

We are pleased to present
Anita Wolff Estate
179.75± Acres
Cosmos Township, Meeker County



SUBJECT PROPERTY

This property to be sold by 'Sealed Bid Auction'

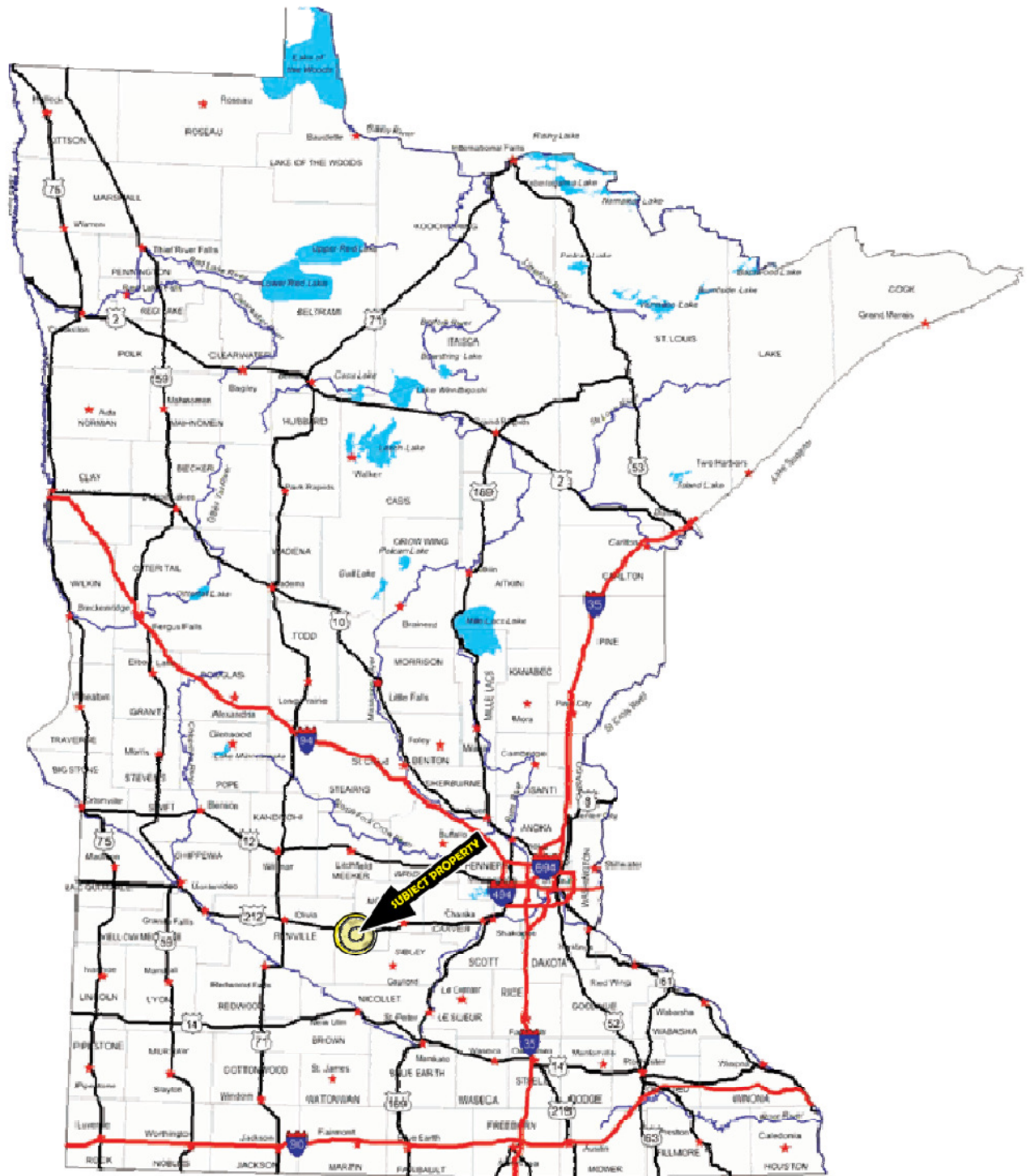
Owner: Anita Wolff Heirs
Date & Time: Thursday, September 19th, 2024 @ 11 a.m.
Location: Cosmos Community Center
220 Milky Way St S, Cosmos, MN 56228
Attorney: Emily Wood, Wood & Rue P.L.L.P., Litchfield, MN
Note: See 'Sealed Bid Information' page in the back of this brochure for more details.
Only registered bidders may attend. Must be registered prior to auction date.

For Additional Information, contact:

