

We are pleased to present
Rosaleen Zenk Family Farm
152.68 ± Acres
South Branch Township, Watonwan County



This property to be sold by 'Sealed Bid Auction'

Owner: Zenk Family Farm
Date & Time: Wednesday, November 15th, 2023 @ 10 a.m.
Attorney: Dan Birkholz, Birkholz & Associates, LLC, Mankato, MN
Paul Moosbrugger, Farrish Johnson Law Office, Mankato, MN
Location: The Truman Community Center
313 N 1st Ave W, Truman, MN 56088
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

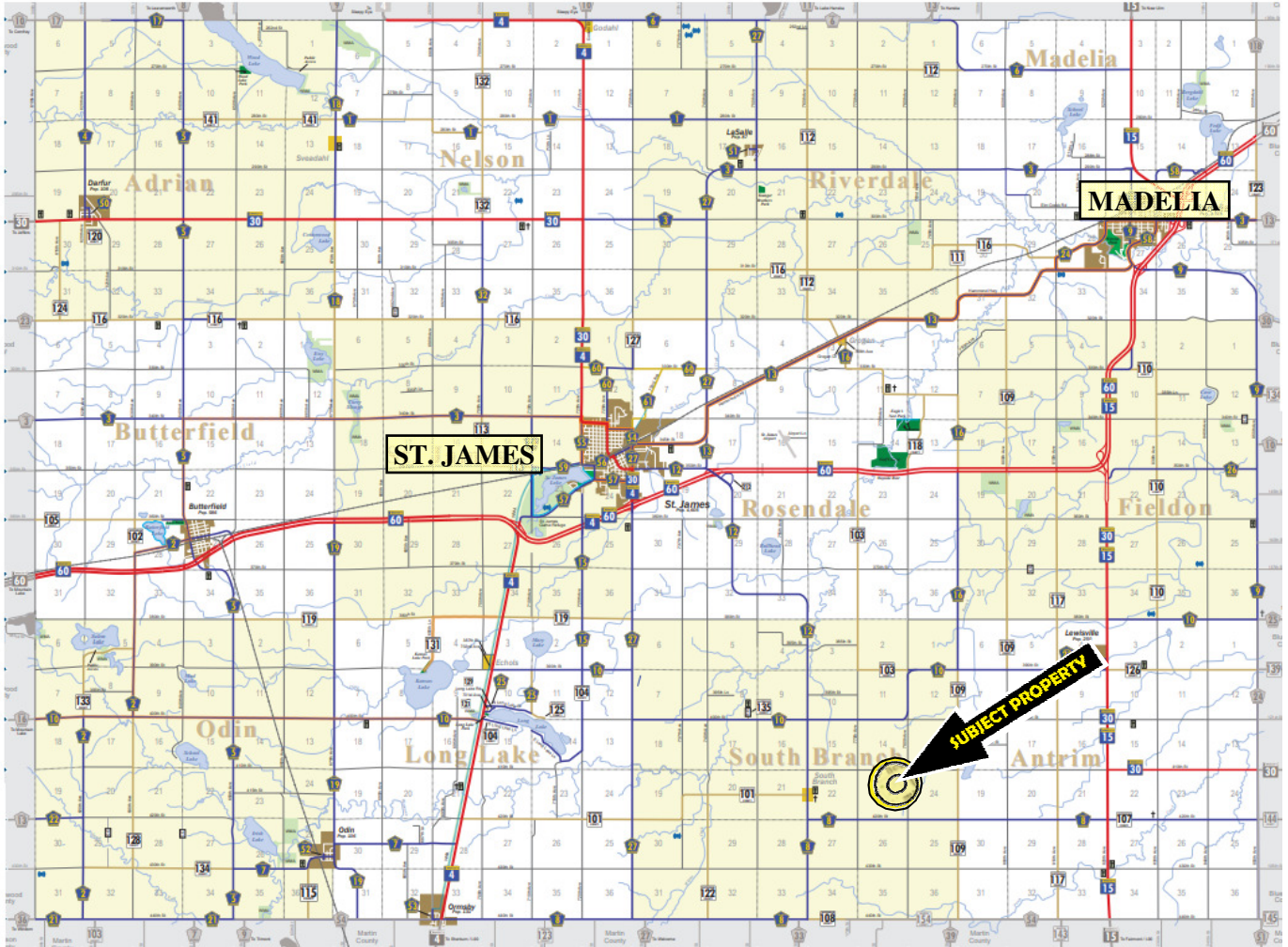
Direct: 507-381-9790

www.WingertLandServices.com

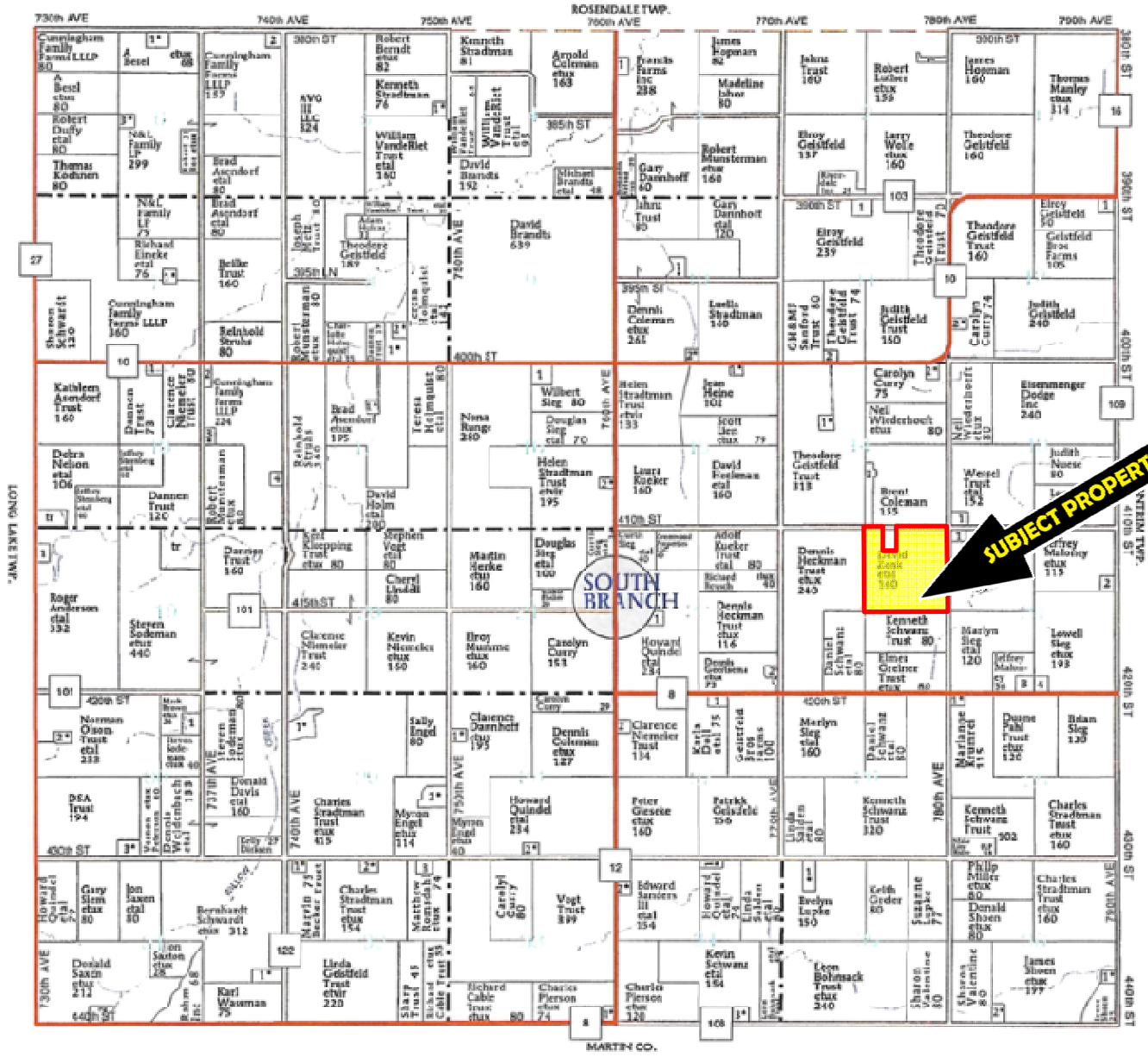


WINGERT
LAND SERVICES

Watsonwan County Minnesota



South Branch Township Watsonwan County



FSA Aerial/Information



