

The Juliar Family Trust
&
40 Acres +/-

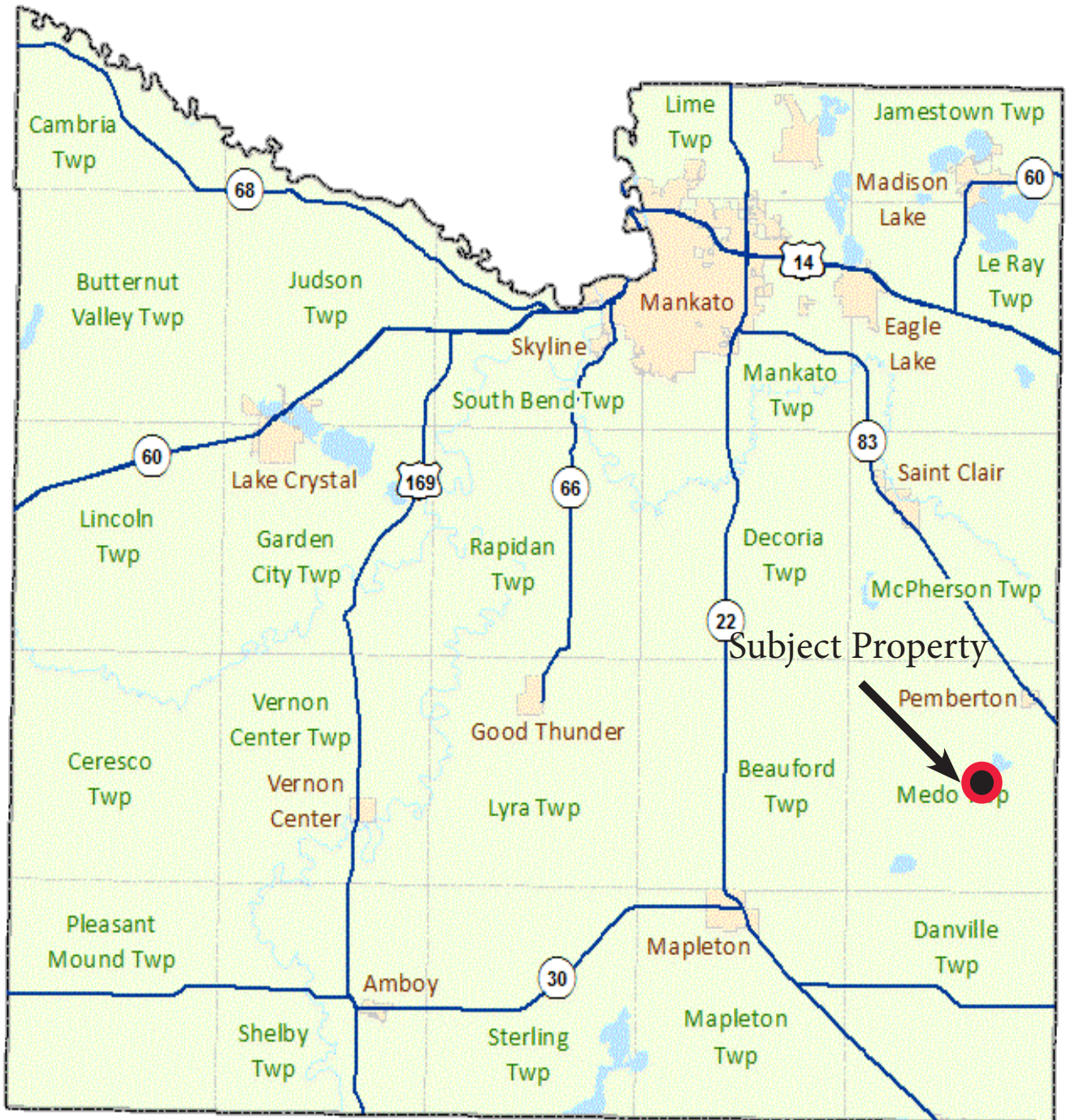


This property to be sold by “Sealed Bid Auction”

Date & Time: December 3, 2024 at 11:00am
Location: Pioneer Bank 1450 Adams Street, , Mankato, MN 56001
Attorney: Paul Grabitske, Grabitske Law Firm, Mankato, MN
Note: Must register to attend, See sealed bid instructions in back of brochure
Agent Contact: Geoff Mead
Phone: 507-317-6266
Email: geoff@wingertlandservices.com
Web: www.wingertlandservices.com



