

We are pleased to present  
**Honetschlager Farm**

**124.34± Acres**

**Willow Lake Township, Redwood County**



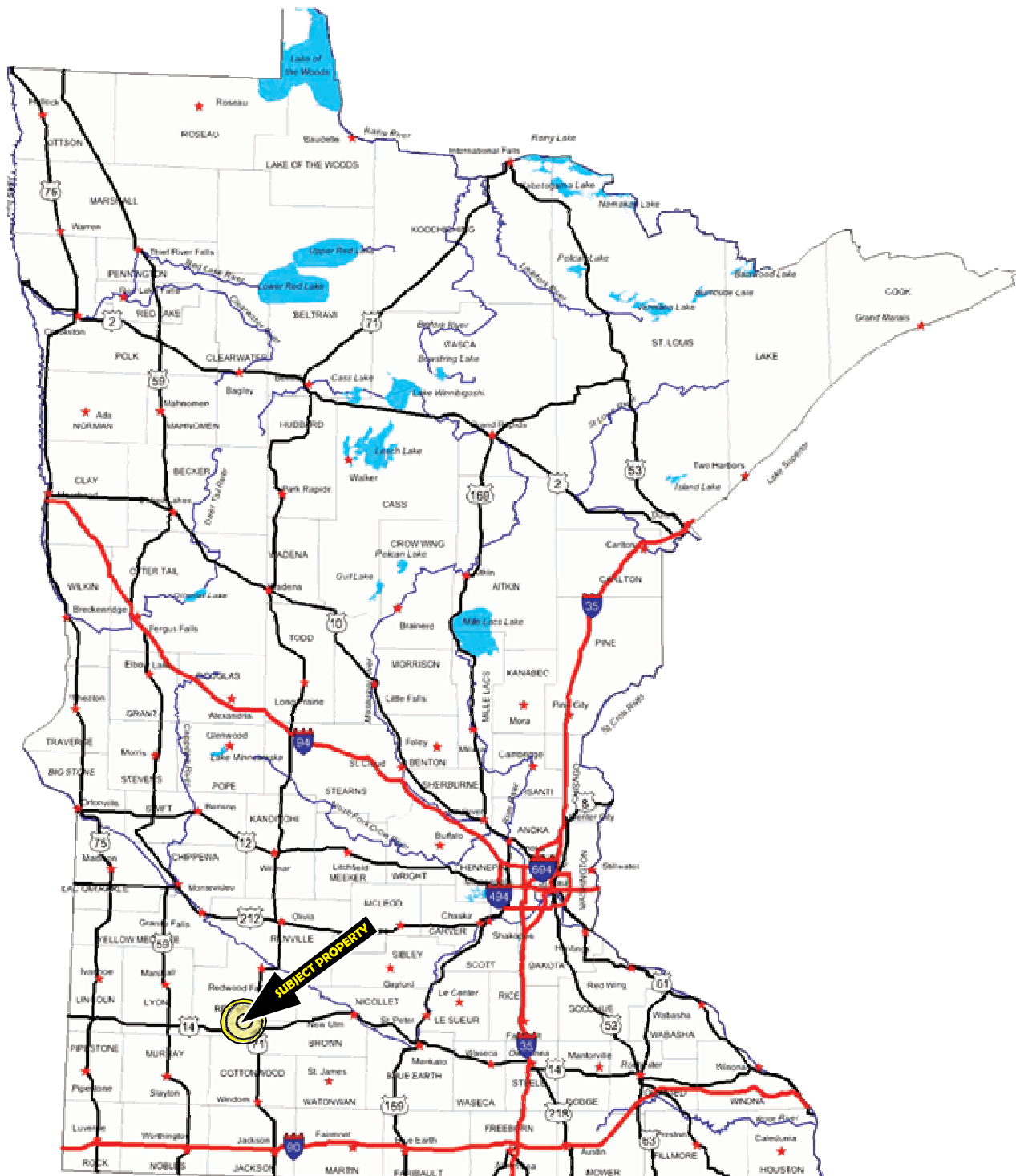
*This property to be sold by 'Sealed Bid Auction'*

**Owner:** Honetschlager Farm  
**Date & Time:** Tuesday August 20, 2024 @ 10 a.m.  
**Location:** Wabasso Community Center  
1429 Front Street, Wabasso, MN 56293  
**Attorney:** Redwood Valley Law Office, Redwood Falls, MN  
**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:**

