

We are pleased to present  
**Le Ann Kietzer Farm**  
**79.4 ± Acres**  
Pleasant Mound Township, Blue Earth County



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

- Owner:** Le Ann Kietzer  
**Date & Time:** Tuesday, September 3, 2024 @10 a.m.  
**Attorney:** John Moritz, O'Leary & Moritz Chartered  
102 N Marshall Ave, Springfield, MN 56087  
**Location:** Snowbirds Event Center  
224 State Hwy 30, Amboy, MN 56010  
**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:**

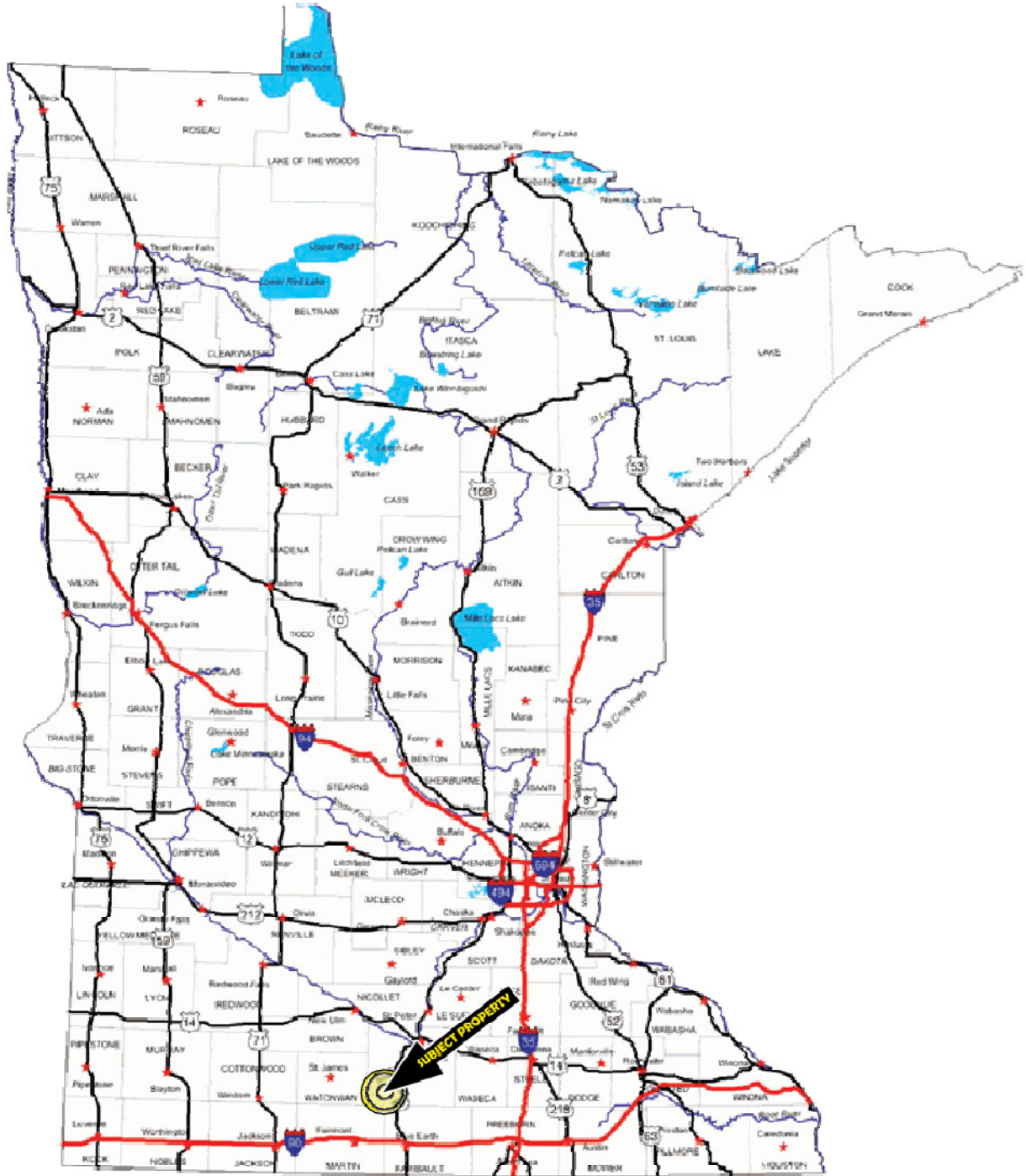
**Chuck Wingert**, ALC Auctioneer #07-53