Watonwan County, Minnesota

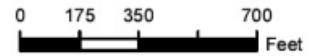


Farm 2561

Tract 364 | Tract 365

2023 Program Year

Map Created March 27, 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

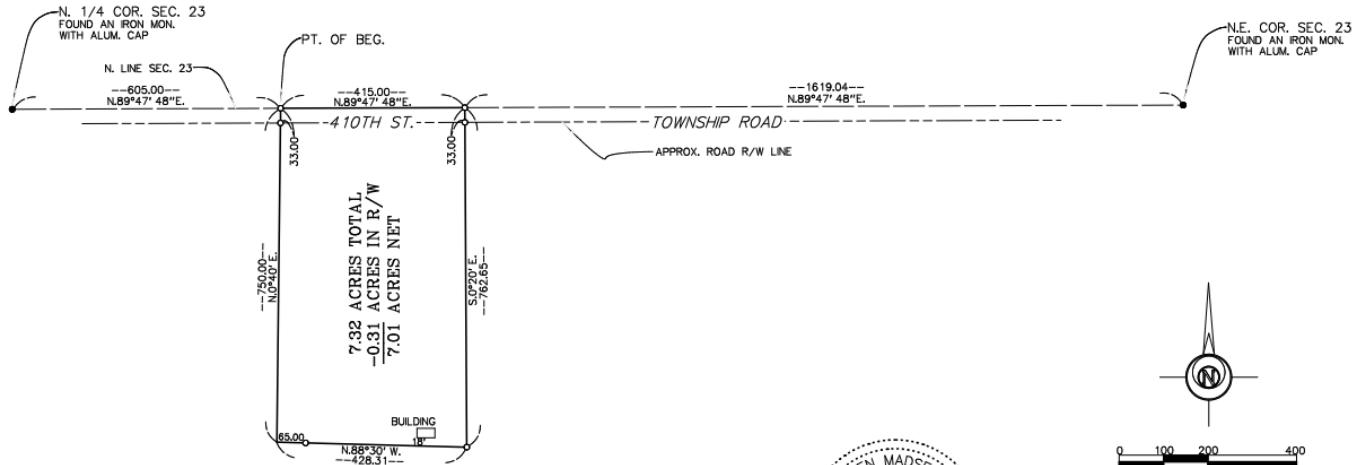
- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total:
 58.22 acres | 91.40 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.

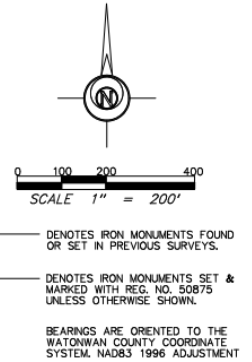
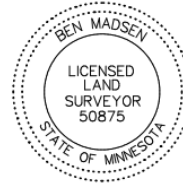
BUILDING SITE SURVEY AND LEGAL

SURVEY IN THE N.W. 1/4, N.E. 1/4, SEC. 23,
T. 105 N., R. 31 W., WATONWAN COUNTY, MINNESOTA



LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northeast Quarter of Section 23, Township 105 North, Range 31 West, Watonwan County, Minnesota, described as follows:
Commencing at the North Quarter corner of said Section 23; thence on an assumed bearing of North 89 degrees 47 minutes 48 seconds East, along the north line of said section, a distance of 605.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing North 89 degrees 47 minutes 48 seconds East, along said north line, a distance of 415.00 feet to an iron monument; thence South 0 degrees 20 minutes East a distance of 752.65 feet to an iron monument; thence North 88 degrees 30 minutes West a distance of 428.31 feet; thence North 0 degrees 40 minutes East a distance of 750.00 feet to the point of beginning, containing 7.32 acres, subject to easements now of record in said county and state.