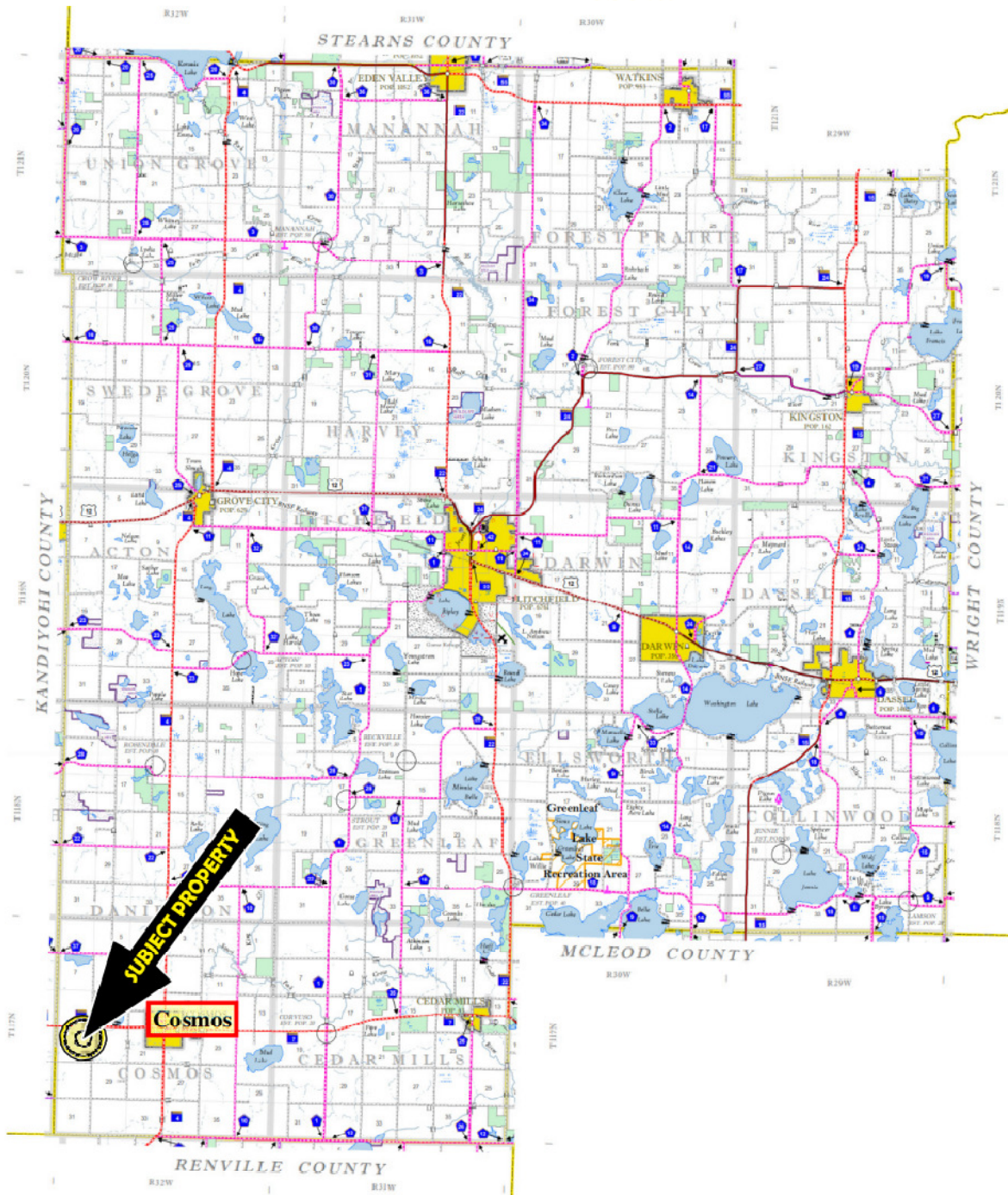
Charles 'Chuck' Wingert, ALC, Auctioneer #07-53
Cell: 507-381-9790
Email: Charles@WingertLandServices.com