Blue Earth County Map



MedoTownship Map Location

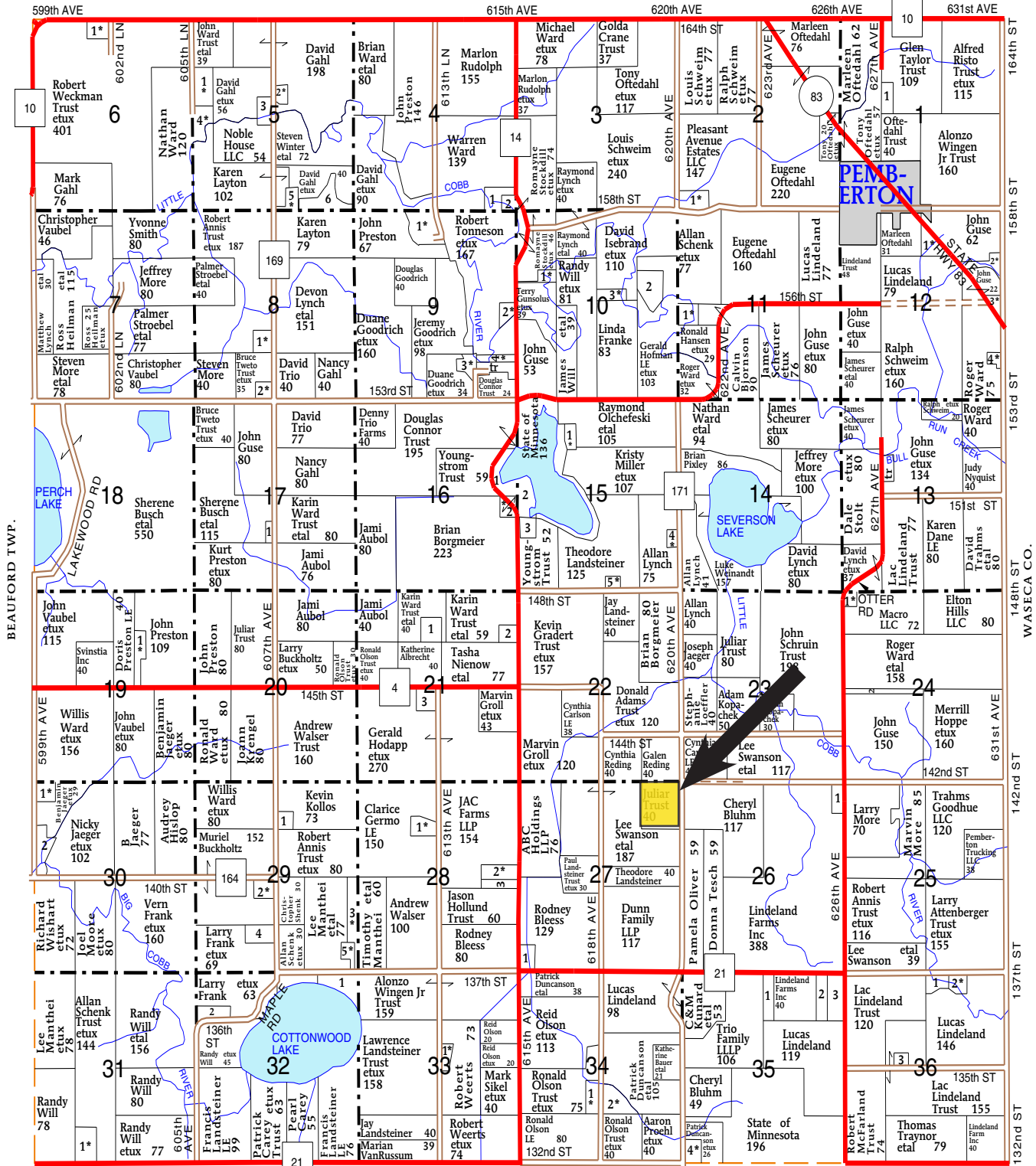
T-106-N

MEDO PLAT

R-25-W

(Landowners)

MCPHERSON TWP.



DANVILLE TWP.