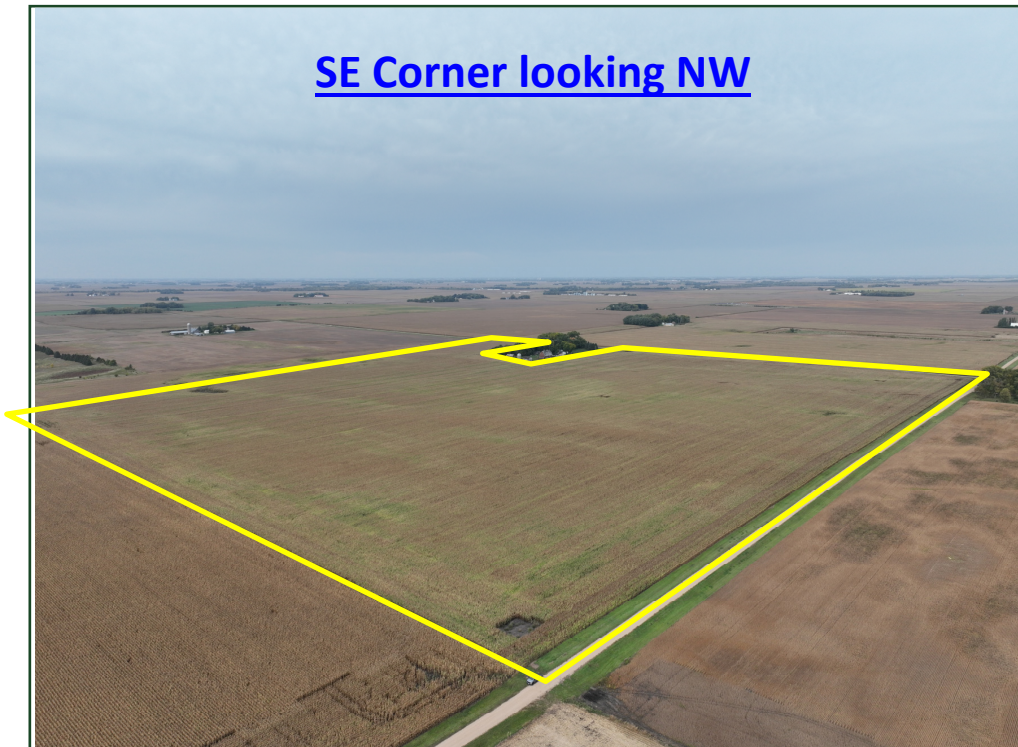
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>B. Madsen</i> BEN MADSEN DATE: 05-04-2021 LICENSE NO. 50875	ROSALEEN ZENK TEL: (507) 235-3780		DRAWN B.M. H.M.	PAGE NUMBER 1
	CHECK B.M. H.M.	SURVEY BY M.M.	 318 EAST BLUE EARTH AVENUE FAIRMONT, MINNESOTA 56031	FILE NO. 21145



NE Corner looking SW



SE Corner looking NW



PROPERTY INFORMATION

DESCRIPTION: NE1/4 exc. 7.32a in NW1/4 of NE1/4 Section 23 T105N-R31W

TAX ID #: 120230510

REAL ESTATE TAXES: 2023 Estimated Ag Non-Homestead taxes = \$7,025.82
Special Assessments = \$ 192.18
Total Estimated Tax & Specials = \$7,218.00

FSA INFORMATION: Total acres = 152.68+/- acres
FSA Tillable = 149.62+/- acres
Corn Base Acres = 86.80+/- acres
Corn PLC yield = 161+/- bushels
Soybean base acres = 59.30+/- acres
Soybean ARC CO. yield = 42+/- 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, Madelia Silty Clay Loam, Spicer Silty Clay Loam, Fieldon-Canisteo Complex, Crippen Loam, Grogan Silt Loam, Dickman Sandy Loam, Dickinson Fine Sandy Loam. Clarion-Swan Lake Complex. See Soil Map.

CPI: Crop Productivity Index = 87.6

TOPOGRAPHY: Level to slightly rolling

DRAINAGE: Outlet – County Ditch #102, See County Tile Map. Private Tile: Main – installed 1982: 1,000’-14” tile, 1,130’ -12” tile. Main extended 1984: 870’ – 10”, 400’ – 8”. Submain Installed 1984: 400’- 8”, 250’ – 6”. Substantial system tiling. See Tile Map.

NRCS CLASSIFICATION ON TILLABLE ACRES: PC/NW - Prior Converted/No Wetland, NHEL – No Highly Erodible Lands.