www.WingertLandServices.com

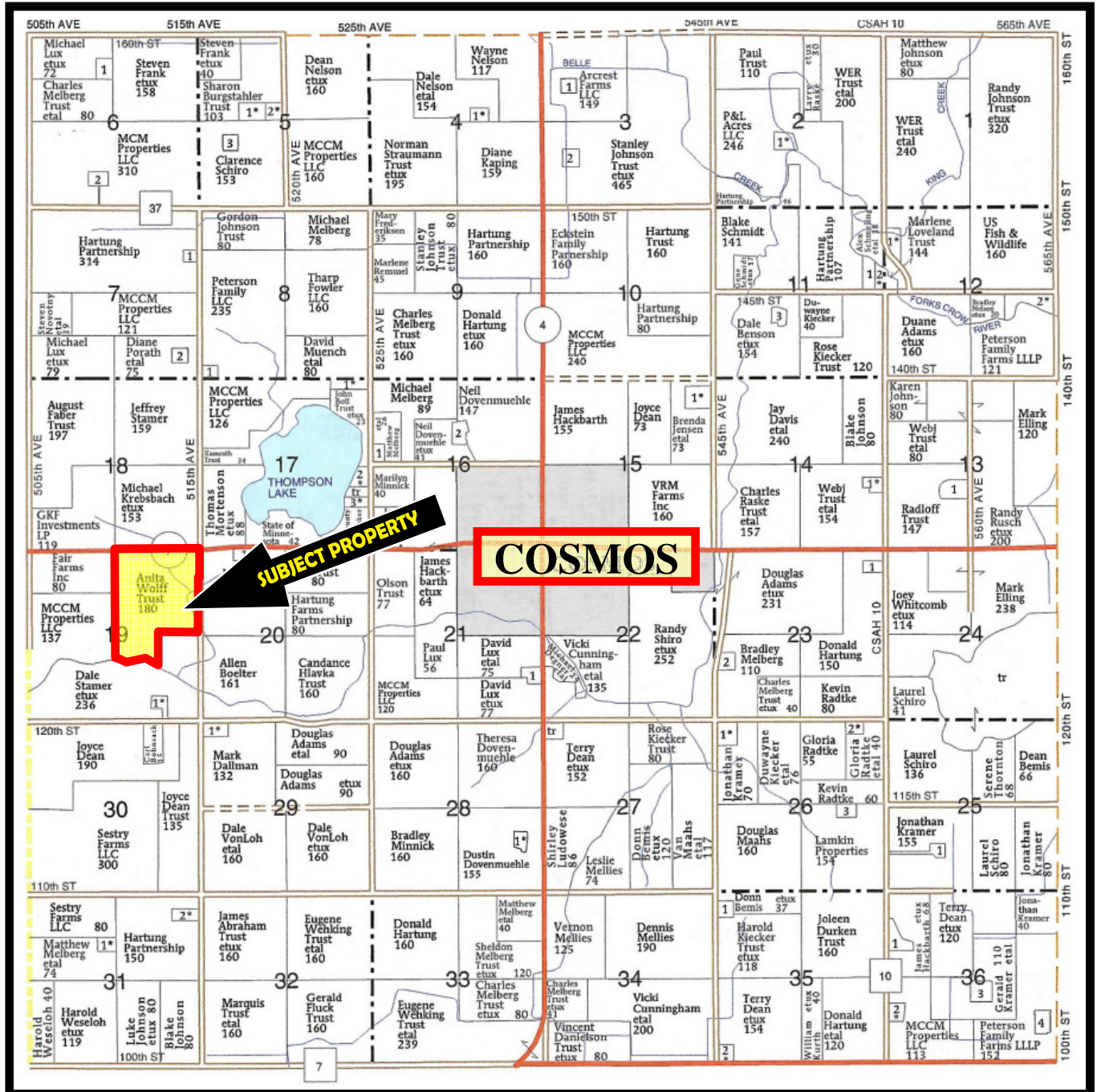




Meeker County Minnesota



Cosmos Township Meeker County T-117-N R-32-W



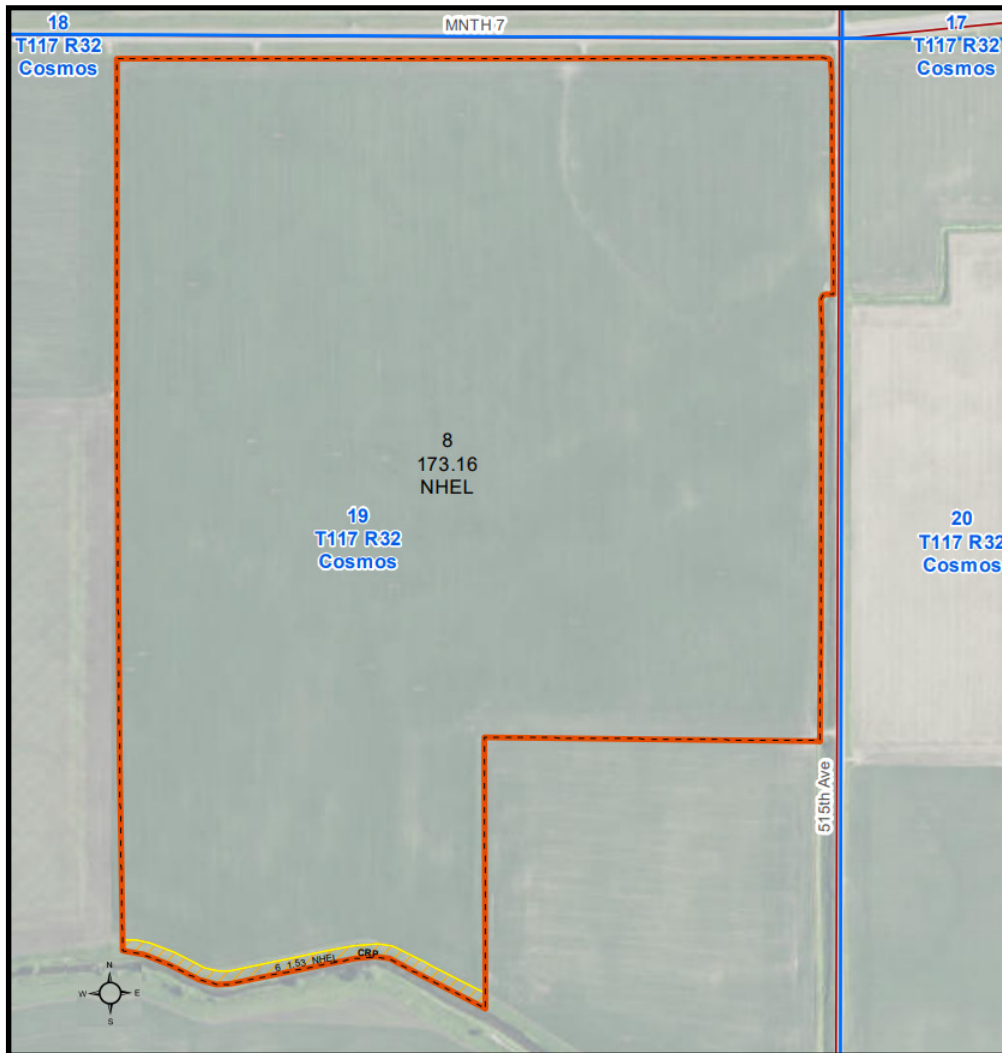
SUBJECT PROPERTY

COSMOS



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LAND SERVICES**

FSA Aerial/Information

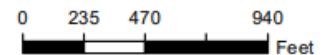


Farm 8866

Tract 10500

2024 Program Year

Map Created May 02, 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

- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 174.69 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.