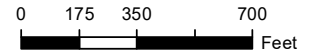
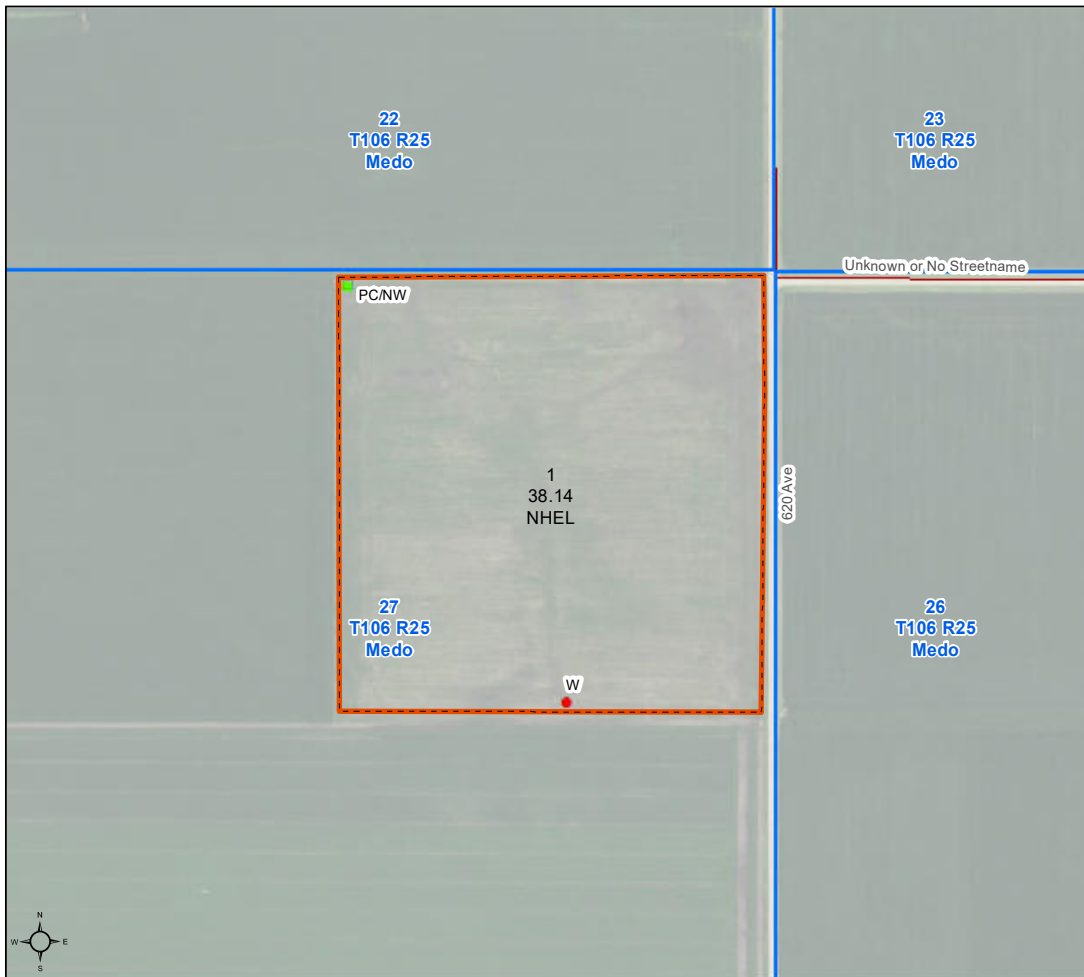
FSA Aerial Map


United States Department of Agriculture
Blue Earth County, Minnesota

Farm 12824
Tract 15719

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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 38.14 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.

