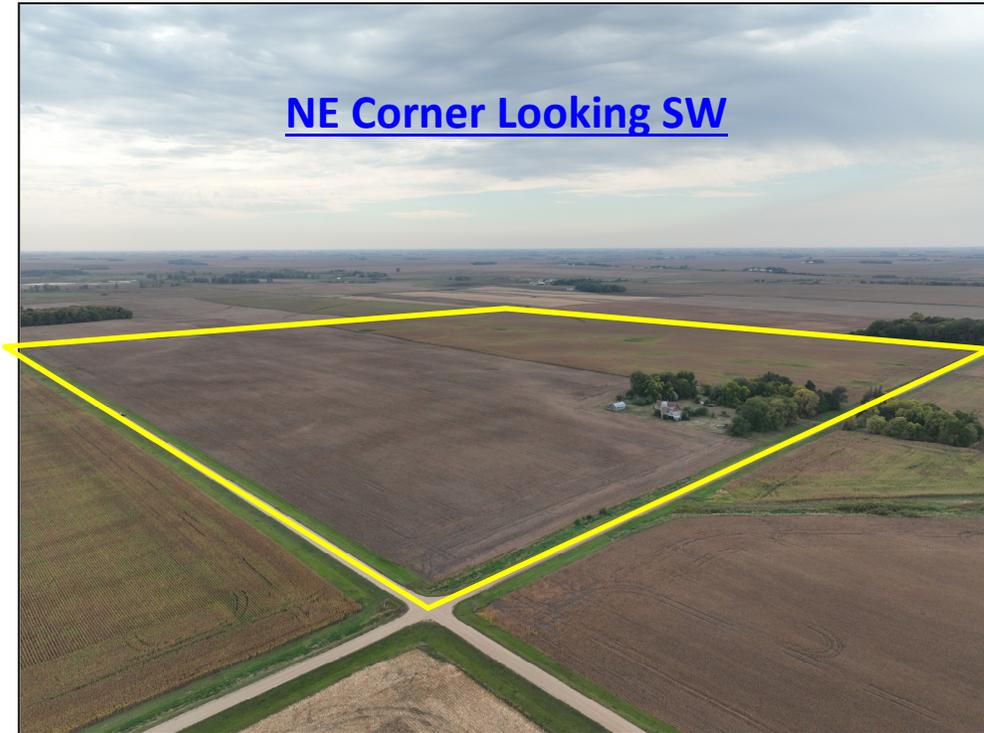
NW Corner Looking SE



SE Corner Looking NW



NE Corner Looking SW



PROPERTY INFORMATION

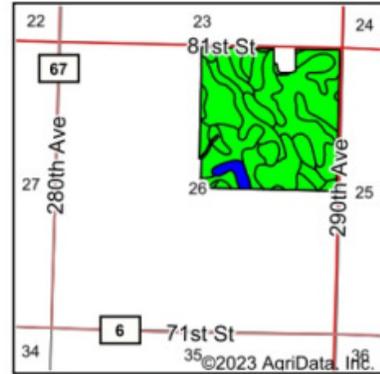
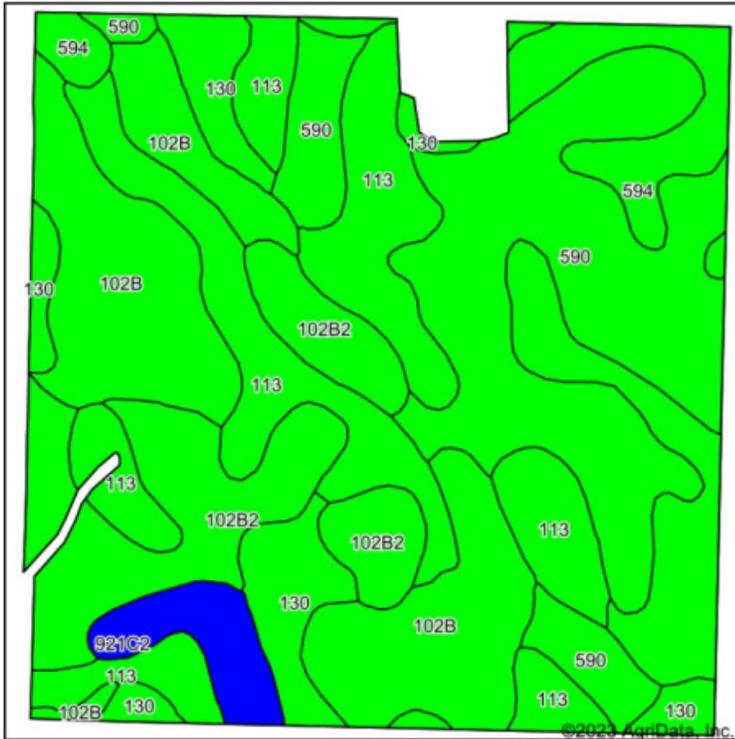
DESCRIPTION:	Lots 1 & 2 – NE1/4 Section 26, T106N-R39W (Des Moines River Township, Murray County, Minnesota)	
TAX ID #:	05-026-1101	
REAL ESTATE TAXES:	2023 Estimated Ag Non-Homestead taxes	= \$4,368.00
	Special Assessments	= \$ 28.00
	Total Estimated Tax & Specials	= \$4,396.00
FSA INFORMATION:	Total acres	= 160+/- acres
	FSA Tillable	=150.63+/- acres
	Corn Base Acres	=76.10+/- acres
	Corn PLC yield	=152+/- bushels
	Soybean base acres	= 74.50+/- acres
	Soybean ARC CO. yield	= 43+/- bushels
2023 RENT INFO:	Seller will receive all 2023 rent income and pay all real estate taxes and special assessments due and payable for 2023.	
SOIL DESCRIPTION:	Nicollet Clay loam, Clarion Loam, Webster Clay Loam, Moines Clay Loam, Jeffers Clay Loam, Clarion-Storden Complex. See Soil Map.	
CPI:	Crop Productivity Index = 94.8	
TOPOGRAPHY:	Level to s rolling	
DRAINAGE:	Outlet: Open ditch in northeast corner, numerous private outlets. Tile: Private mains and random tile. See Tile Map	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW-Prior Converted/No Wetland, NHEL-No Highly Erodible Lands.	
BUILDINGS:	The house is abandoned and uninhabitable. Sellers Disclosure Alternatives information will be furnished upon request. There is a functioning well on the property. Numerous sheds, barn and buildings.	

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, and 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'.



Soils Map



State: **Minnesota**
 County: **Murray**
 Location: **26-106N-39W**
 Township: **Des Moines River**
 Acres: **150.63**
 Date: **10/3/2023**

Map Provided By:

 CUSTOMIZED ONLINE MAPPING
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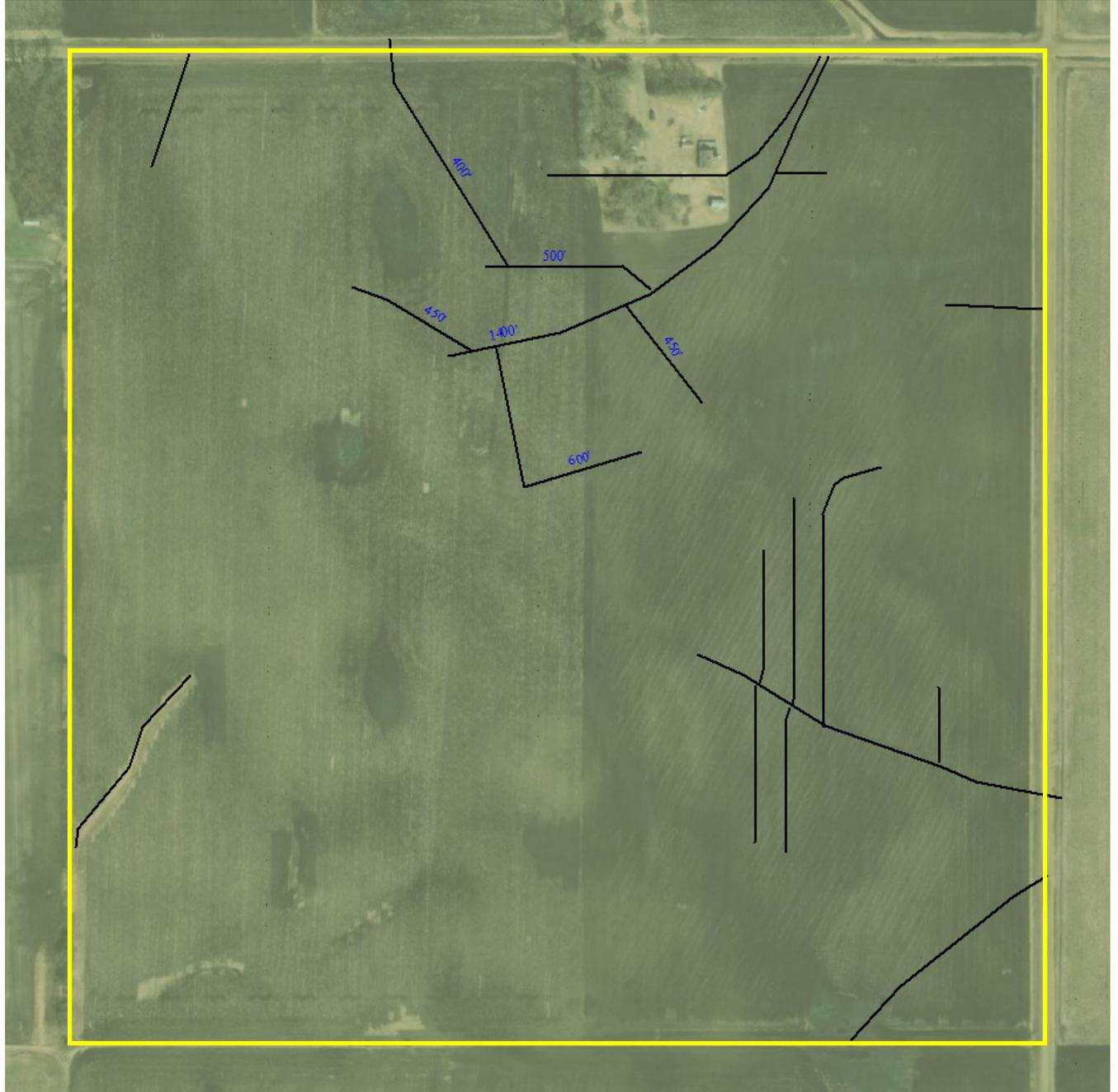
Soils data provided by USDA and NRCS.

Area Symbol: MN101, 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
590	Moines clay loam	37.55	24.9%		lls	97	78	67	48	78
113	Webster clay loam, 0 to 2 percent slopes	31.50	20.9%		llw	93	82	78	60	82
102B	Clarion loam, 2 to 6 percent slopes	28.59	19.0%		lle	95	83	78	62	83
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	20.20	13.4%		lle	95	73	72	55	72
594	Jeffers clay loam	16.73	11.1%		llw	92	74	71	49	74
130	Nicollet clay loam, 1 to 3 percent slopes	11.83	7.9%		lw	99	81	81	64	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.23	2.8%		llle	87	71	69	52	71
Weighted Average						1.95	*n 78.7	*n 73.7	*n 55.6	*n 78.6

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

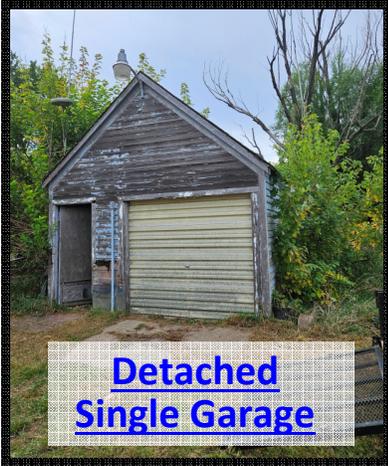
*c: Using Capabilities Class Dominant Condition Aggregation Method

Tile Map

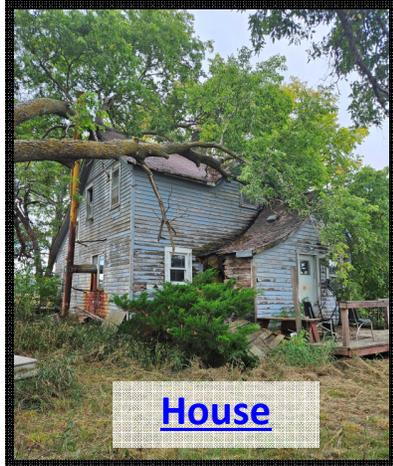


This tile map is an approximation.
No guarantee is made of tile condition, location, size, grade or depth.