PROPERTY INFORMATION

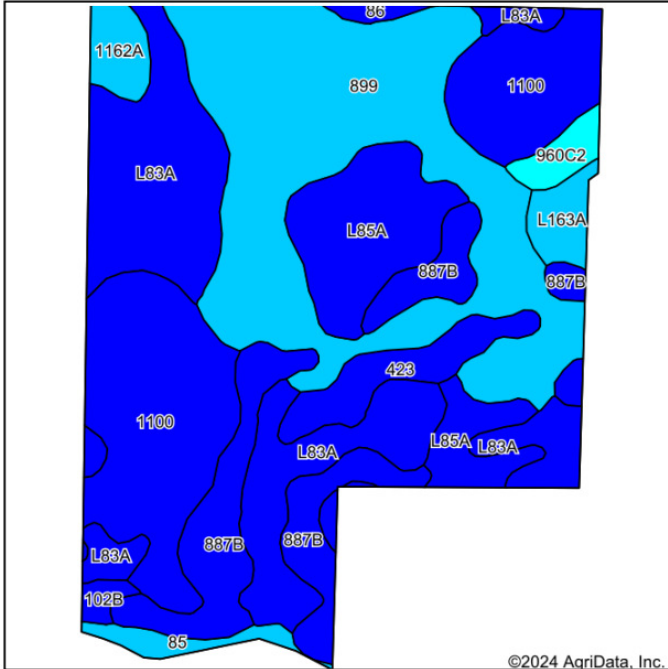
DESCRIPTION:	NE1/4 exc. south 3.17a of SE1/4 of NE1/4 & PT NW1/4 of SE1/4 North of Crow River, Section 19, T117N-R32W. (Cosmos Township, Meeker County, Minnesota)	
TAX ID #:	04-0117000	
REAL ESTATE TAXES:	2024 Estimated Ag Non-Homestead taxes	= \$8,680.00
	Special Assessments	= \$0
	Total Estimated Tax & Specials	= \$8,680.00
FSA INFORMATION:	Total acres	= 179.75+/- acres
	FSA Tillable(includes 1.53 CRP)	= 174.69+/- acres
	Corn Base Acres	= 73.80+/- acres
	Corn yield	= 157 +/- bushels
	Soybean base acres	= 74.90+/- acres
	Soybean yield	= 47 +/- bushels
	Corn & Soybeans are ARC County	
2024 RENT INFO:	Seller will receive all 2024 rent income and pay all real estate taxes and special assessments due and payable for 2024.	
SOIL DESCRIPTION:	Nicollet silty clay loam, Clarion loam, Webster clay loam, Kandiyohi clay, Canisteo clay loam, Clarion-Swanlake complex, Okoboji silty clay loam, etc. See Soil Map.	
CPI:	Crop Productivity Index = 93.3	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Outlets: Crow River (Judicial open ditch # 1)- south side of property. Private open ditch - east side of property. Private group main tile – in northeast corner. Tile: Private mains and random tile. See Tile Map. The private ditch agreement and private tile main agreement will be furnished upon request.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW-Prior Converted/No Wetlands, NHEL-No Highly Erodible Land.	
CRP INFORMATION:	The 50' buffer along the Crow River (JD 1). 1.53 acres are enrolled in the Conservation Reserve Program. Rental rate is \$204.07/acre with annual payment of \$312.00. Contract expires 9/30/2032.	
OWNERSHIP HISTORY:	The farm has been in Anita Wolff's name since May 1973.	

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'.

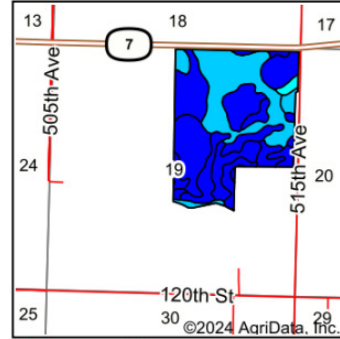


Soils Map



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Minnesota**
 County: **Meeker**
 Location: **19-117N-32W**
 Township: **Cosmos**
 Acres: **171.89**
 Date: **7/26/2024**



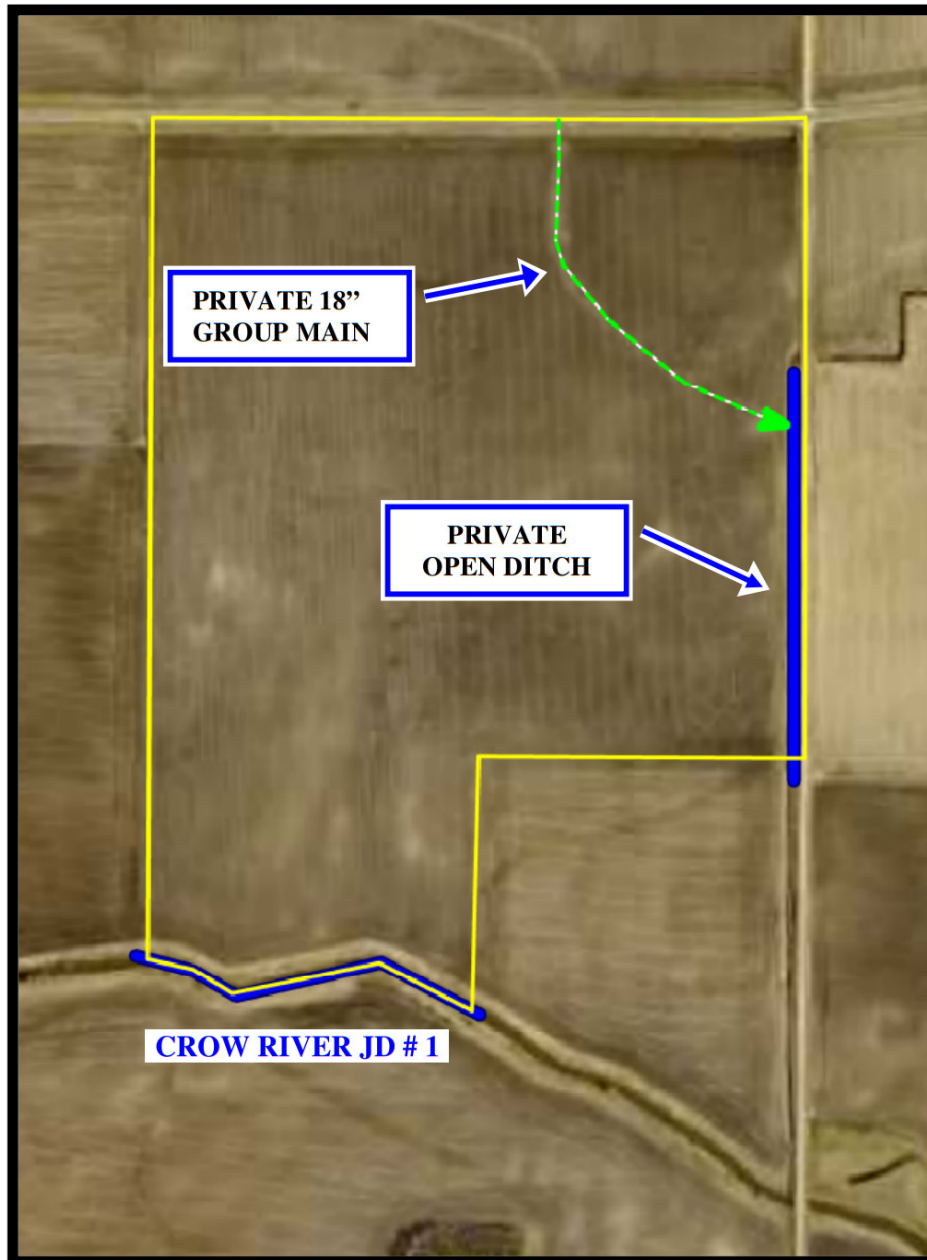
Area Symbol: MN093, Soil Area Version: 17