**Direct: 507-381-9790**

[www.WingertLandServices.com](http://www.WingertLandServices.com)

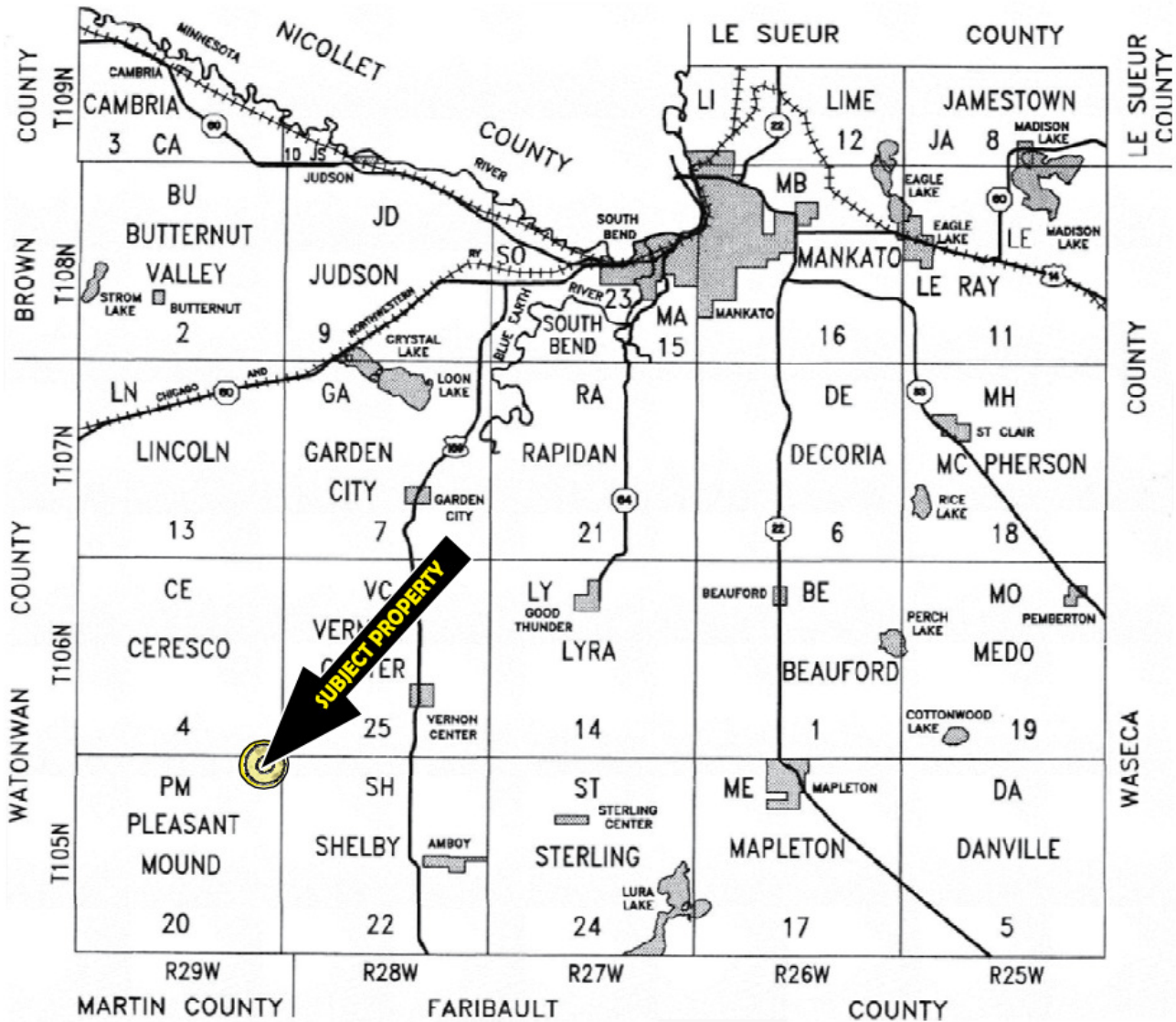


