

We are pleased to present
Jon Kietzer Farm
181.65 ± Acres
Vernon Center Township, Blue Earth County



This property to be sold by 'Sealed Bid Auction'

Owner: Jon Kietzer Farm

Date & Time: Thursday, July 27, 2023 @ 11 a.m.

Location: Snowbird Event Center,
224 State Hwy 30, Amboy, 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:

Glen Fladeboe, Auctioneer # 2720220042

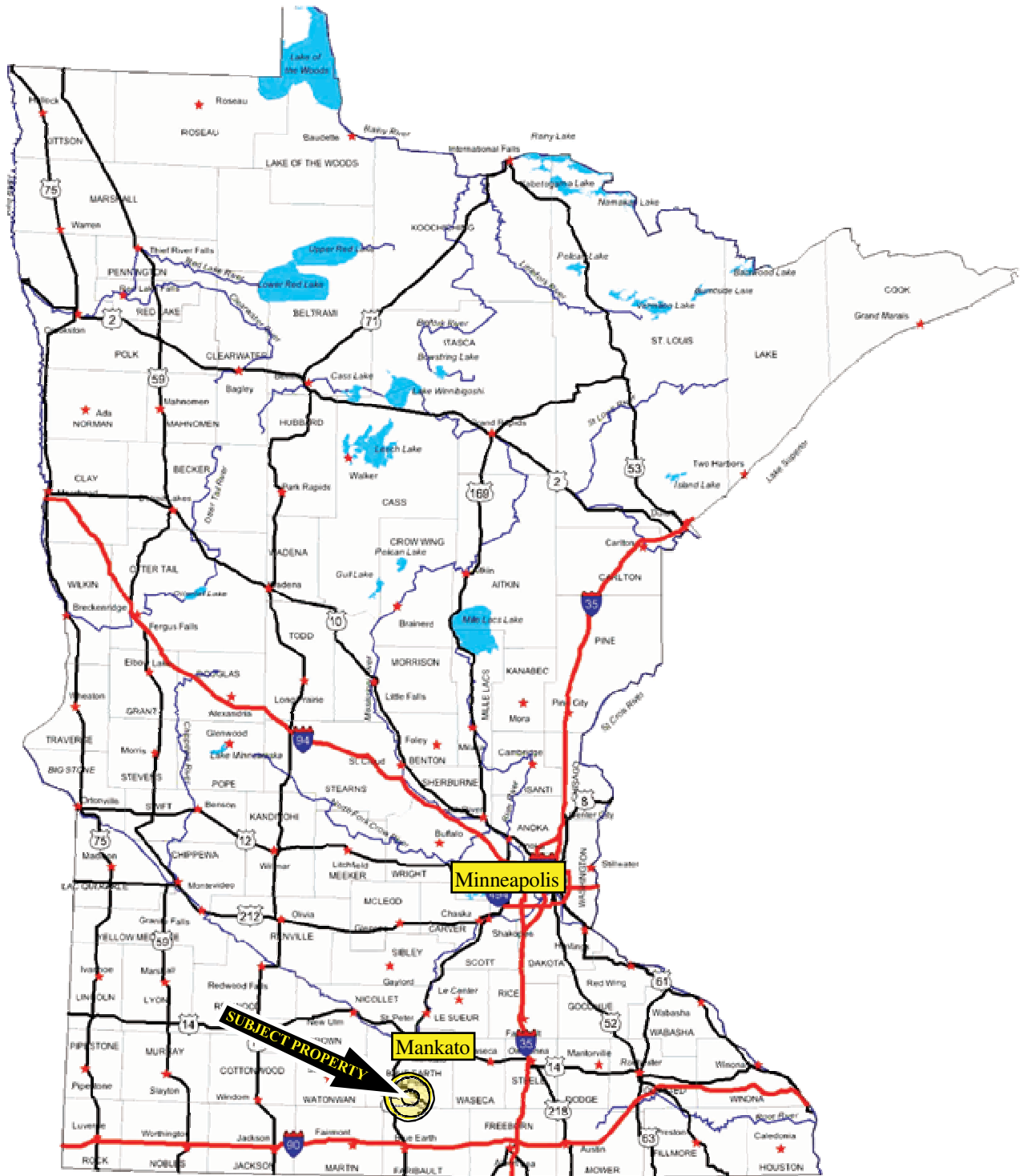
Cell: 651-208-3262

Chuck Wingert, ALC Auctioneer #07-53

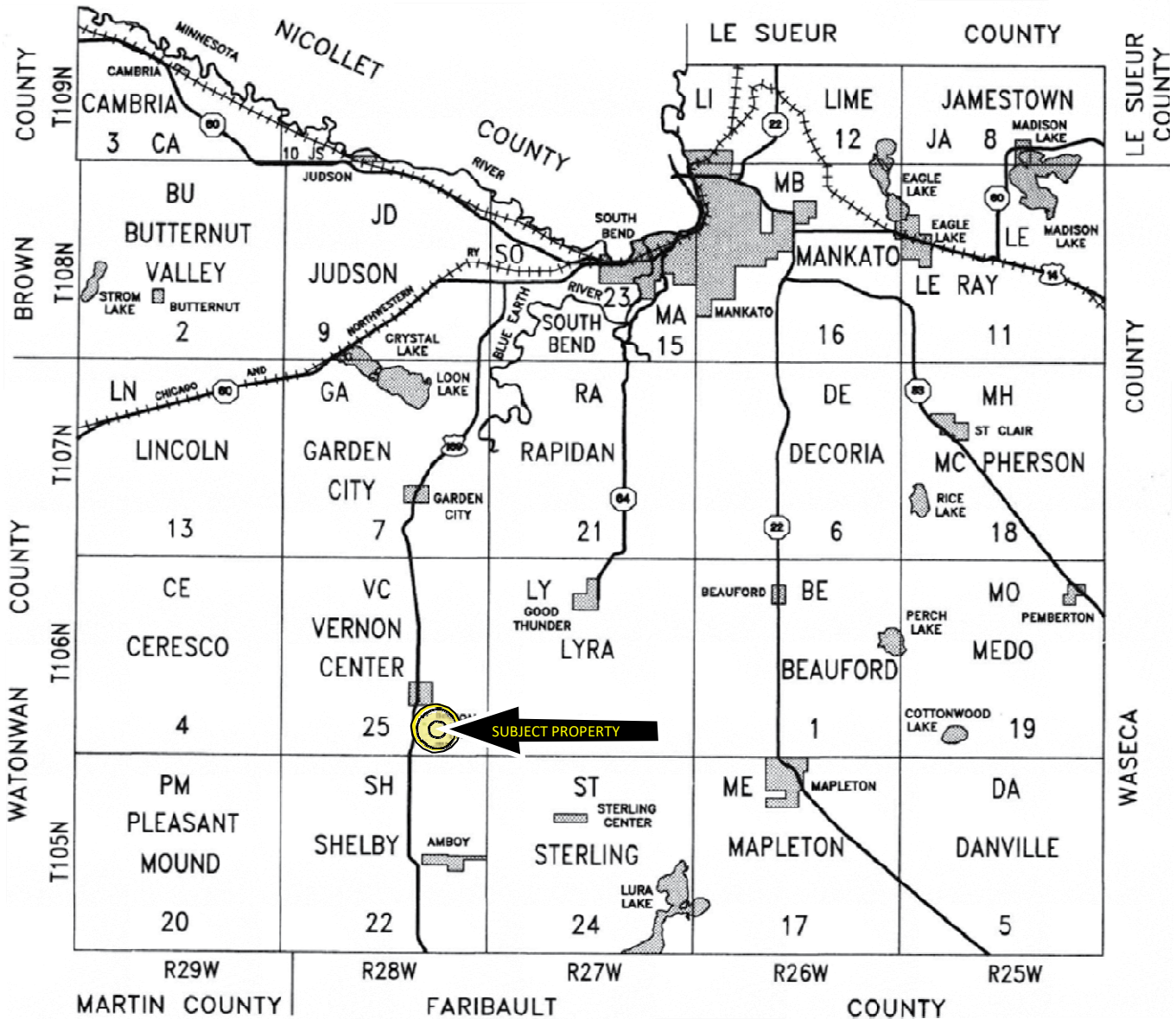
Direct: 507-381-9790



State Highway Map



Blue Earth County Minnesota



FSA Aerial/Information



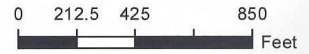
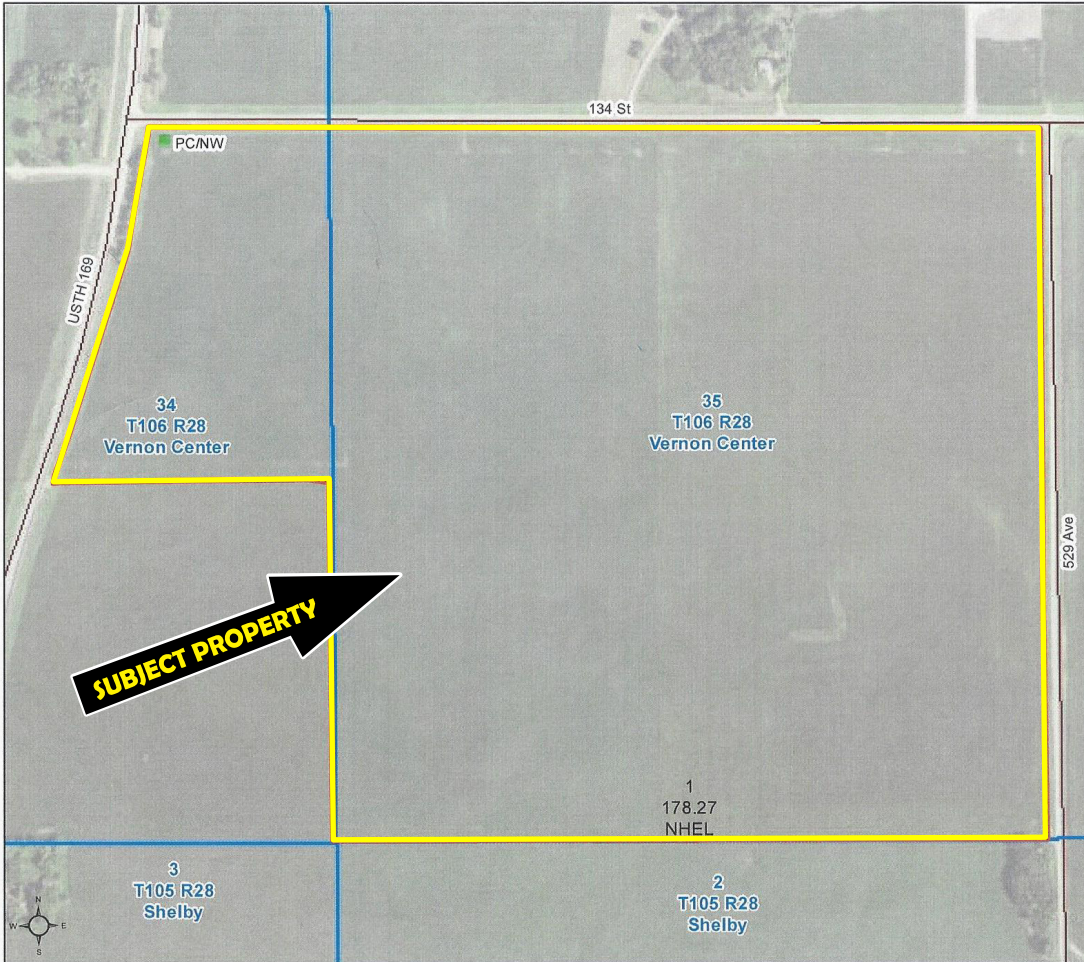
Blue Earth County, Minnesota

Farm 2069

Tract 4852

2023 Program Year