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	
899	Harps-Okoboji complex, 0 to 2 percent slopes	48.67	28.3%		llw	89	80	71	67	79	
L83A	Webster clay loam, 0 to 2 percent slopes	35.04	20.4%		llw	93	83	78	70	82	
1100	Nicollet silty clay loam, 1 to 3 percent slopes	32.47	18.9%		l	100	76	66	67	76	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	20.09	11.7%		lle	92	82	75	69	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	17.19	10.0%		lw	99	81	81	74	81	
423	Seaforth loam, 1 to 3 percent slopes	6.05	3.5%		lls	95	84	69	65	84	
1162A	Kandiyohi clay, 0 to 2 percent slopes	3.11	1.8%		llw	90	61	51	61	60	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.92	1.7%		lllw	86	77	74	74	74	
960C2	Storden-Omsrud complex, 6 to 12 percent slopes, eroded	2.32	1.3%		llle	78	52	50	50	52	
85	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.21	1.3%		llw	81	88	62	45	88	
102B	Clarion loam, 2 to 6 percent slopes	1.01	0.6%		lle	95	83	78	72	83	
86	Canisteo clay loam, 0 to 2 percent slopes	0.81	0.5%		llw	93	81	71	65	81	
Weighted Average						1.74	93.2	*n 79.7	*n 72.2	*n 68	*n 79.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

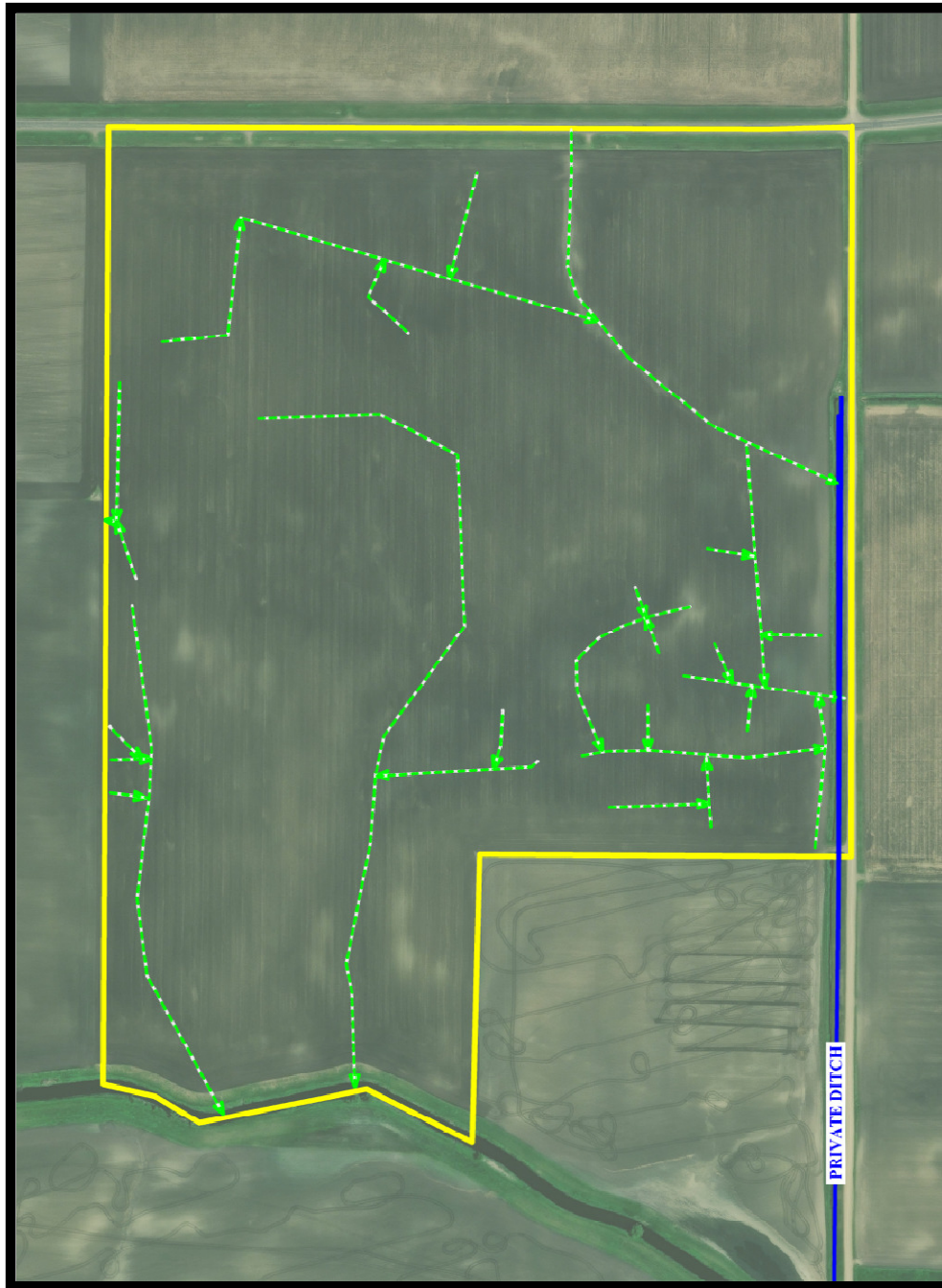
Soils data provided by USDA and NRCS.