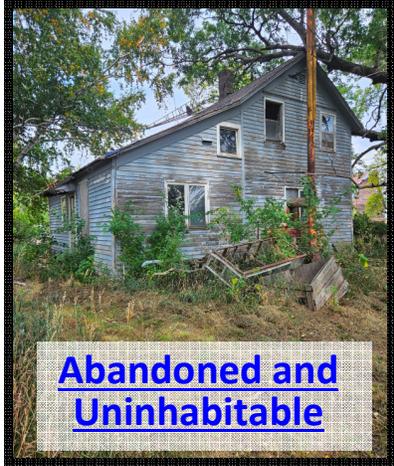




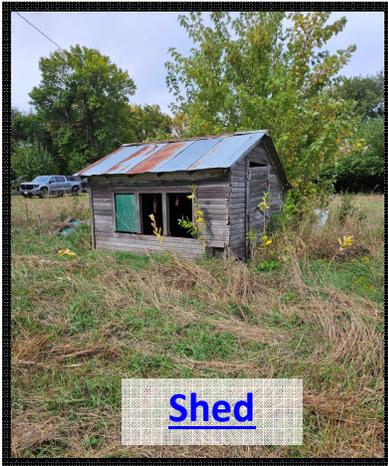
Detached
Single Garage



House



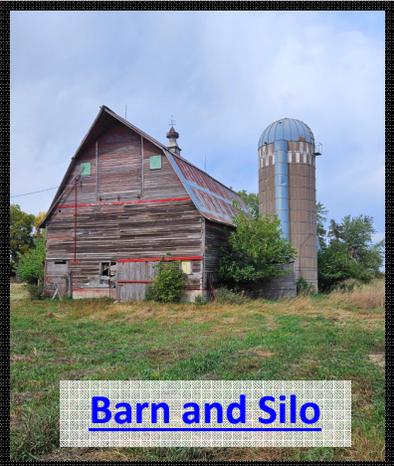
Abandoned and
Uninhabitable



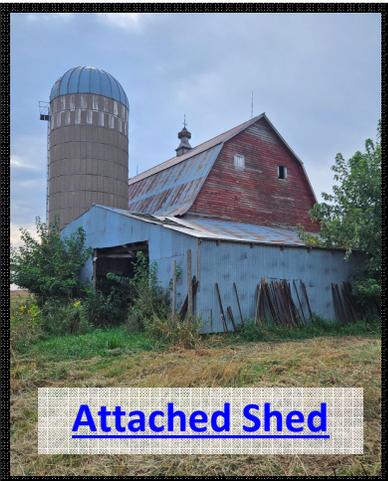
Shed



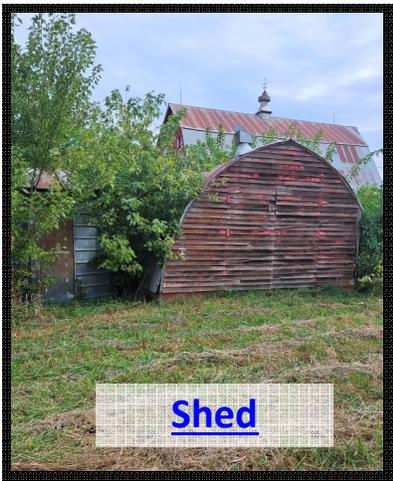
Barn



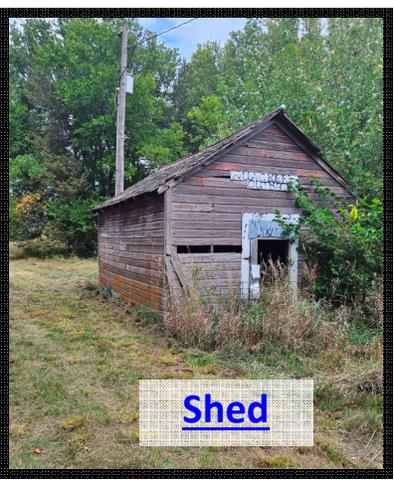
Barn and Silo



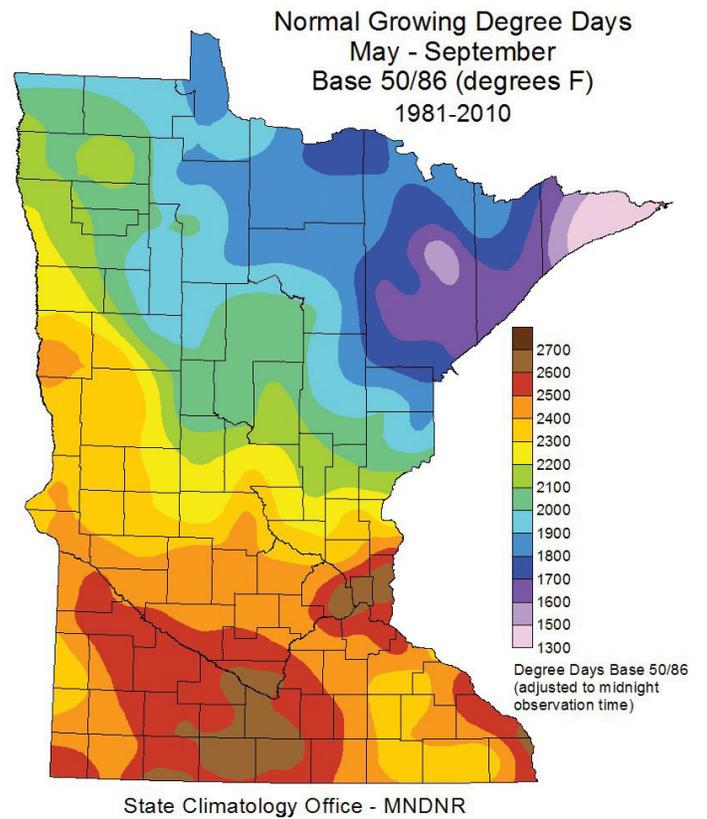
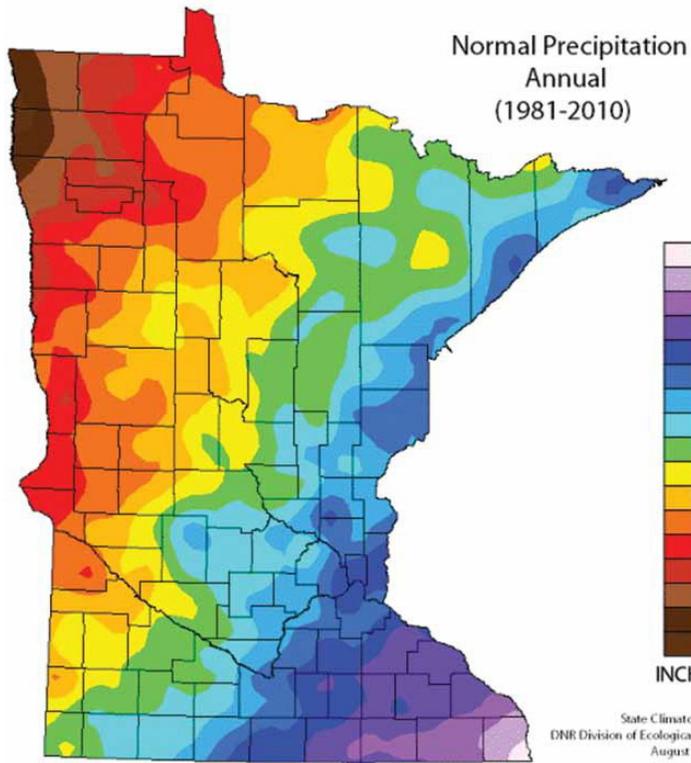
Attached Shed



Shed



Shed



SEALED BID AUCTION INSTRUCTIONS

Sealed Bid Location and Time:

4H Building at the Fair Grounds,
3048 Broadway Avenue, Slayton, MN 56172
Friday, November 17, 2023 @ 11 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 November 14, 2023 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 will retain the 2023 lease income and pay the real estate taxes and special assessments due and payable for 2023. Buyer will have possession after the 2023 crop is harvested.
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 December 19, 2023 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 Wednesday, November 14th, 2023 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

160 ±

TOTAL BID AMOUNT
(Nearest \$1,000)

\$ _____

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