Map Created December 12, 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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 178.27 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.

NE Corner Looking SW



SW Corner of 160 Looking NE



WINGERT
LAND SERVICES

PROPERTY INFORMATION

DESCRIPTION:	SW1/4 exc 3.05a Co. ROW Section 35 and NE1/4 of SE1/4 East of HWY exc 1.14a HWY ROW & exc .6a Co. ROW, Section 34, all in T106N-R28W	
TAX ID #:	R52.17.35.300.001 & R52.17.34.400.001	
REAL ESTATE TAXES:	2023 Ag Non-Homestead tax	= \$8,701.36
	Special Assessment	= \$ 460.64
	Total 2023 Tax & Specials	= \$9,162.00
	Special Assessment paid in full after 2023 payment	
FSA INFORMATION:	Total acres	= 181.65
	FSA Tillable acres	= 178.27+/- acres
	Com Base Acres	= 88+/- acres
	Com PLC yield	= 142+/- bushels
	Soybean base acres	= 88+/- acres
	Soybean ARC CO. yield	= 43+/- bushel
2023 RENT INFO:	Property is leased for 2023 crop year. Seller will retain the 2023 Lease income and pay the 2023 real estate taxes and specials.	
SOIL DESCRIPTION: & CPI:	Guckeen silty clay loam, Mama silty clay loam, Lura silty clay, Okoboji silty clay loam, Kamrar silty clay, Clarion-Storden complex. Crop Production Index = 90.50 See Soil Map.	
TOPOGRAPHY:	Level to Rolling	
DRAINAGE:	Outlets - Judicial Ditch # 40 - 28" tile (draining northeast). Private outlet draining north, Private outlet drainage west. See County Ditch Map. Tile - Numerous tile systems and random tiling See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands, NHEL - No Highly Erodible Lands.	