County & Private Outlets



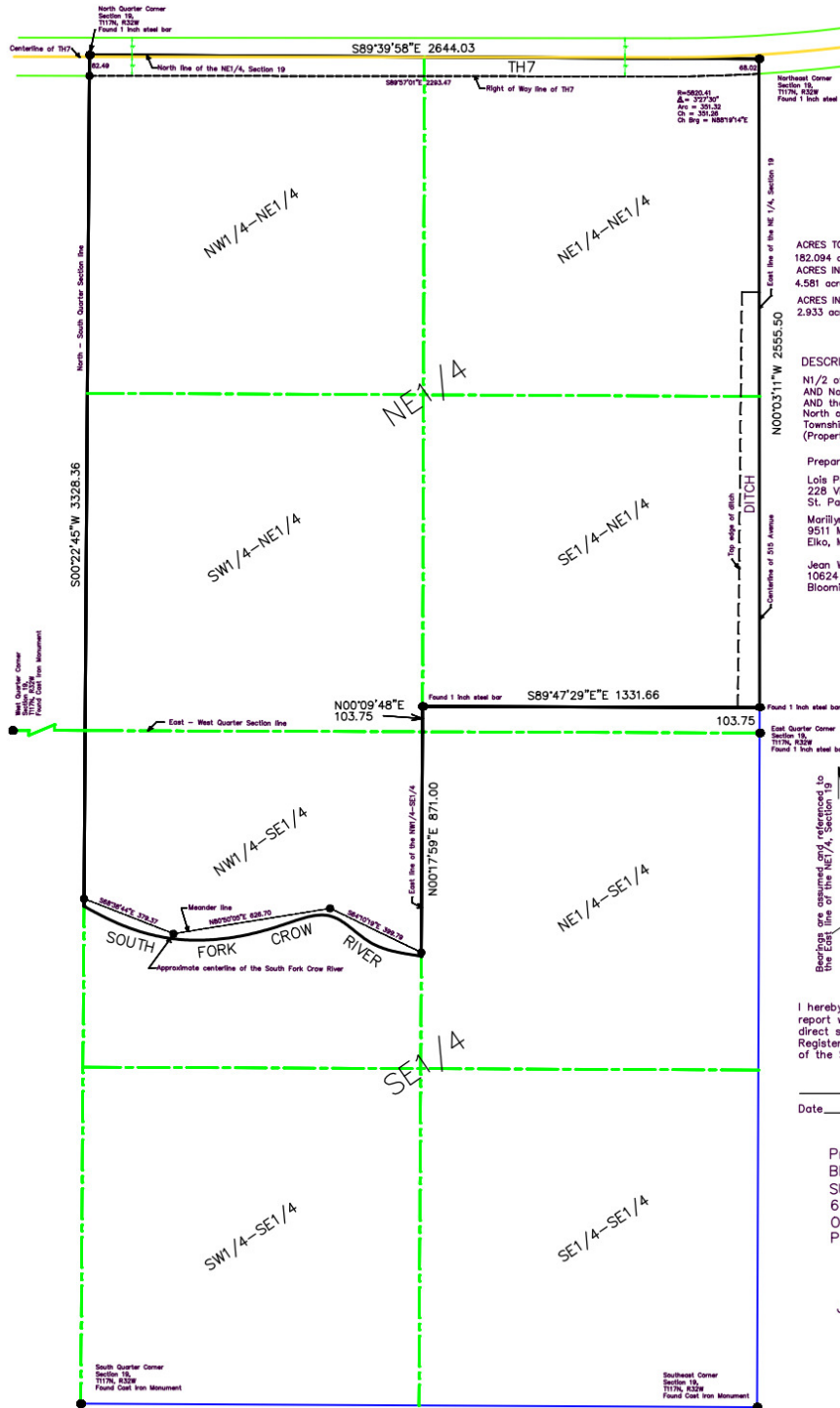
This tile map is an approximation.
No guarantee is made of tile condition, location, size, grade or depth.

Tile Map



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

CERTIFICATE OF SURVEY



ACRES TO MEANDER LINE
182.094 acres

ACRES IN TH7 R/W ESMT
4.581 acres

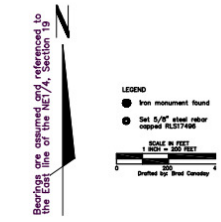
ACRES IN DITCH ALONG 515TH
2.933 acres

DESCRIPTION
N1/2 of the NW1/4; AND SW1/4 of it
AND North 36.83 acres of the SE1/4
AND that part of the NW of the SE1/4
North of Crow River, all in Section 19,
Township 117 N, Range 32 W
(Property is located in Meeker County,

Prepared for and at the request of
Lois Pace
228 Victoria Street North, Unit 1
St. Paul, Minnesota 55104

Marilyn Walter
9511 Main Street
Elko, Minnesota 55020

Jean Wolff
10624 Yukon Road South
Bloomington, Minnesota 55438



I hereby certify that this survey, pi report was prepared by me or und direct supervision and that I am a Registered Land Surveyor under the of the State of Minnesota.