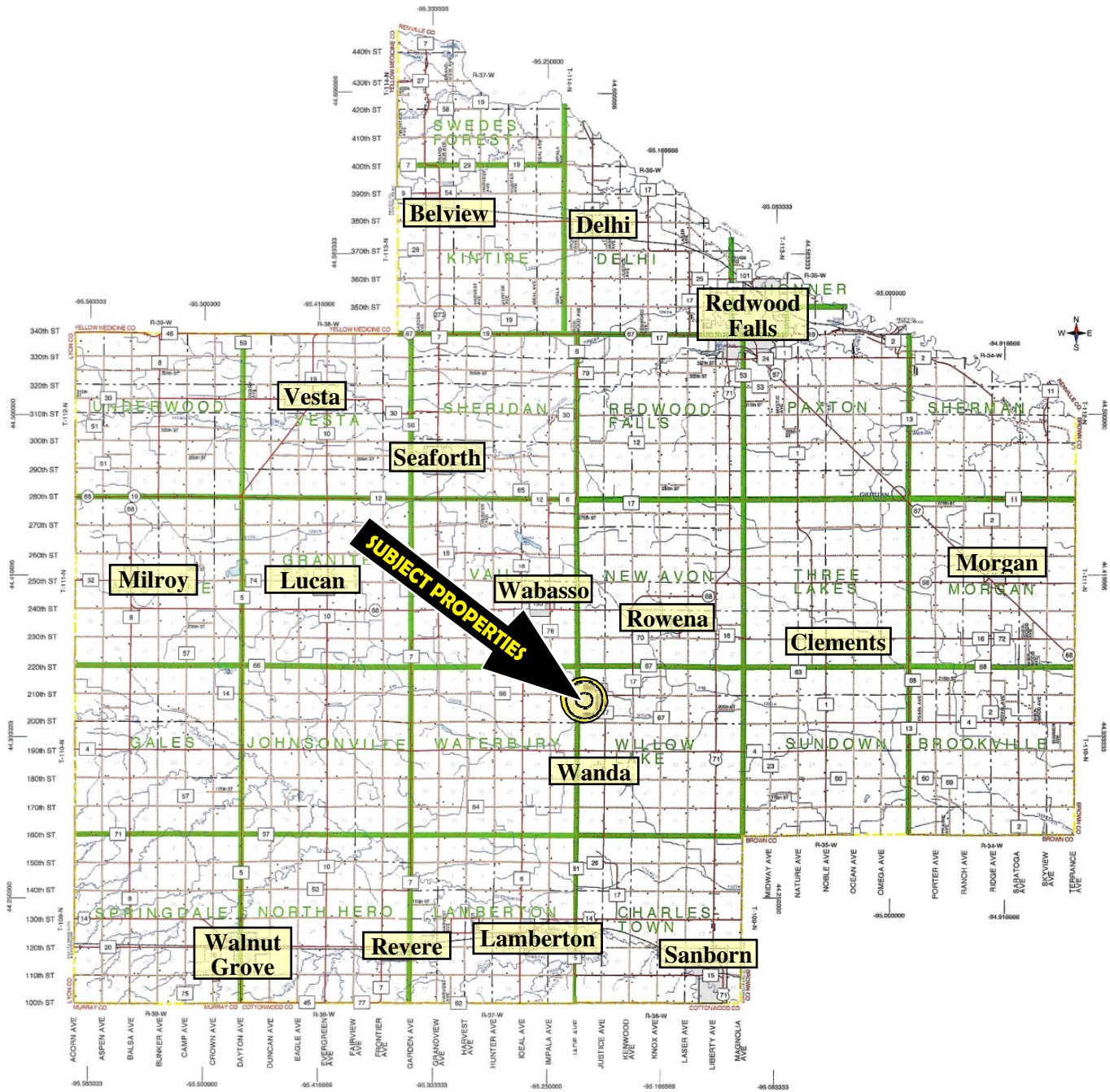
Rick Hauge, ALC, Auctioneer #64-24-23  
Cell: 507-829-5227 Email: [RickHauge@yahoo.com](mailto:RickHauge@yahoo.com)  
Charles 'Chuck' Wingert, ALC, Auctioneer #07-53  
Cell: 507-381-9790 Email: [Charles@WingertLandServices.com](mailto:Charles@WingertLandServices.com)  
[www.WingertLandServices.com](http://www.WingertLandServices.com)