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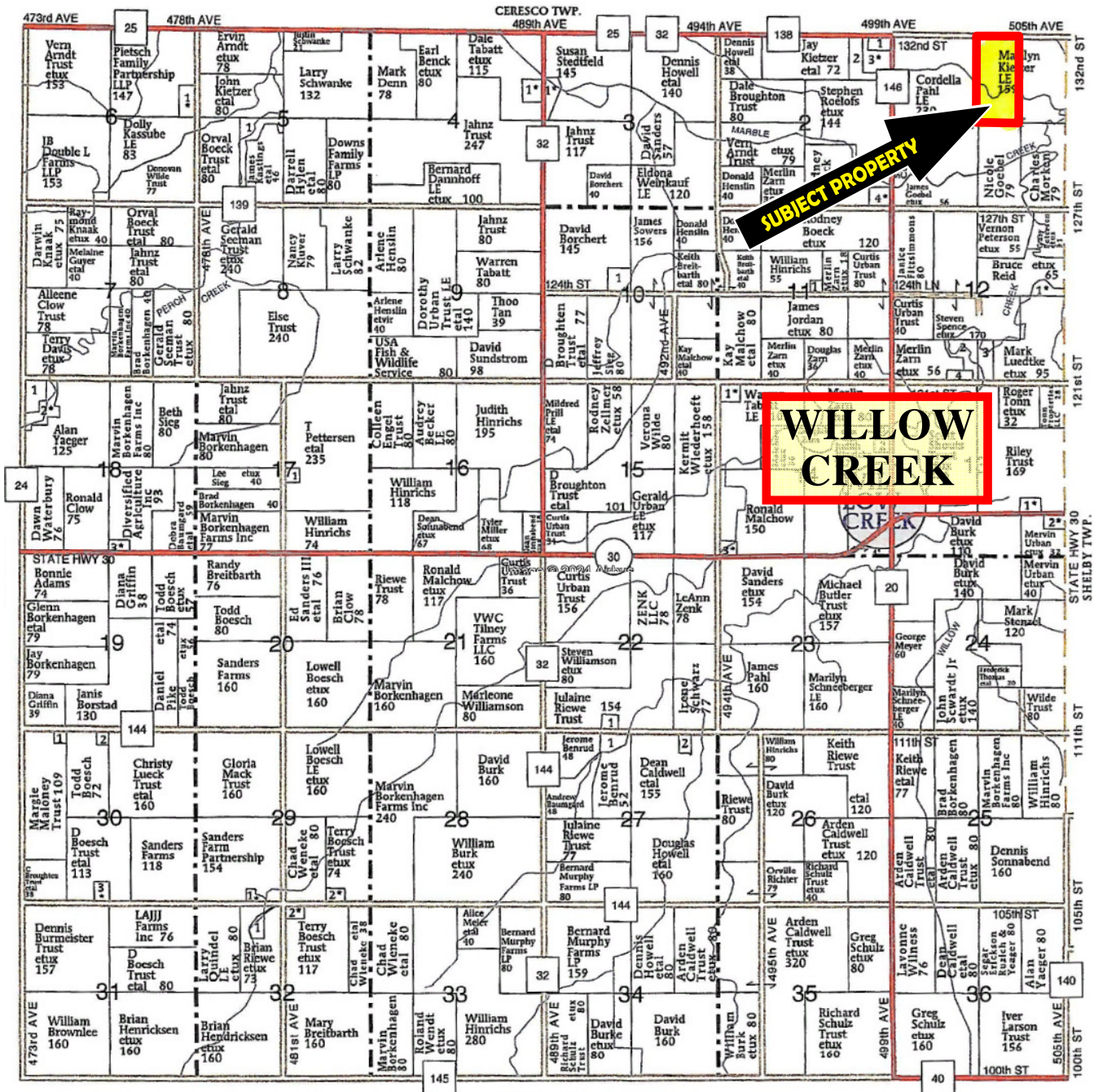