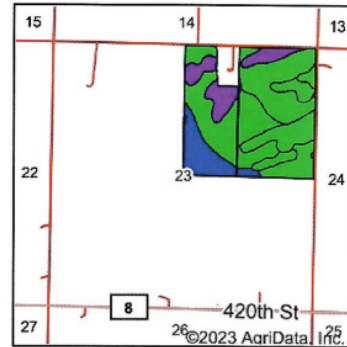
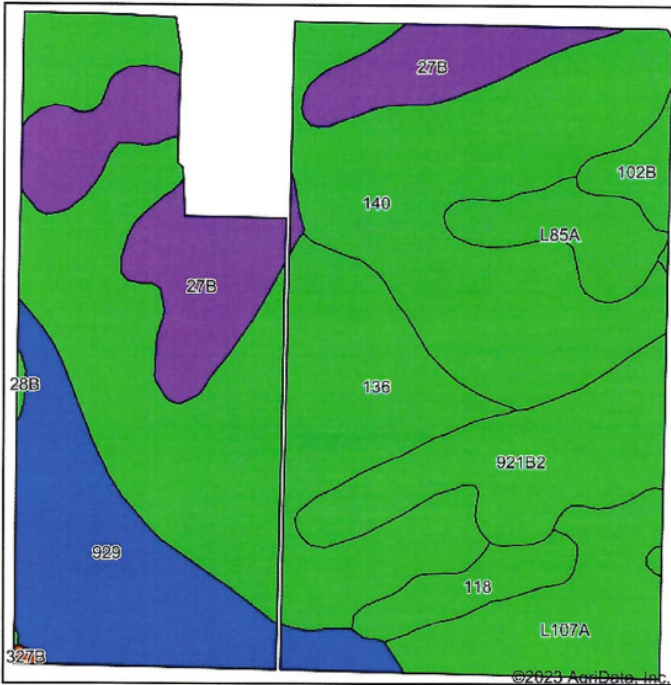
FERTILIZATION: The previous tenant fertilized for the 2023 and 2024 crop year. One half of the 18-46-0 and 0-0-60 was applied to be used by the 2024 crop. Purchaser to reimburse former tenant \$13,492.17 at closing. The CFS-Lewisville Agronomy fertilization record and bill will be furnished upon request. Tenant will give purchaser the right to enter the property to complete fall tillage after the 2023 crop is harvested.

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'.



Soils Map














State: **Minnesota**
 County: **Watonwan**
 Location: **23-105N-31W**
 Township: **South Branch**
 Acres: **147.37**
 Date: **8/23/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 19										
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
136	Madelia silty clay loam, 0 to 2 percent slopes	40.42	27.4%		llw	94	91	76	64	91
140	Spicer silty clay loam, 0 to 2 percent slopes	35.27	23.9%		llw	91	88	70	58	87
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	18.50	12.6%		llle	60	73	73	50	54
929	Fieldon-Canisteo complex	18.11	12.3%		llw	83	71	67	47	67
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	13.20	9.0%		lle	92	82	75	60	82
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.29	7.0%		llw	91	81	72	56	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.16	3.5%		lw	99	81	81	64	81
118	Crippin loam, 1 to 3 percent slopes	3.86	2.6%		le	100	86	71	59	86
102B	Clarion loam, 2 to 6 percent slopes	2.22	1.5%		lle	95	83	78	62	83
128B	Grogan silt loam, 2 to 6 percent slopes	0.19	0.1%		lle	96	76	76	57	70
327B	Dickman sandy loam, 2 to 6 percent slopes	0.15	0.1%		llle	49	52	52	41	35
Weighted Average					2.07	87.6	*n 83.4	*n 72.8	*n 57.6	*n 80.3

*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.