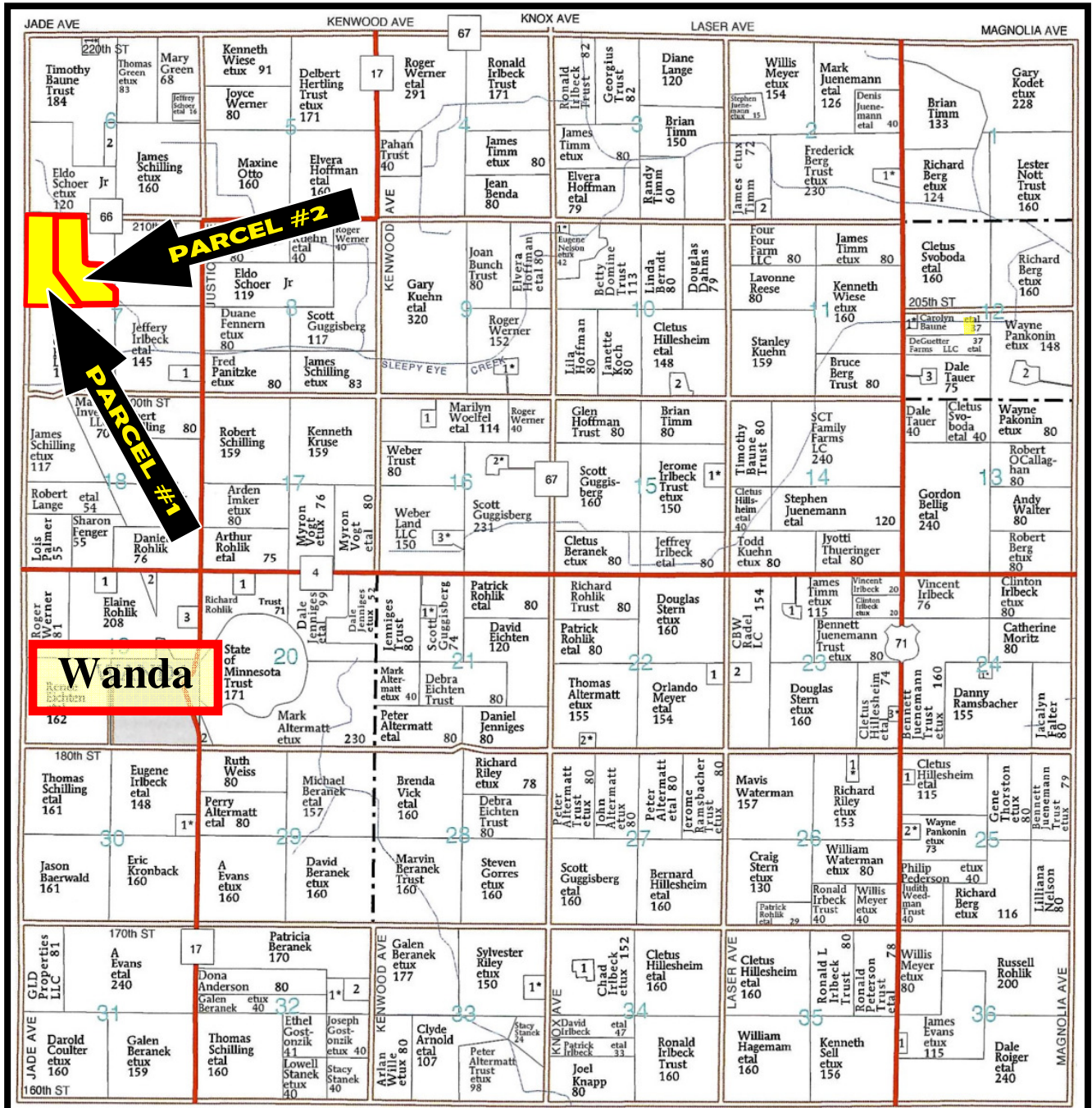


**WINGERT**  
LAND SERVICES

# Redwood County Minnesota



# Willow Lake Township Redwood County T-110-N R-36-W



# FSA Aerial/Information

**PARCEL # 1**

**PARCEL # 2**

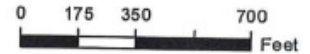


**Farm 2157**

**Tract 1485**

2022 Program Year

Map Created April 07, 2022



- 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**

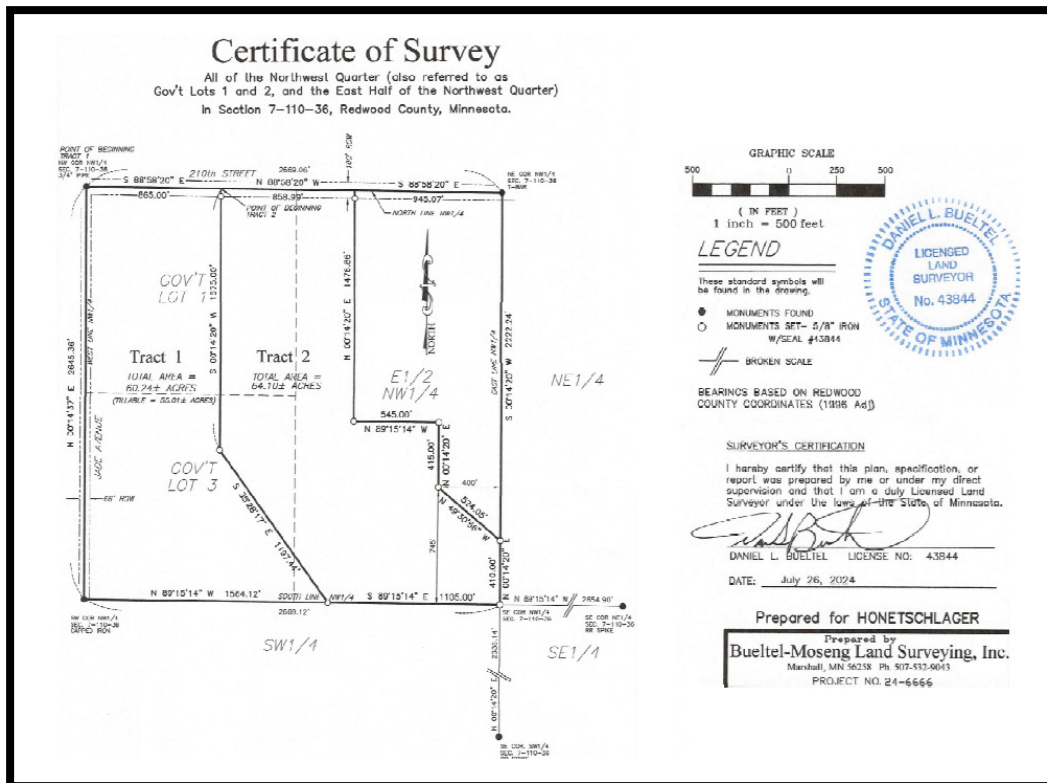
- Non-Cropland
- Cropland
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 116.33 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 relied 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.



## Certificate of Survey

**All of the Northwest Quarter (also referred to as Gov't Lots 1 and 2, and the East Half of the Northwest Quarter) in Section 7-110-36, Redwood County, Minnesota.**

### LAND DESCRIPTION—TRACT 1

All that part of the Northwest Quarter (also referred to as Government Lots 1 and 2, and the East Half of the Northwest Quarter), all in Section 7, Township 110 North, Range 36 West, Redwood County, Minnesota, being more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence South 88 degrees 58 minutes 20 seconds East, bearing based on Redwood County Coordinate System (NAD831996 Adj.), along the north line of said Northwest Quarter, a distance of 865.00 feet; thence South 00 degrees 14 minutes 20 seconds West a distance of 1675.00 feet; thence South 35 degrees 28 minutes 17 seconds East a distance of 1197.44 feet to a point on the south line of said Northwest Quarter which is 1105 feet west of the southeast corner of said Northwest Quarter; thence North 89 degrees 15 minutes 14 seconds West, along said south line, a distance of 1564.12 feet, to the southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 37 seconds East, along the west line of said Northwest Quarter, a distance of 2645.36 feet to the point of beginning

Said tract is subject to any existing highways, roadways or easements.