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# Blue Earth County Minnesota



# Pleasant Mound Township Blue Earth County T-105-N R-39-W



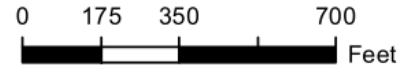
# FSA Aerial/Information

**Farm 13775**

**Tract 16292**

2024 Program Year

Map Created April 22, 2024



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

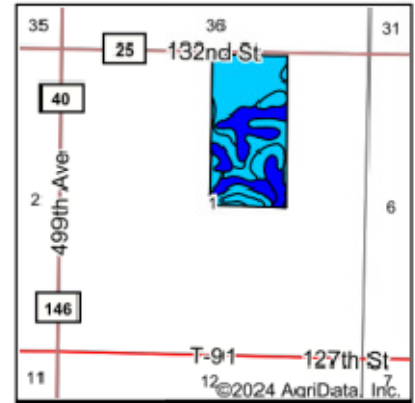
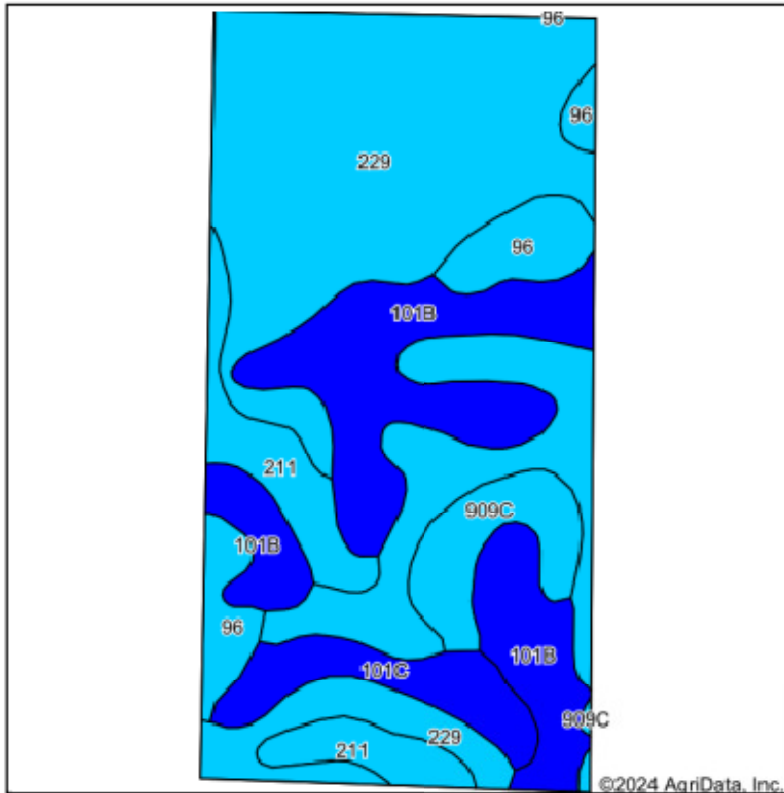
## Wetland Determination Identifiers

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

Tract Cropland Total: 73.95 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.