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

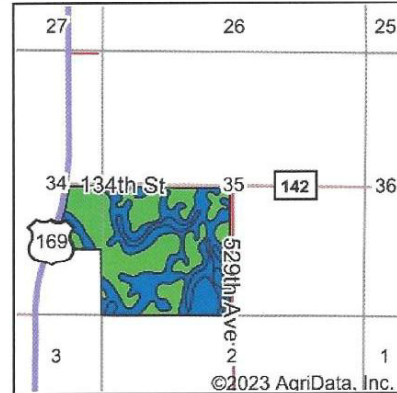
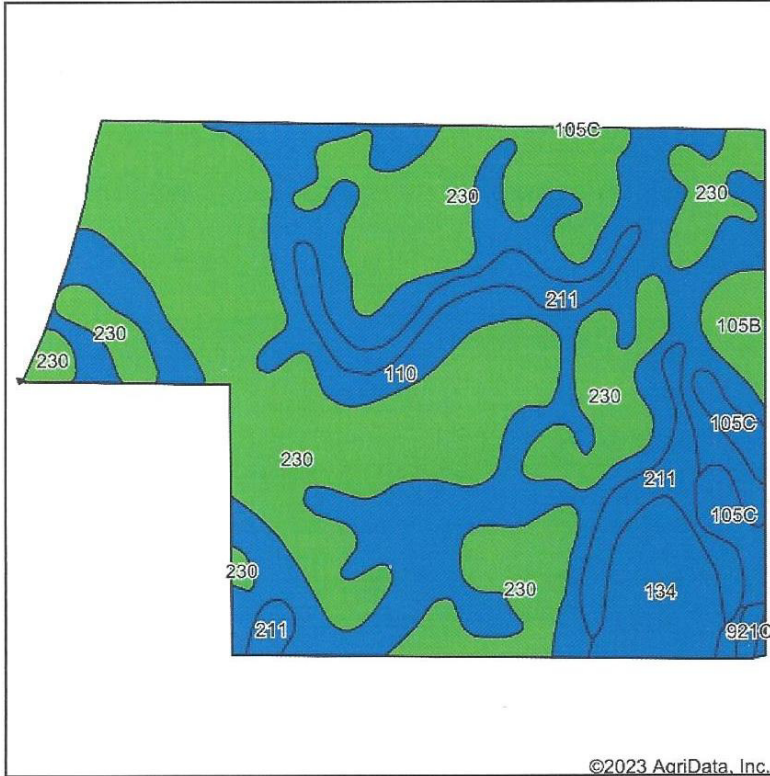
The information gathered for this brochure in its entirety is from sources deemed reliable, cannot be guaranteed by Seller, Wingert Land Services, Inc. or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the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

JUDICIAL DITCH # 40



28" Tile on 0.14 Grade

Soils Map



State: **Minnesota**
 County: **Blue Earth**
 Location: **35-106N-28W**
 Township: **Vernon Center**
 Acres: **175.57**
 Date: **6/7/2023**



Soils data provided by USDA and NRCS.