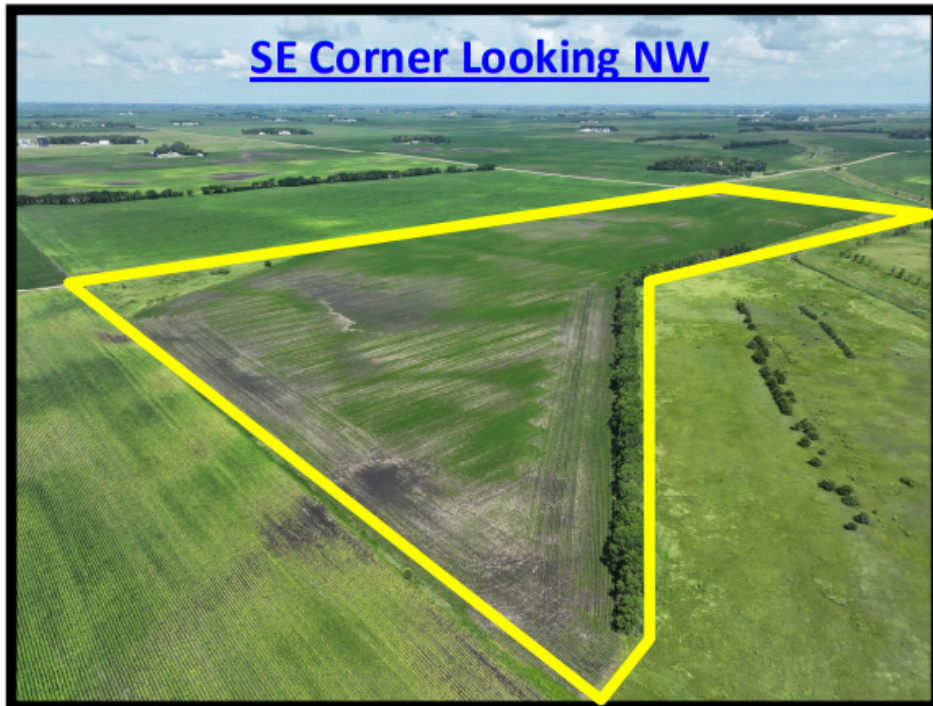
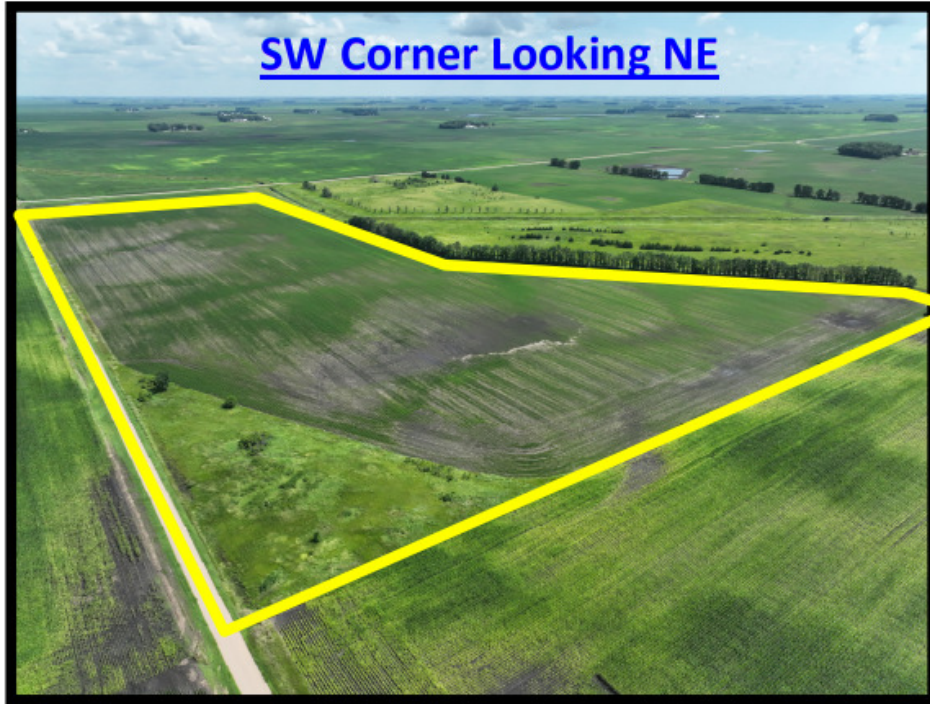
### LAND DESCRIPTION -TRACT 2