# Soils Map



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **1-105N-29W**  
 Township: **Pleasant Mound**  
 Acres: **77.51**  
 Date: **8/2/2024**



Area Symbol: MN013, Soil Area Version: 21

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
229	Waldorf silty clay loam, 0 to 2 percent slopes	39.44	50.9%		llw	85	70	65	67	68
101B	Triuman silt loam, 2 to 6 percent slopes	17.99	23.2%		lle	99	89	78	77	89
211	Lura silty clay, 0 to 1 percent slopes	6.16	7.9%		llw	81	59	55	22	55
96	Collinwood silty clay loam, 1 to 3 percent slopes	5.16	6.7%		llw	86	71	70	69	68
101C	Triuman silt loam, 6 to 12 percent slopes	4.49	5.8%		lle	92	80	80	74	80
909C	Bold-Triuman silt loams, 6 to 12 percent slopes	4.27	5.5%		lle	81	70	70	65	68
<b>Weighted Average</b>						<b>2.19</b>	<b>*n 74.2</b>	<b>*n 68.7</b>	<b>*n 66.2</b>	<b>*n 72.5</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.



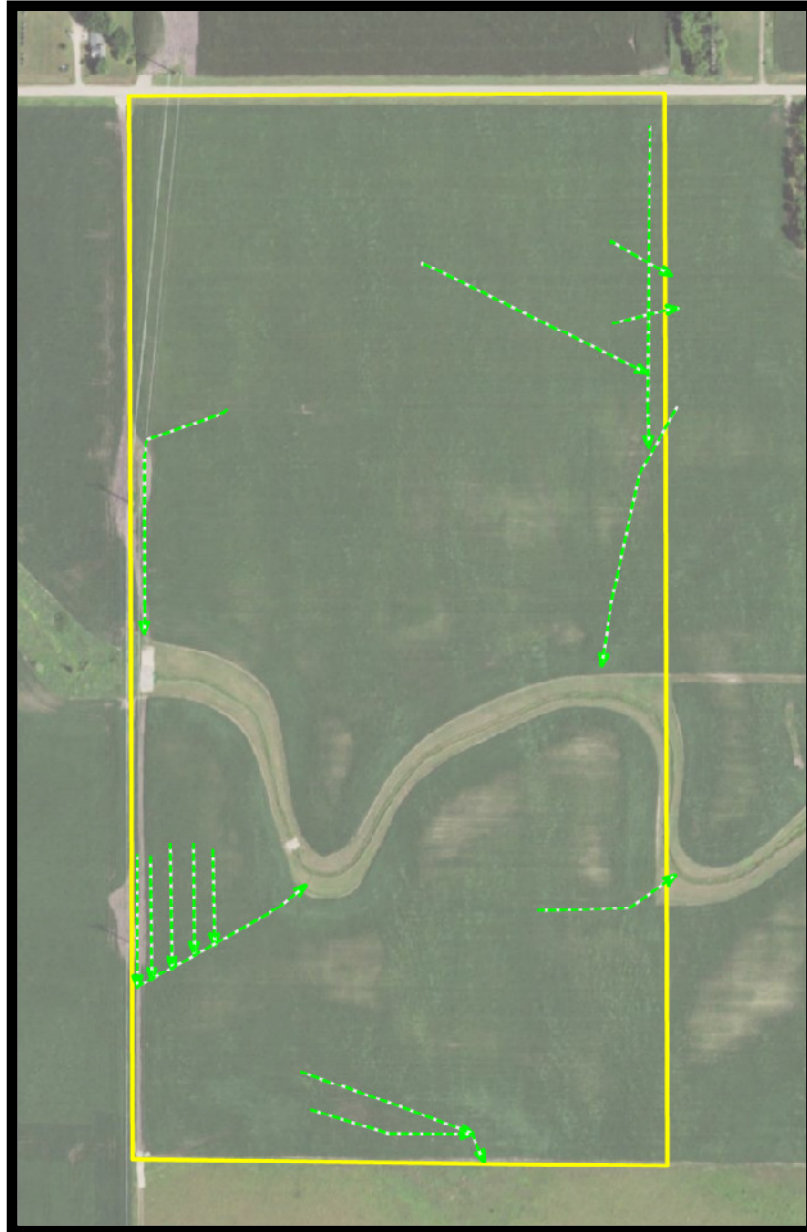
## PROPERTY INFORMATION

<b>DESCRIPTION:</b>	W1/2 of NE1/4 Section 1, T105N-R29W (Pleasant Mound Township, Blue Earth County, Minnesota)	
<b>TAX ID #:</b>	R47.21.01.200.002	
<b>REAL ESTATE TAXES:</b>	2024 Ag Non-Homestead Taxes	= \$3,839.52
	Special Assessments	= \$ 0.00