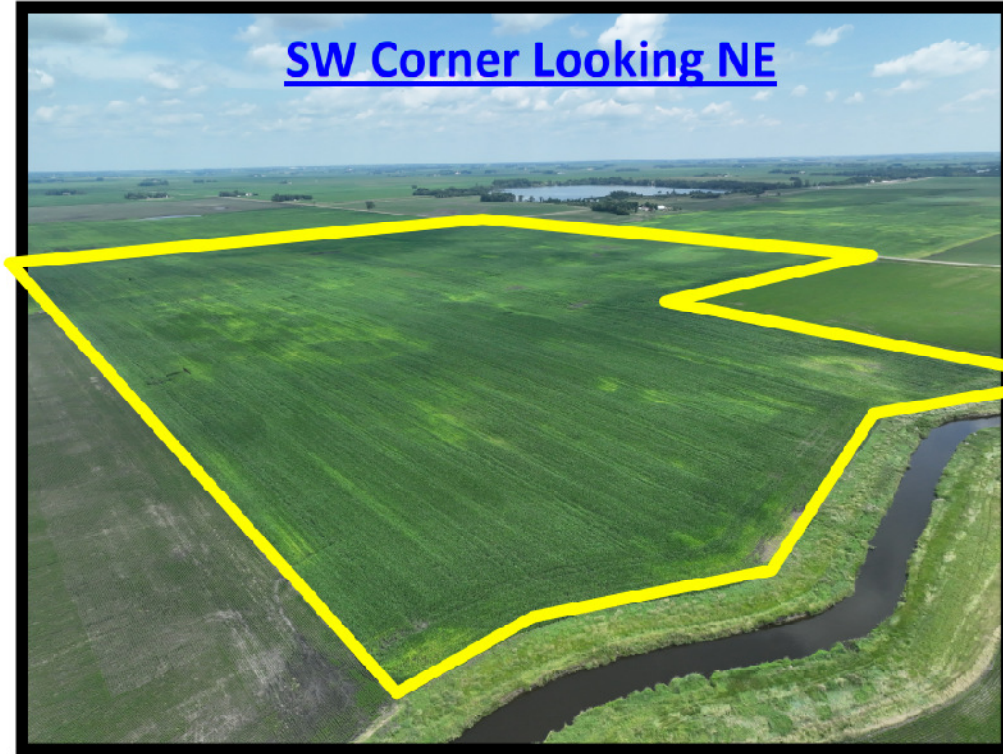
Date _____ Reg. No. _____

Prepared by:
BRADLEY CANADAY
SURVEYING
6976 26th St Ct N,
Oakdale, MN 55128
Ph No. 651-332-689