All that part of the Northwest Quarter (also referred to as Government Lots 1 and 2, and the East Half of the Northwest Quarter), all in Section 7, Township 110 North, Range 36 West, Redwood County, Minnesota, being more particularly described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 88 degrees 58 minutes 20 seconds East, bearing based on Redwood County Coordinate System (NAD83- 1996 Adj.), along the north line of said Northwest Quarter, a distance of 865.00 feet to the point of beginning; thence South 00 degrees 14 minutes 20 seconds West a distance of 1675.00 feet; thence South 35 degrees 28 minutes 17 seconds East a distance of 1197.44 feet to a point on the south line of said Northwest Quarter which is 1105 feet west of the southeast corner of said Northwest Quarter; thence South 89 degrees 15 minutes 14 seconds East, along said south line, a distance of 1105.00 feet, to the southeast corner of said Northwest Quarter; thence North 00 degrees 14 minutes 20 seconds East, along the east line of said Northwest Quarter, a distance of 410.00 feet; thence North 49 degrees 30 minutes 56 seconds West a distance of 524.05 feet to a point that is 400 feet west of the east line of said Northwest Quarter and 745 feet north of the south line of said Northwest Quarter; thence North 00 degrees 14 minutes 20 seconds East, parallel to the east line of said Northwest Quarter, a distance of 415.00 feet; thence North 89 degrees 15 minutes 14 seconds West, parallel to the south line of said Northwest Quarter, a distance of 545.00 feet; thence North 00 degrees 14 minutes 20 seconds East, parallel to the east line of said Northwest Quarter, a distance of 1476.86 feet to a point on the north line of said Northwest Quarter; thence North 88 degrees 58 minutes 20 seconds West, along said north line, a distance of 858.99 feet to the point of beginning.

Said tract is subject to any existing highways, roadways or easements.

# PARCEL # 1



## PROPERTY INFORMATION

### PARCEL # 1

<b>DESCRIPTION:</b>	Part of the NW1/4 Section 7, T110N-R36W, (Willow Lake Township, Redwood County, Minnesota) See attached survey.		
<b>TAX ID #:</b>	25-003-2020		
<b>REAL ESTATE TAXES:</b>	Total Parcel -2024		
	(Ag Non-Hstd) Agricultural taxes (Allocated)	= \$	2,299.00
	Special Assessment CD 1B	= \$	758.56
	Total Estimated Tax & Specials	= \$	3,057.56
	Outstanding special assessments after 2024 taxes are paid	= \$	0.00
<b>FSA INFORMATION:</b>	Total acres	60.24+/- acres	(Survey to govern.)
	FSA Tillable	55.93 +/-acres	
	Corn Base Acres	29.68 +/- acres	
	Corn PLC Yield	170 +/- bu./acre	
	Soybean base acres	25.92 +/- acres	
	Soybean yield	41 +/- bu./acre	
<b>POSSESSION INFO:</b>	Buyer will have possession after the 2024 crops are harvested.		
<b>SOIL DESCRIPTION:</b>	Amiret, Amiret-Swanlake, Seaforth, Storden-Ves, Canisteo, Webster, Webster-Delft & Glencoe. See soil map.		
<b>CPI:</b>	Crop Productivity Index = High Quality 90.9		
<b>TOPOGRAPHY:</b>	Gently sloping to level to depressional.		
<b>DRAINAGE:</b>	CD 1B is the legal outlet, 18" county tile on farm. <b>Some tile. See tile map.</b>		
<b>NRCS CLASSIFICATION:</b>	<b>PC/NW Prior Converted/No Wetland</b> <b>HEL = 3.36 acres rated – Highly Erodible Lands</b> <b>Possible to have this HEL rating removed</b>		
<b>SURVEY:</b>	Survey is pending. See survey		
<b>OTHER:</b>	2.29 acre abandoned Wanda Landfill on southwest corner of farm.		

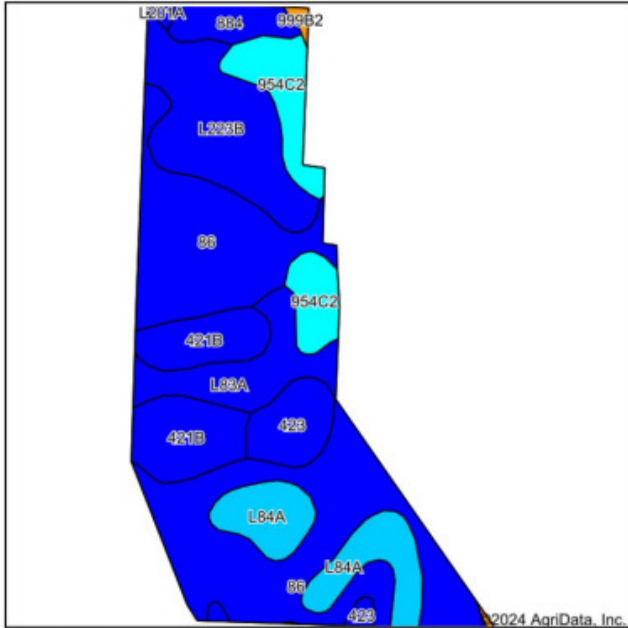
WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

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 Parcel # 1



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Minnesota**  
 County: **Redwood**  
 Location: **7-110N-36W**  
 Township: **Willow Lake**  
 Acres: **52.57**  
 Date: **6/26/2024**