	Total Tax & Specials	= \$3,839.52
<b>FSA INFORMATION:</b>	Total acres	= 79.4 +/- acres
	FSA Tillable – estimated	=73.95 +/- acres
	Corn Base Acres	=29.72+/- acres
	Corn PLC yield	=152+/- bushels
	Soybean base acres	= 28.93+/- acres
	Soybean PLC yield	=44 +/- bushels
	Oat base acres	= 1.36 +/- acres
	OatPLC yield	=71 +/- bushels
<b>2024 RENT INFO:</b>	Seller will receive all 2024 rent income and pay all real estate taxes and special assessments due and payable for 2024.	
<b>POSSESSION:</b>	After 2024 crop is harvested.	
<b>SOIL DESCRIPTION:</b>	Waldorf silty clay loam, Truman siltloam, Luraclay, Collinwood silty clay loam, Bolt-Truman silt loam. See Soil Map.	
<b>CPI:</b>	Crop Productivity Index = 88.2	
<b>TOPOGRAPHY:</b>	Level to slight roll.	
<b>DRAINAGE:</b>	Outlet: Creek/private open ditch. Tile: Private mains and random tile. See Tile Map.	
<b>NRCS CLASSIFICATION</b>		
<b>ON TILLABLE ACRES:</b>	PC/NW-Prior Converted/No Wetland (not Certified), NHEL-No Highly Erodible Lands, Wetland.	

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'.

# Tile Map

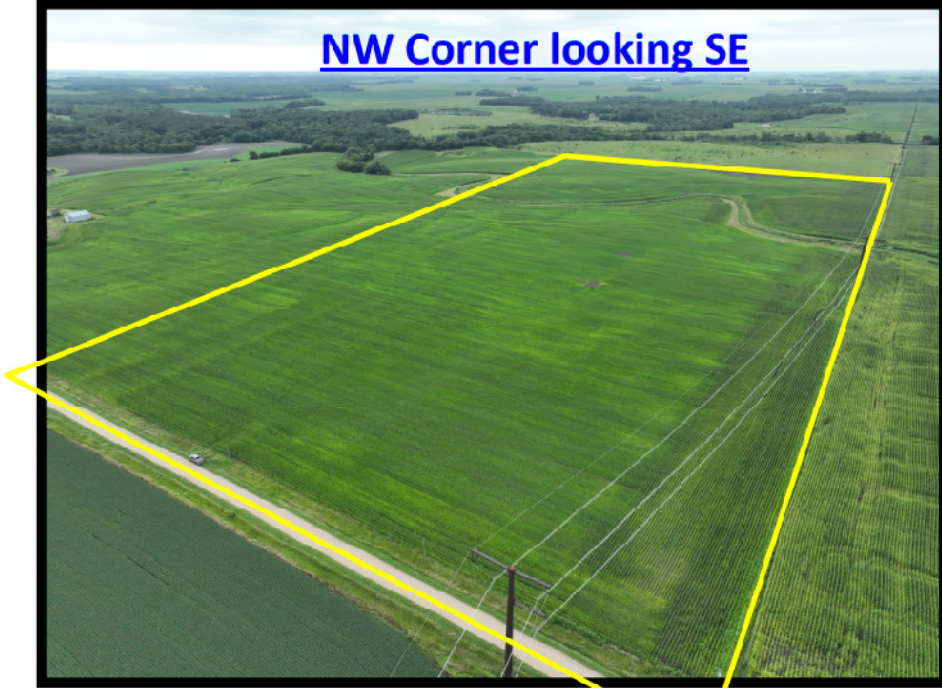


This tile map is an approximation.  
No guarantee is made of tile condition, location, size, grade or depth.