PROPERTY INFORMATION

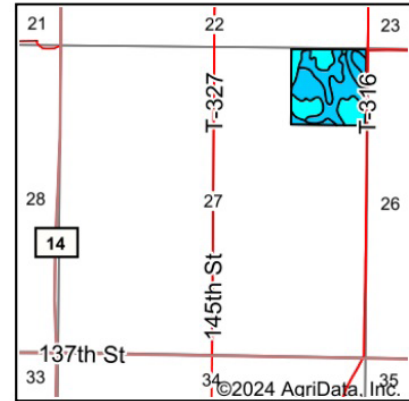
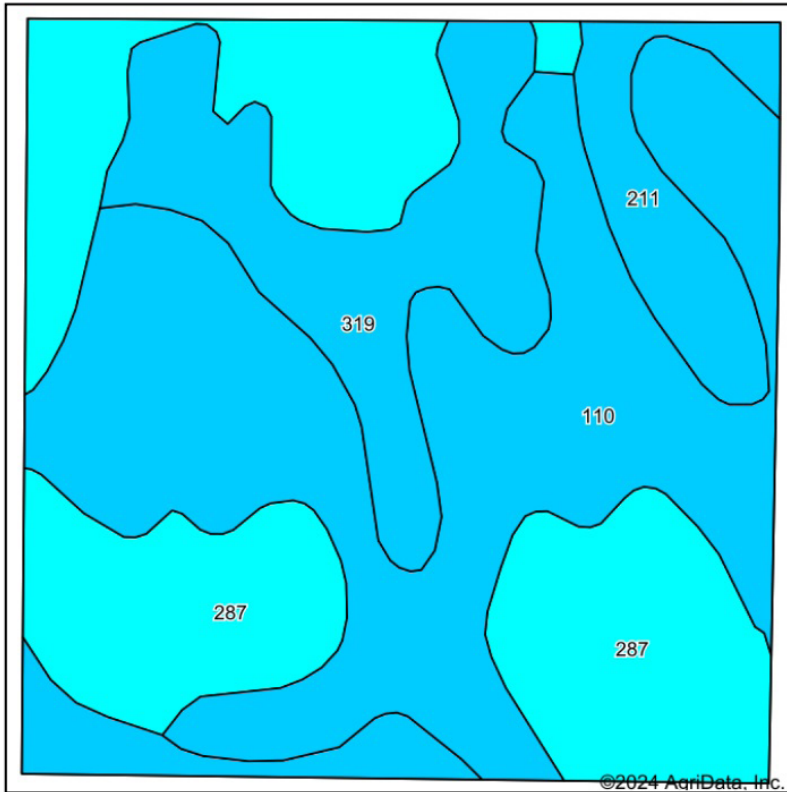
DESCRIPTION:	NE1/4 NE1/4 Section 27, T106N-R25W (Medo Township, Blue Earth County, Minnesota)	
TAX ID #:	R46.20.27.200.001	
REAL ESTATE TAXES:	2024 Ag-Non Homestead Taxes	= \$2,022.50
	Special Assessments	= \$ 233.50
	Total Estimated Tax & Specials	= \$2,356.00
FSA INFORMATION:	Total Deeded acres:	= 40 +/- acres
	FSA Tillable (Includes CRP Acres)	= 38.14 +/- acres
	Corn Base Acres	= 18.50 +/- acres
	Corn yield	= 129 +/- bushels
	Soybean base acres	= 18.80 +/- acres
	Soybean yield	= 38 +/- bushels
	Corn & Soybeans are ARC County	
SOIL DESCRIPTION:	Marna Silty Clay Loam, Minnetonka Silty Clay Loam, Barbert Silt Loam, Lura Silty Clay Loam. See Soil Map.	
Crop Productivity Index:	82.9 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Outlet: Private 8" outlet. See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW-Prior Converted/No Wetlands, NHEL (Highly Erodable Land), Tranct Does Contain a Wetland (See FSA Aerial)	

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, with All Faults" condition