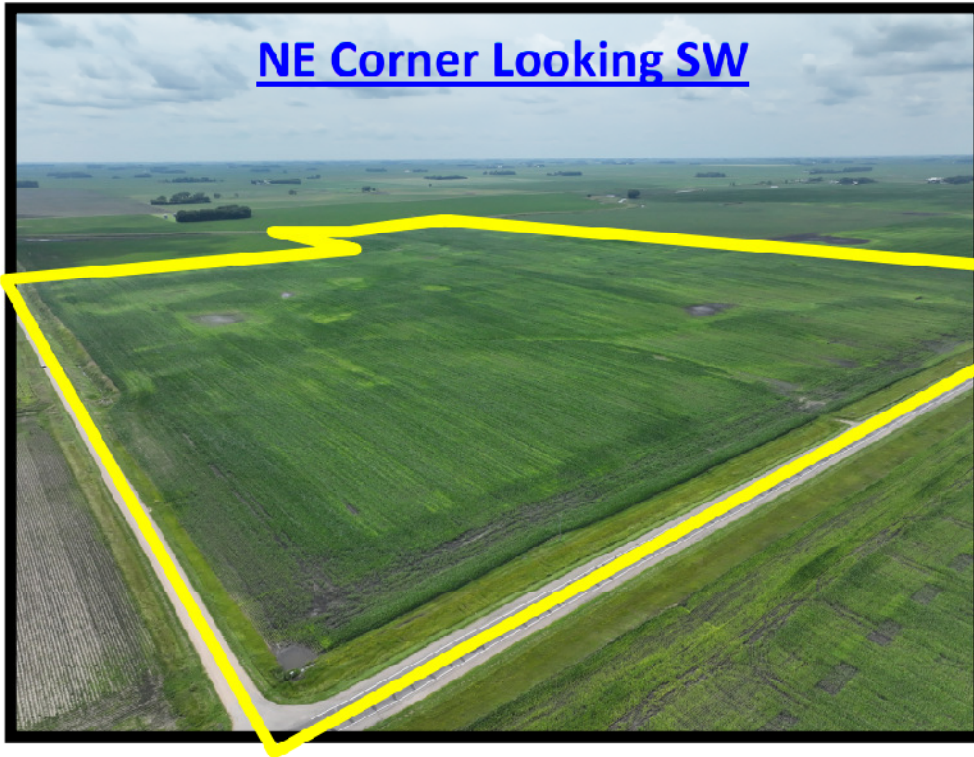
Job No. 24-13



SW Corner Looking NE



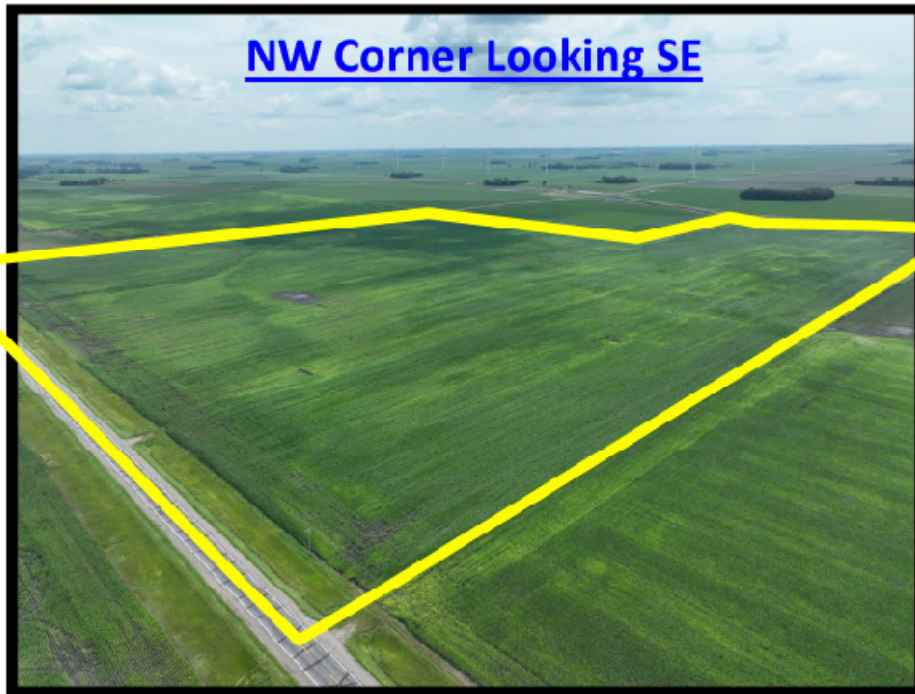
NE Corner Looking SW



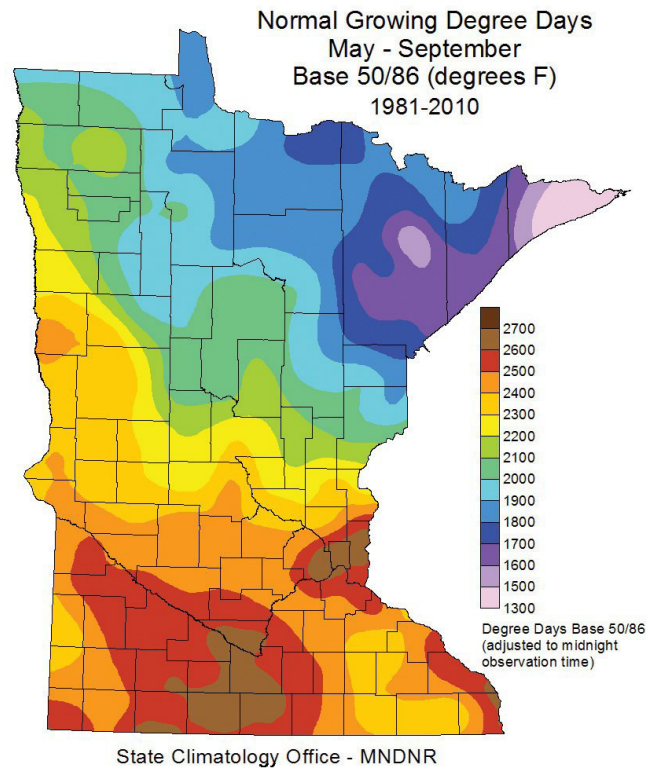
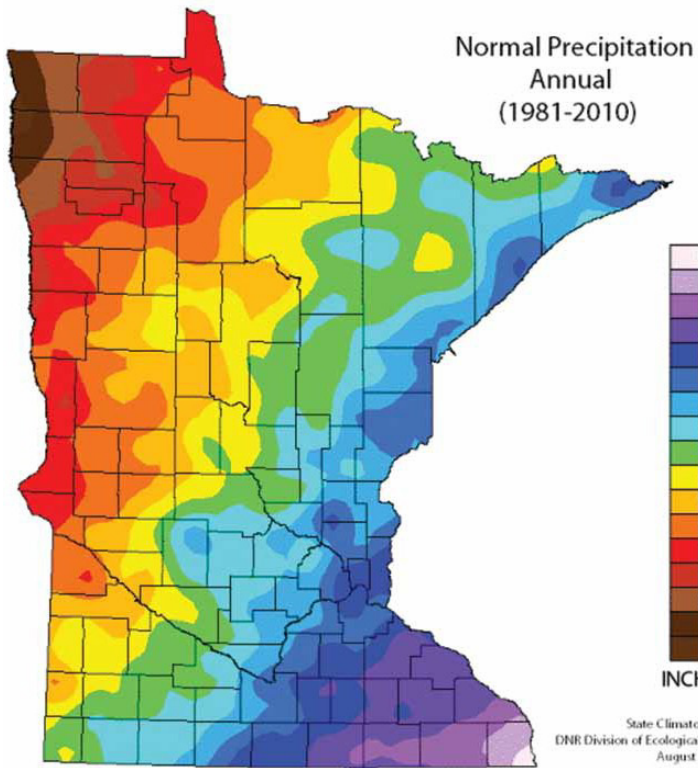
SE Corner Looking NW



NW Corner Looking SE



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SEALED BID AUCTION INSTRUCTIONS

Sealed Bid Location and Time:

Cosmos Community Center
220 Milky Way St S,
Cosmos, MN 56228
Thursday, September 19th, 2024 @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 Monday, September 16th, 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 2024 cash rent and CRP income and will pay all real estate taxes and special assessments due and payable in 2024. 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 will have possession after 2024 crops are removed.
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 29th, 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, visit: www.WingertLandServices.com or contact:

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 September 16th, 2024 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)

179.75± \$ _____

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

Thank You ...

... *for the opportunity* to present this property to you. We hope you found the information complete and the property of interest.

However, if this property doesn't meet your needs, please let us know. We will do our best to find one which satisfies your requirements.

Also, if you feel you have no interest in this property, please pass this package along to a friend or associate who might have an interest.



Chuck Wingert
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charles@wingertlandservices.com
507.381.9790



Geoff Mead
ALC, Licensed Broker
geoff@wingertlandservices.com
507.317.6266



Rick Hauge
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507.829.5227