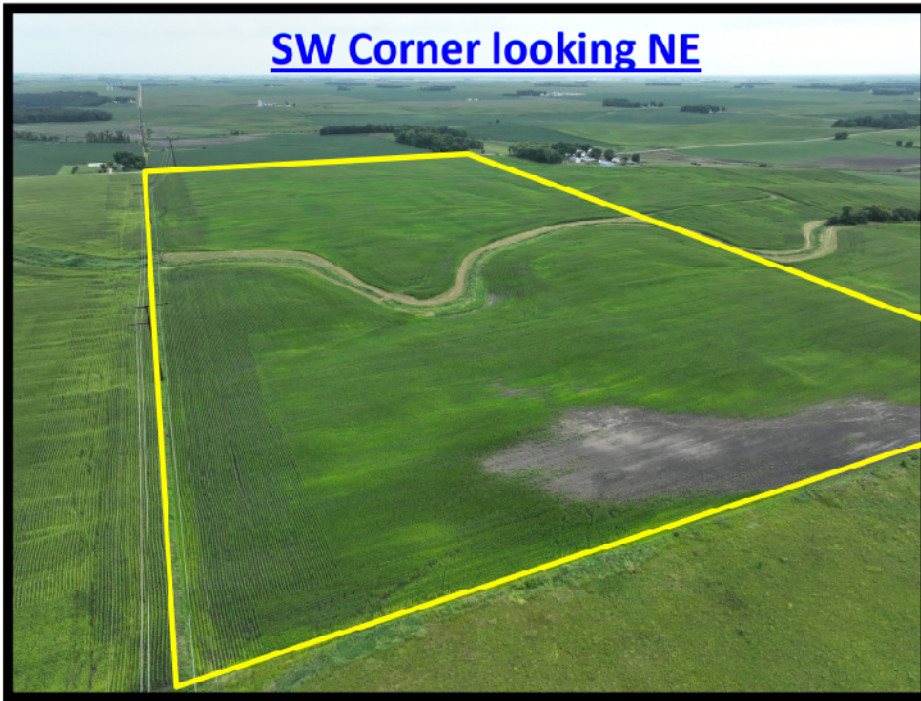




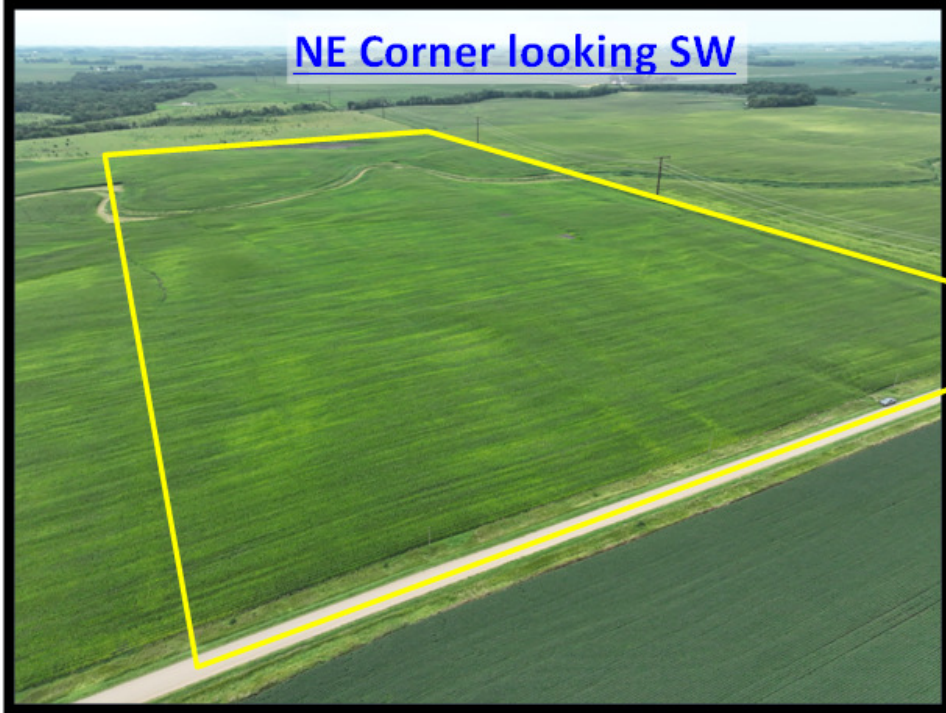
NW Corner looking SE



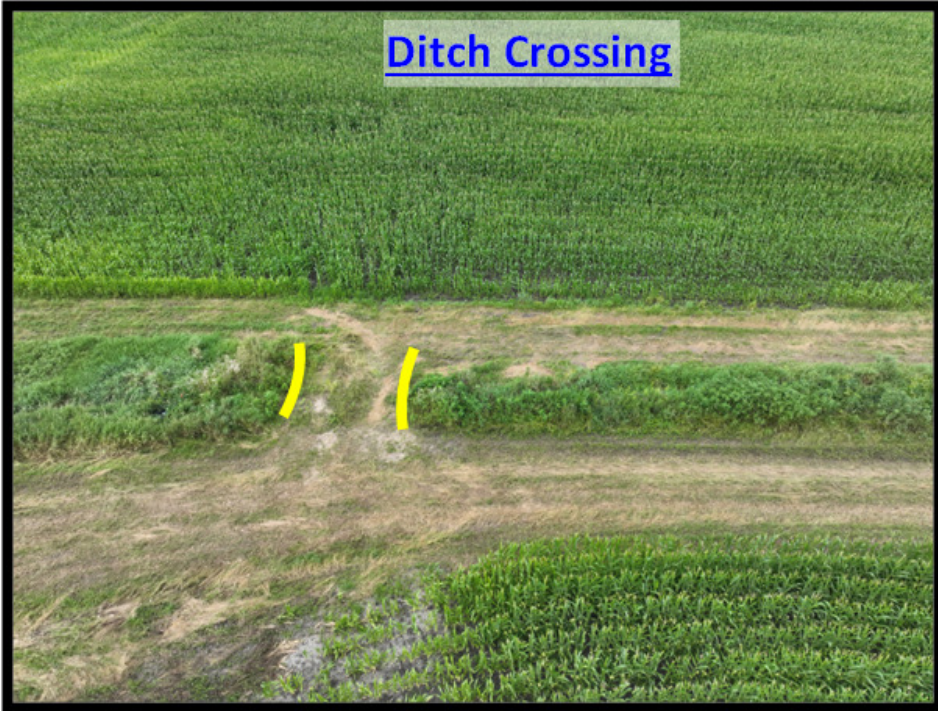
SW Corner looking NE



NE Corner looking SW



Ditch Crossing



# SEALED BID AUCTION INSTRUCTIONS

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

Snowbirds Event Center  
224 State Hwy 30, Amboy, MN 56010  
Tuesday, September 3<sup>rd</sup>, 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 Friday, August 30<sup>th</sup>, 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 will retain the 2024 lease income and pay the real estate taxes and special assessments due and payable for 2024. Buyer will have possession after the 2024 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 October 9<sup>th</sup>, 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](mailto:Charles@WingertLandServices.com)

Website: [WingertLandServices.com](http://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 Friday, August 30<sup>th</sup>, 2024 to:*

Wingert Land Services, Inc.,

Attn: Charles Wingert

18928 Jasmine Rd

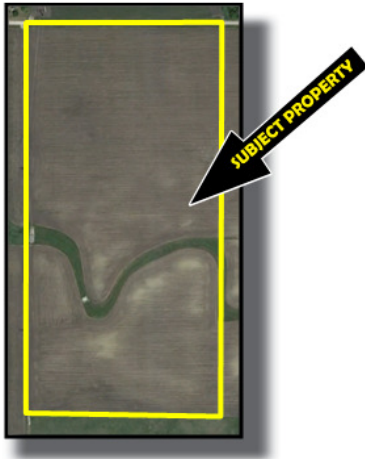
Mankato, MN 56001

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.\*\***



ACRES

TOTAL BID AMOUNT

(Nearest \$1,000)

79.4±

\$ \_\_\_\_\_

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