Soils Map

Soils Map



State: **Minnesota**
 County: **Blue Earth**
 Location: **27-106N-25W**
 Township: **Medo**
 Acres: **38.14**
 Date: **7/30/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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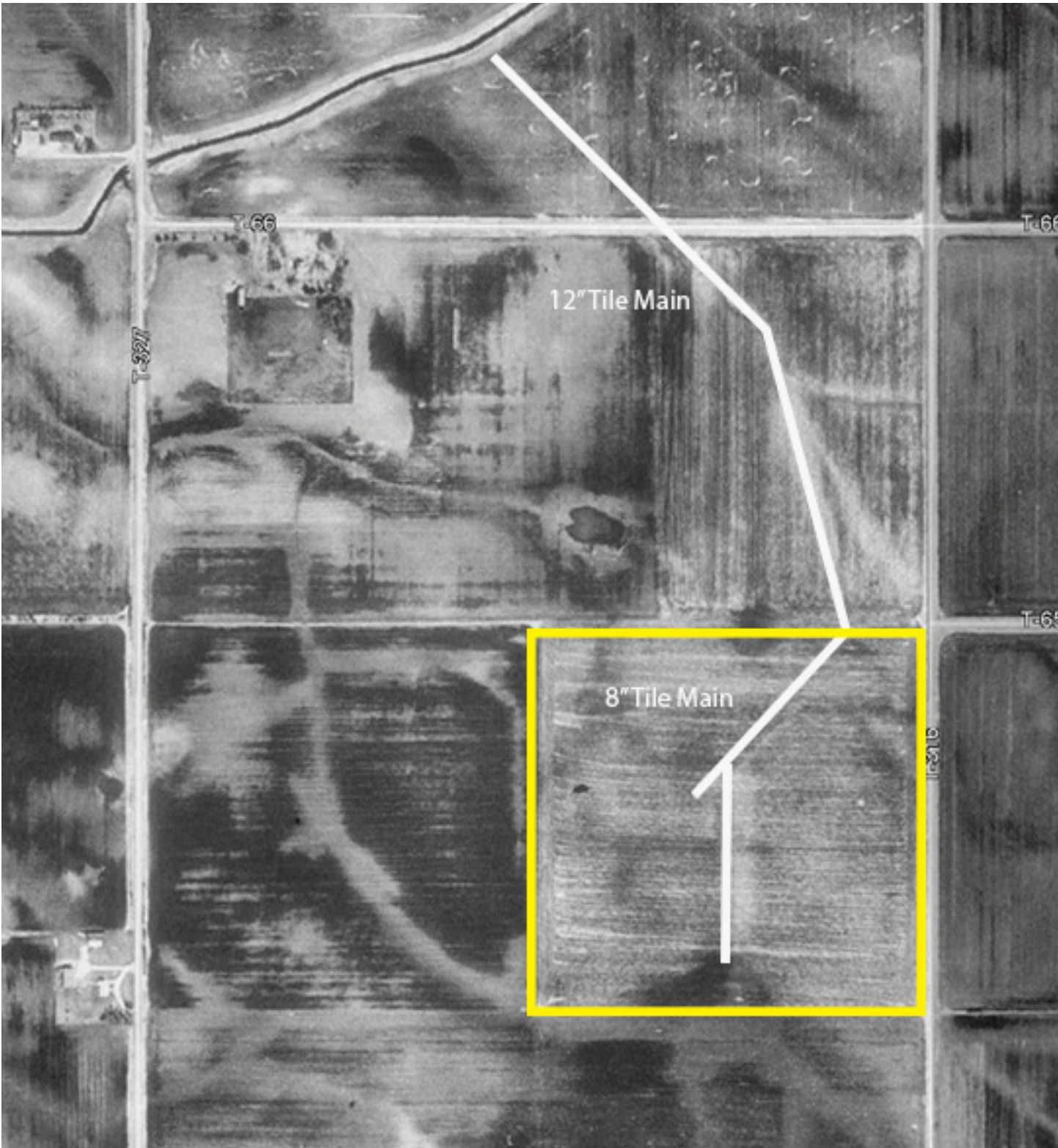
Soils data provided by USDA and NRCS.

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	
110	Marna silty clay loam, 0 to 2 percent slopes	15.65	41.0%		IIw	87	77	77	68	72	
287	Minnetonka silty clay loam	12.89	33.8%		IIw	77	80	80	71	71	
319	Barbert silt loam	5.80	15.2%		IIIw	86	83	83	26	70	
211	Lura silty clay, 0 to 1 percent slopes	3.80	10.0%		IIIw	81	59	55	22	55	
Weighted Average						2.25	82.9	*n 77.1	*n 76.7	*n 58	*n 69.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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