Map Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgrDataInc.com



Area Symbol: MN127, Soil Area Version: 22

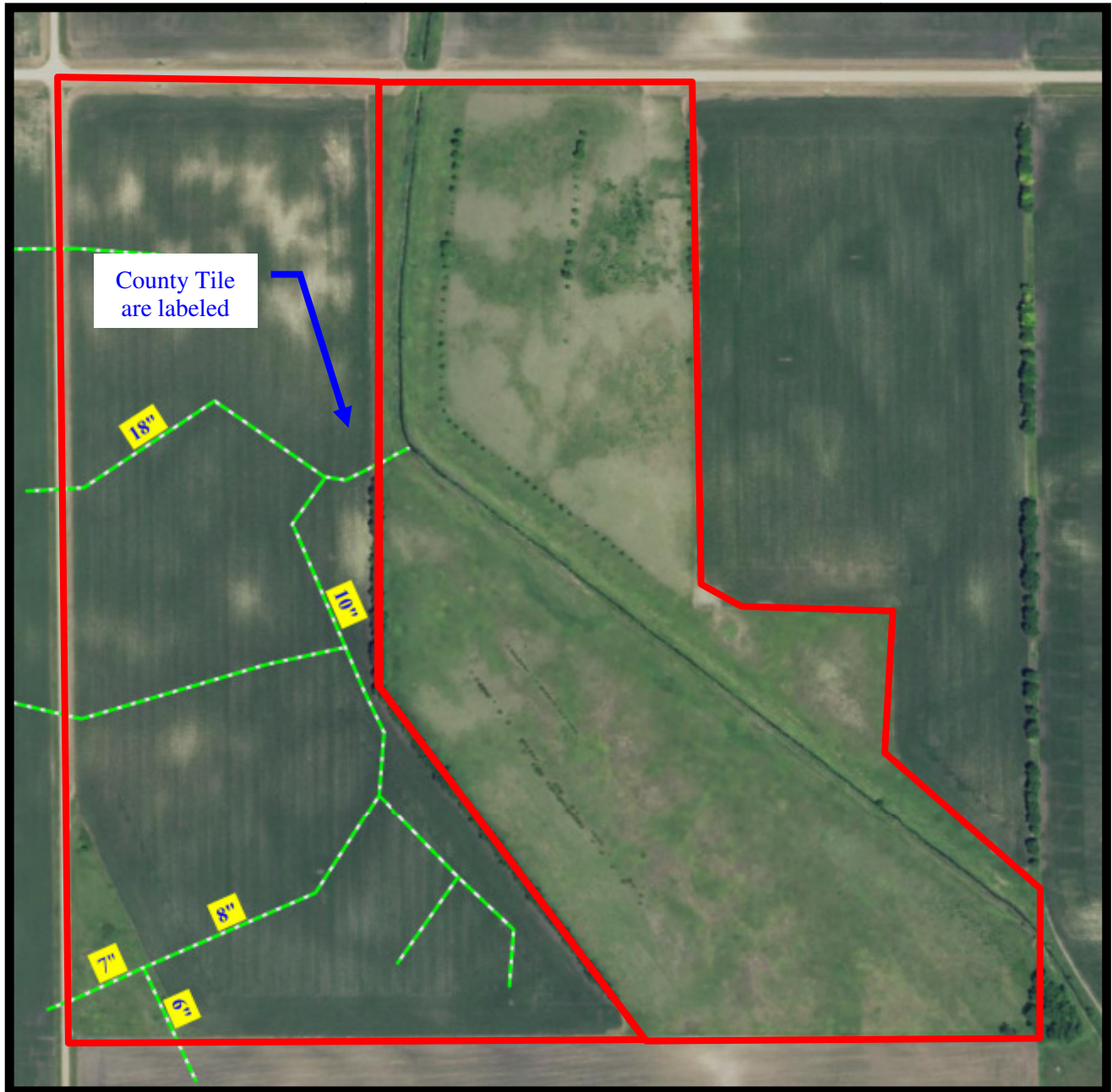
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
86	Canisteo clay loam, 0 to 2 percent slopes	21.13	40.3%	Blue	Ilw	93	81	71	65	81	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	7.38	14.0%	Blue	Ile	92	81	71	66	81	
421B	Amiret loam, 2 to 6 percent slopes	5.77	11.0%	Blue	Ile	98	83	73	69	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.05	9.6%	Cyan	Illw	86	77	76	69	76	
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	4.37	8.3%	Cyan	Illie	77	72	67	61	72	
L83A	Webster clay loam, 0 to 2 percent slopes	3.90	7.4%	Blue	Ilw	93	83	78	70	82	
423	Seaforth loam, 1 to 3 percent slopes	2.78	5.3%	Blue	Ils	95	84	69	65	84	
884	Webster-Delft complex, 0 to 2 percent slopes	1.75	3.3%	Blue	Ilw	94	81	77	69	81	
L201A	Normania loam, 1 to 3 percent slopes	0.21	0.4%	Blue	Ie	99	83	76	71	83	
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	0.17	0.3%	Orange	Ile	69	59	59	51	53	
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	0.06	0.1%	Orange	Illie	63	59	59	51	53	
<b>Weighted Average</b>						<b>2.18</b>	<b>91.5</b>	<b>*n 80.3</b>	<b>*n 71.9</b>	<b>*n 66.1</b>	<b>*n 80.1</b>

\*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.