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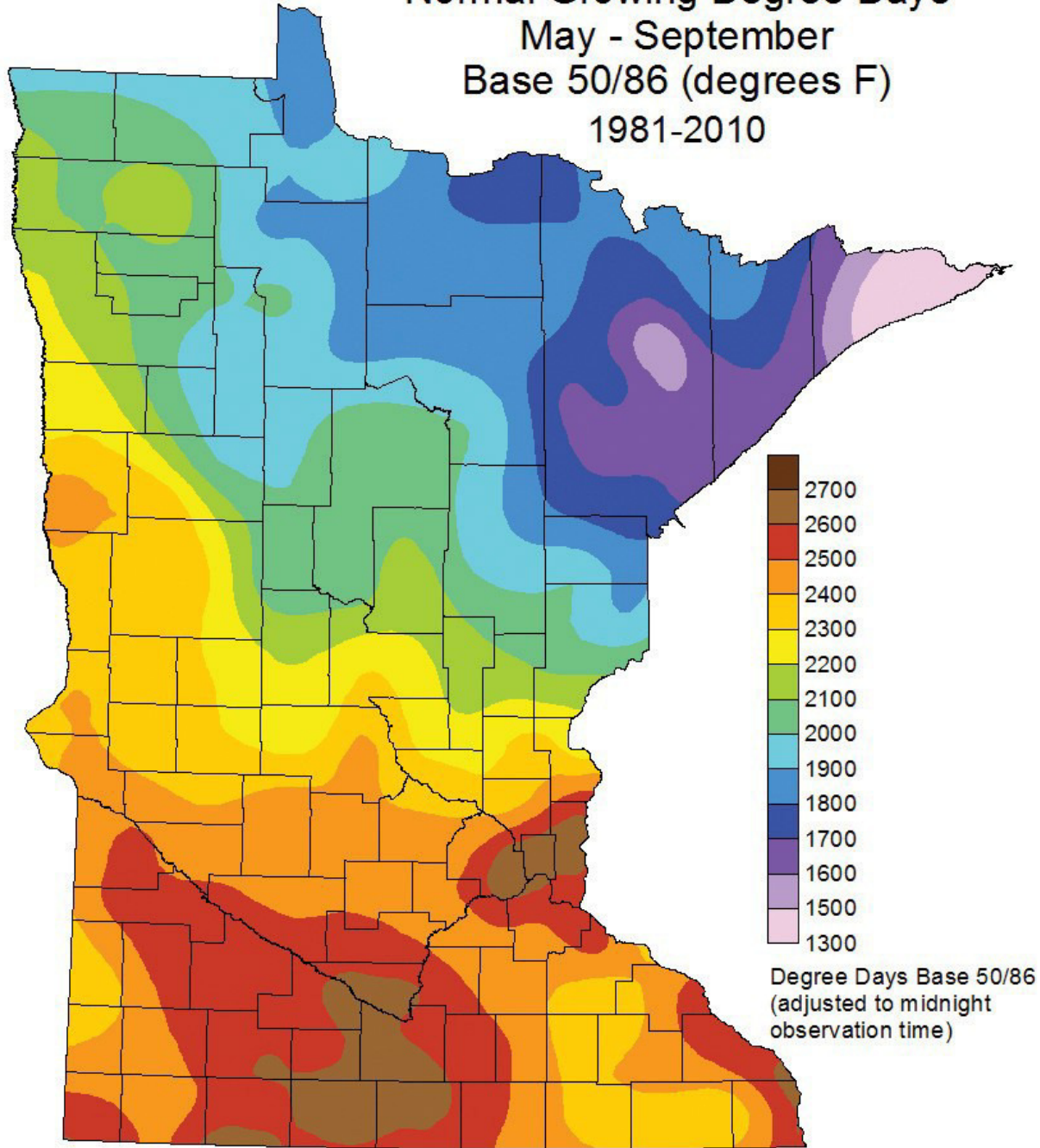
Area Symbol: MN013, Soil Area Version: 20

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	
230	Guckeen silty clay loam, 1 to 3 percent slopes	84.03	47.9%		IIw	95	81	81	63	74	
110	Marna silty clay loam, 0 to 2 percent slopes	62.89	35.8%		IIw	87	77	77	59	72	
211	Lura silty clay, 0 to 1 percent slopes	12.26	7.0%		IIIw	81	59	55	19	55	
134	Okoboji silty clay loam, 0 to 1 percent slopes	8.41	4.8%		IIIw	86	76	74	64	74	
105C	Kamrar silty clay, 6 to 12 percent slopes	4.28	2.4%		IIIe	88	69	69	50	59	
105B	Kamrar clay loam, 2 to 6 percent slopes	3.12	1.8%		Ile	95	79	79	59	70	
921C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.58	0.3%		IIIe	87	71	69	52	71	
Weighted Average						2.15	90.5	*n 77.4	*n 77	*n 58.1	*n 71.5