Aerial Photos

NE looking SW



NW looking SE



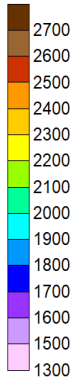
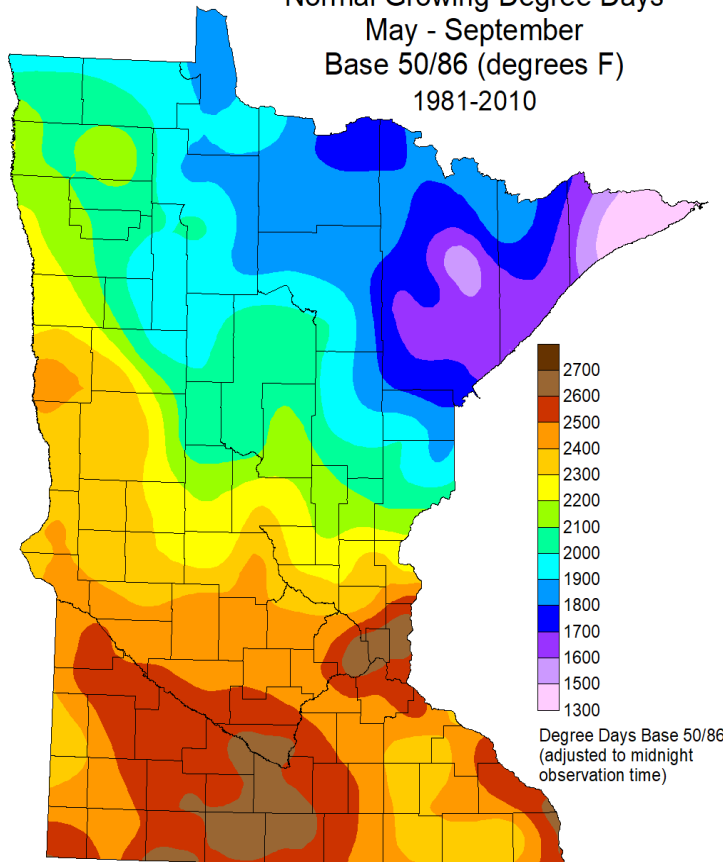
SE looking NW



SW looking NE



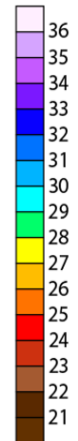
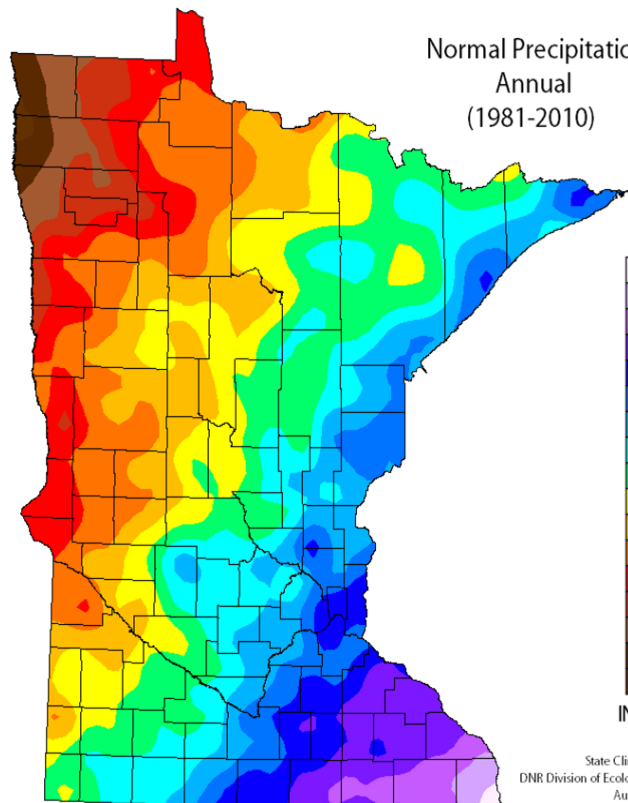
Normal Growing Degree Days
 May - September
 Base 50/86 (degrees F)
 1981-2010



Degree Days Base 50/86
 (adjusted to midnight
 observation time)

State Climatology Office - MNDNR

Normal Precipitation
 Annual
 (1981-2010)



INCHES

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

Sealed Bid Auction Instructions

Sealed Bid Location and Time:

Pioneer Bank (2nd Floor)
1450 Adams Street
Mankato, MN 56001
Tuesday December 3, 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, by Monday, December 2, 2024 to:
Wingert Land Services
1160 S. Victory Drive, Suite 6
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 will pay all real estate taxes and special assessments due and payable in 2024. The buyer shall take possession upon closing and pay all real estate taxes and special assessments due and payable in 2025 and beyond.
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 3% Buyer Premium will be added to the final bid price to arrive at a final contract price. The Buyer's Premium is due upon closing.
8. The entire balance of the purchase price, without interest, will be due and payable on or before January 14th, 2025 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.
11. Information provided within this brochure is from sources deemed reliable but Wingert Land Services, Inc. makes no guarantee as to its accuracy.