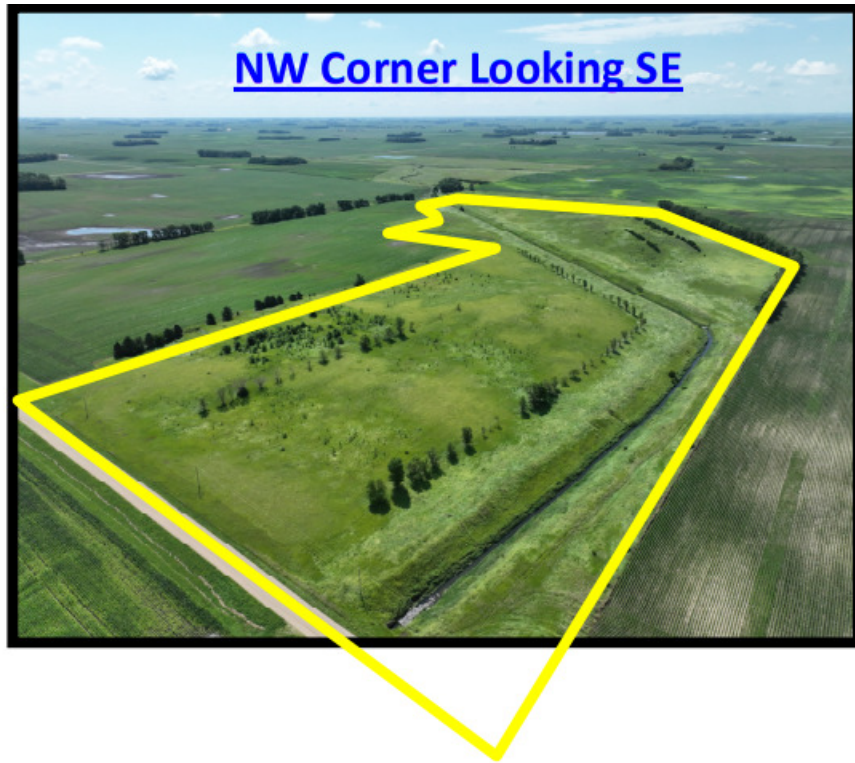
# Tile Map



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



## PARCEL # 2



## PROPERTY INFORMATION

### PARCEL # 2

**DESCRIPTION:** Part of the NW1/4 Section 7, T110N-R36W, (Willow Lake Township, Redwood County, Minnesota) See legal description on next page.

**TAX ID #:** 25-007-2020

**REAL ESTATE TAXES:** Total Parcel -2024  
(Ag Non-Hstd) Agricultural taxes (Allocated) = \$ 1,636.91  
Special Assessment CD 1B = \$ 540.12  
Total Estimated Tax & Specials = \$ 2,177.03  
Outstanding special assessments = \$ 0.00  
after 2024 taxes are paid

**FSA INFORMATION:** Total acres = 64.1+/- acres  
RIM Acres = 58.8 acres

	<u>Acres</u>	<u>Contract Pmt.</u>	<u>Total Pmt</u>
CRP Contracts*	18.2	\$216.92	\$3,947.94
	7.3	\$166.05	\$1,212.17
Totals	25.5	\$202.36	\$5,160.11

\*Both contracts expire in 2028

**POSSESSION INFO:** Buyer will have possession after the closing on or before 9/30/2024

**SOIL DESCRIPTION:** See Soil Map.

**COVER:** The farm has been seeded down in grass.

**TOPOGRAPHY:** Very gently sloping to level to depressional.

**DRAINAGE:** CD 1B, an open ditch, runs through the farm.

**NRCS CLASSIFICATION:** RIM Land – Non Tillable  
**Reinvest in Minnesota (RIM) – perpetual easement.**

**SURVEY:** The farm has been surveyed. Survey pending.

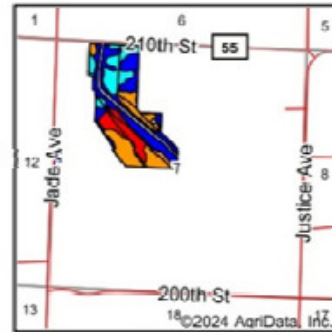
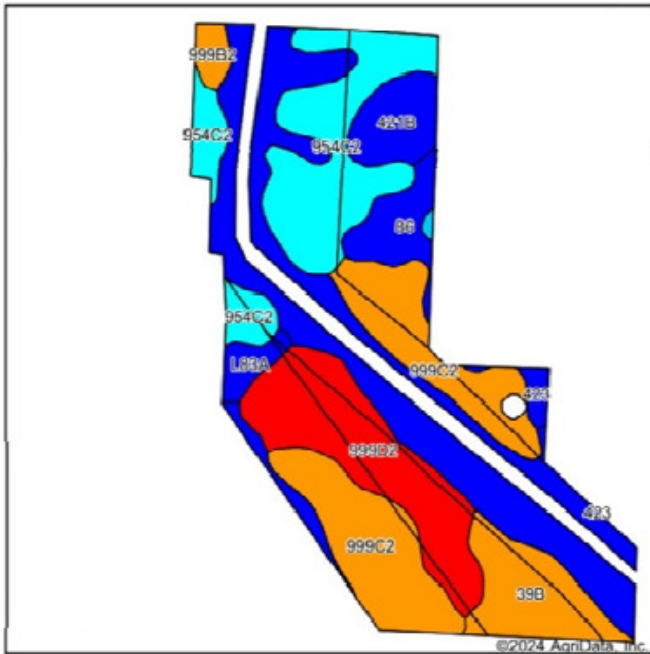
**OTHER:** Cross drainage easements to Tract #1 will be reserved

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

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# Soils Map Parcel # 2



State: **Minnesota**  
 County: **Redwood**  
 Location: **7-110N-36W**  
 Township: **Willow Lake**  
 Acres: **64.53**  
 Date: **6/26/2024**

Map Provided by:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgrDataInc.com



Soils data provided by USDA and NRCS.