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

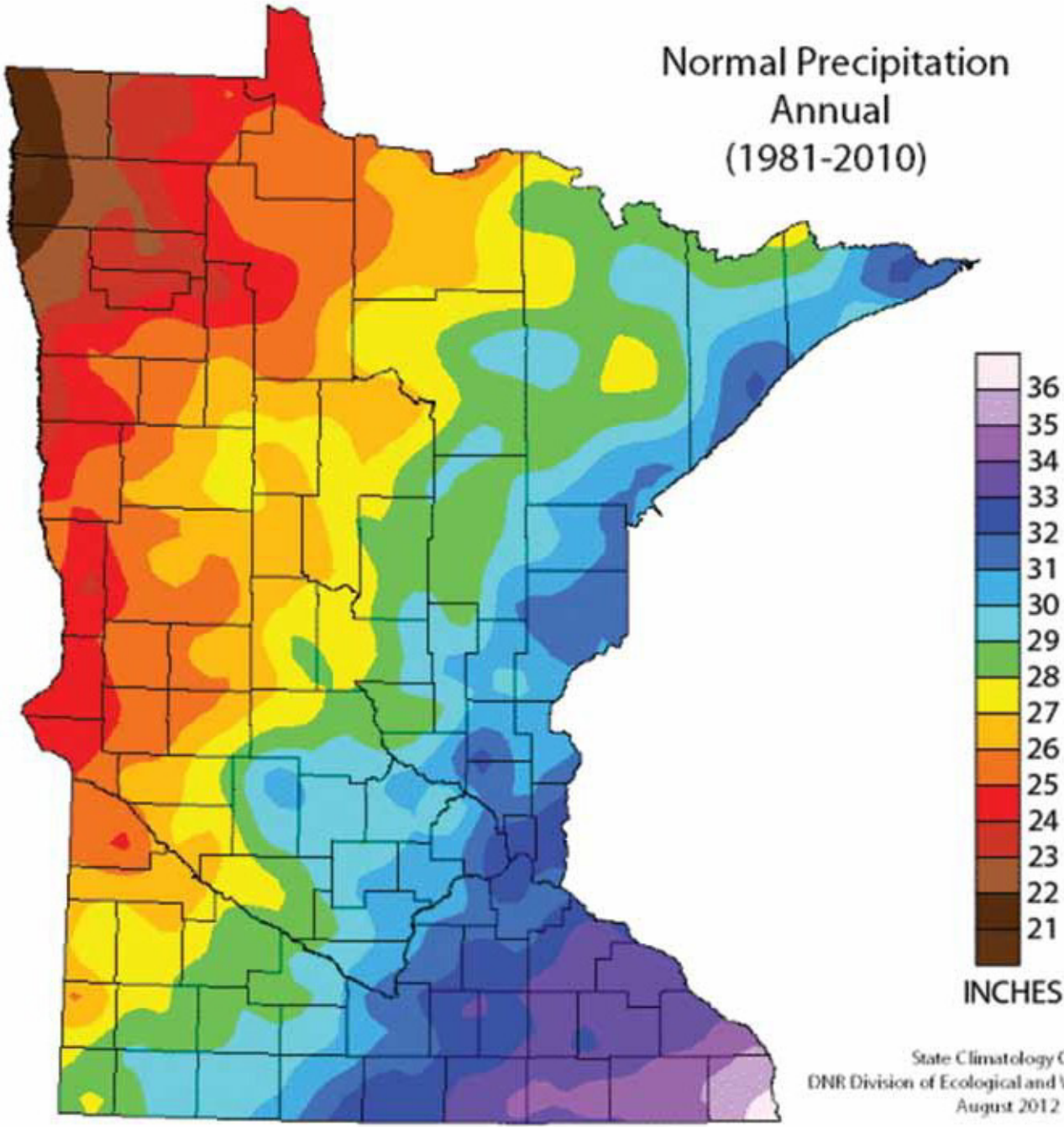
*c: Using Capabilities Class Dominant Condition Aggregation Method

Normal Growing Degree Days
May - September
Base 50/86 (degrees F)
1981-2010



State Climatology Office - MNDNR

Normal Precipitation
Annual
(1981-2010)



State Climatology Office
DNR Division of Ecological and Water Resources
August 2012



SEALED BID AUCTION INSTRUCTIONS

Sealed Bid Location and Time:

Snowbird Event Center
224 State Hwy 30
Amboy, MN 56010
July 27, 2023 @ 11 AM

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 July 24, 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 September 20, 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:

Glen Fladeboe, Auctioneer # 2720220042

Cell: 651-208-3262

Email: Glen@FladeboeLand.com

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

Cell: 507-381-9790

Email: 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, July 24th, 2023 to:

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

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



ACRES

181.65 ±

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