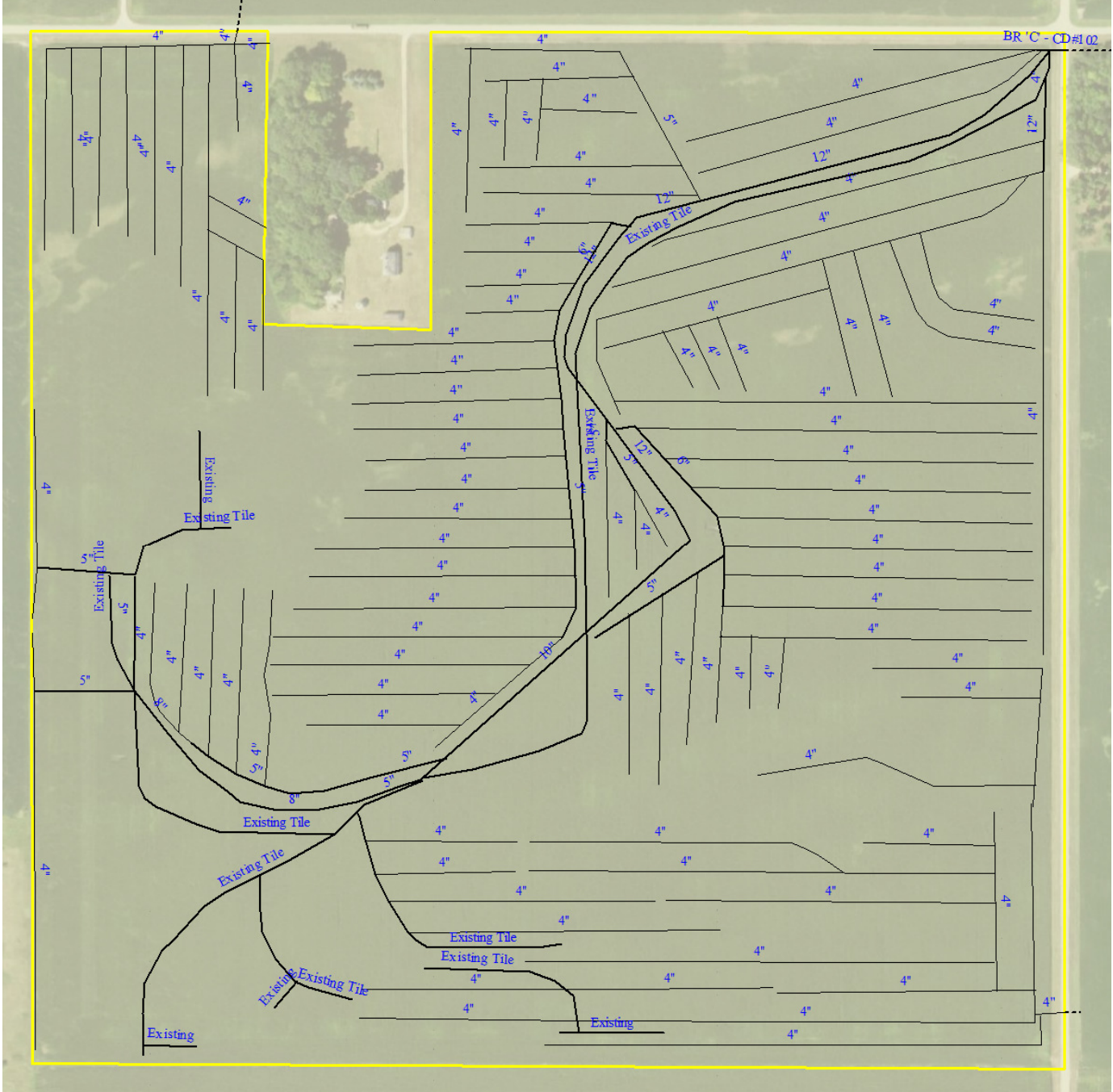
COUNTY DITCH CD # 102



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

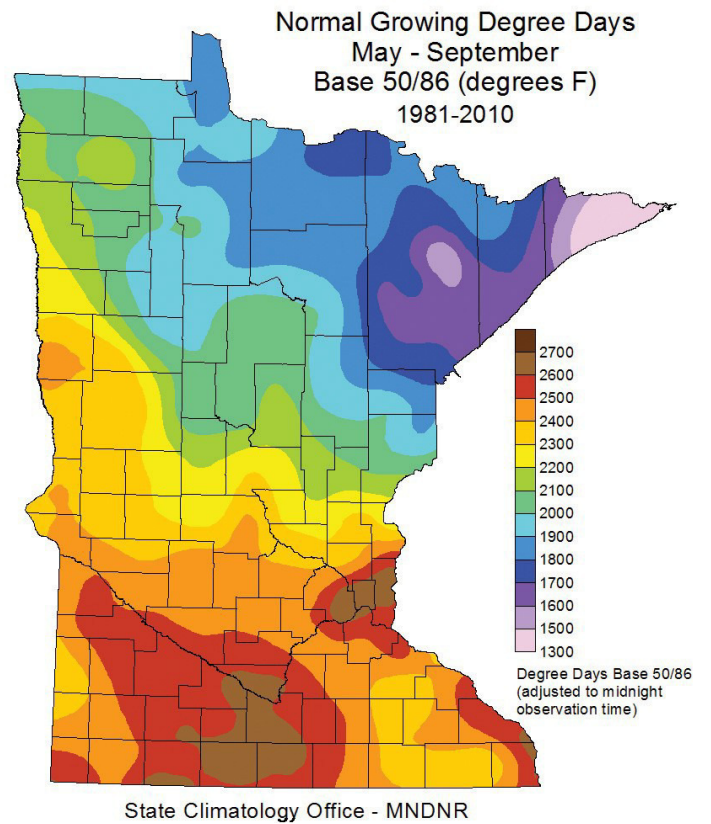
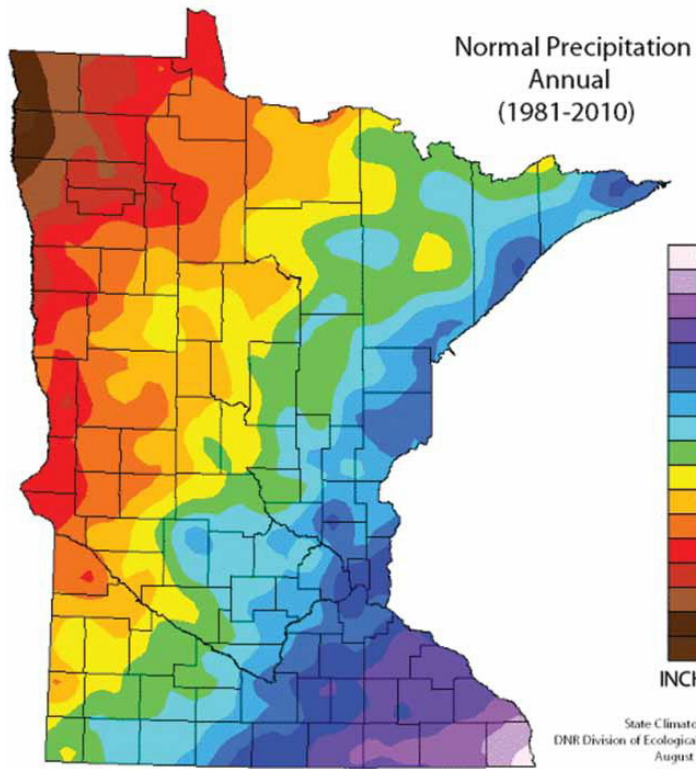


Tile Map



Tile map was provided by Eiden Farm Drainage, St James, MN.

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



SEALED BID AUCTION INSTRUCTIONS

Sealed Bid Location and Time:

The Truman Community Center
313 N 1st Ave W,
Truman, MN
Wednesday, November 15th, 2023 @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 November 13, 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 Tuesday, December 19th, 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

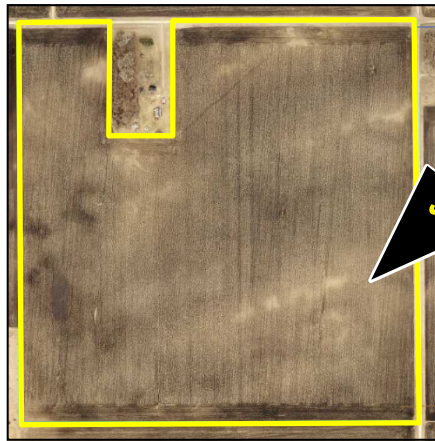
Wingert Land Services Trust Account.

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

TOTAL BID AMOUNT
(Nearest \$1,000)

152.68 ±

\$ _____

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