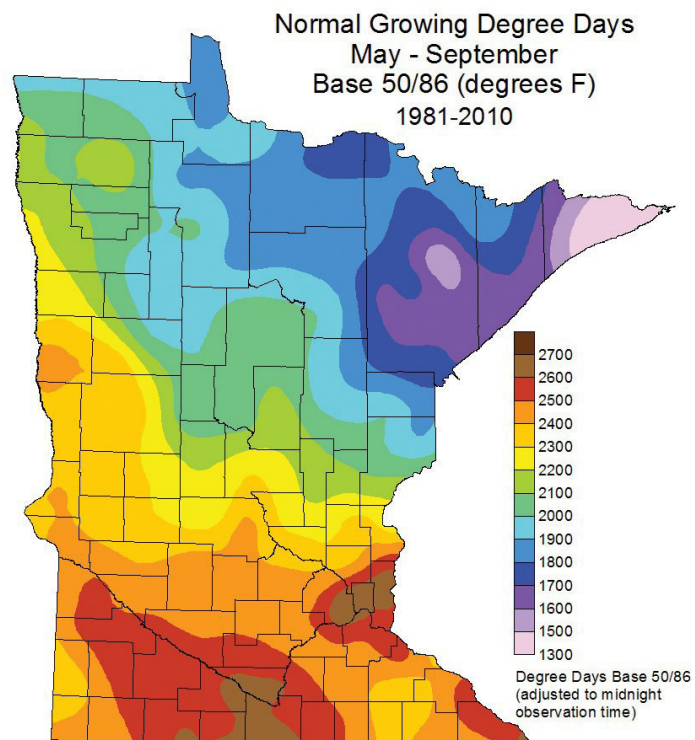
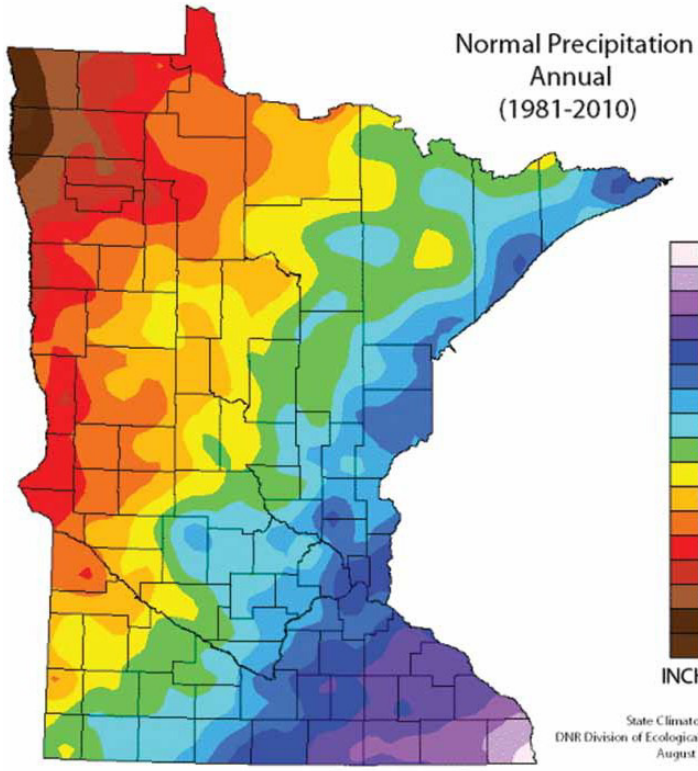
Area Symbol: MN127, Soil Area Version: 22

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	21.74	33.7%		llw	93	81	71	65	81	
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	12.03	18.6%		llle	63	60	60	51	53	
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	11.35	17.6%		llle	77	72	67	61	72	
999D2	Storden-Estherville-Ves complex, 12 to 18 percent slopes, eroded	9.13	14.1%		IVe	49	53	53	45	46	
39B	Wadena loam, 2 to 6 percent slopes	4.75	7.4%		llg	65	61	61	59	50	
421B	Amiret loam, 2 to 6 percent slopes	2.86	4.4%		llo	98	83	73	60	83	
L83A	Webster clay loam, 0 to 2 percent slopes	1.10	1.7%		llw	93	83	78	70	82	
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	0.84	1.3%		llc	69	59	59	51	53	
423	Seaforth loam, 1 to 3 percent slopes	0.62	1.0%		lls	95	84	69	65	84	
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.11	0.2%		llw	86	77	76	69	76	
<b>Weighted Average</b>						<b>2.65</b>	<b>76.2</b>	<b>*n 69.7</b>	<b>*n 64.8</b>	<b>*n 58.5</b>	<b>*n 66.7</b>

\*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.



# SEALED BID AUCTION INSTRUCTIONS

## **Sealed Bid Location and Time:**

Wabasso Community Center  
1429 Front Street,  
Wabasso, MN 56293  
Tuesday, August 20, 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 Monday, August 19, 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. The seller will receive all the 2024 cash rent and CRP income and will pay all the 2024 real estate taxes and special assessments. The buyer shall receive all the 2025 cash rent and CRP Income and pay all real estate taxes and special assessments for 2025 and beyond. Buyer of tract #1 will have possession after 2024 crops are removed. Buyer of tract #2 will have possession after the closing on or before 9/30/2024.
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 September 30, 2024 at which time marketable title shall be conveyed at Redwood Valley Law Office, Redwood Falls, MN.
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, visit: [www.WingertLandServices.com](http://www.WingertLandServices.com) or contact:**

Rick Hauge, ALC, Auctioneer #64-24-23

Cell: 507-829-5227 Email: [RickHauge@yahoo.com](mailto:RickHauge@yahoo.com)

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

Cell: 507-381-9790 Email: [Charles@WingertLandServices.com](mailto:Charles@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 Monday, August 19, 2024 to:

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

Cell: 507-381-9790  
Email: [Charles@WingertLandServices.com](mailto:Charles@WingertLandServices.com)  
Website: [WingertLandServices.com](http://WingertLandServices.com)

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



<u>PARCEL</u>	<u>ACRES</u>	<u>TOTAL BID AMOUNT</u> (Nearest \$1,000)
# 1	60.24 ±	\$ _____
# 2	64.10 ±	\$ _____

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