

# The Juliar Family Trust

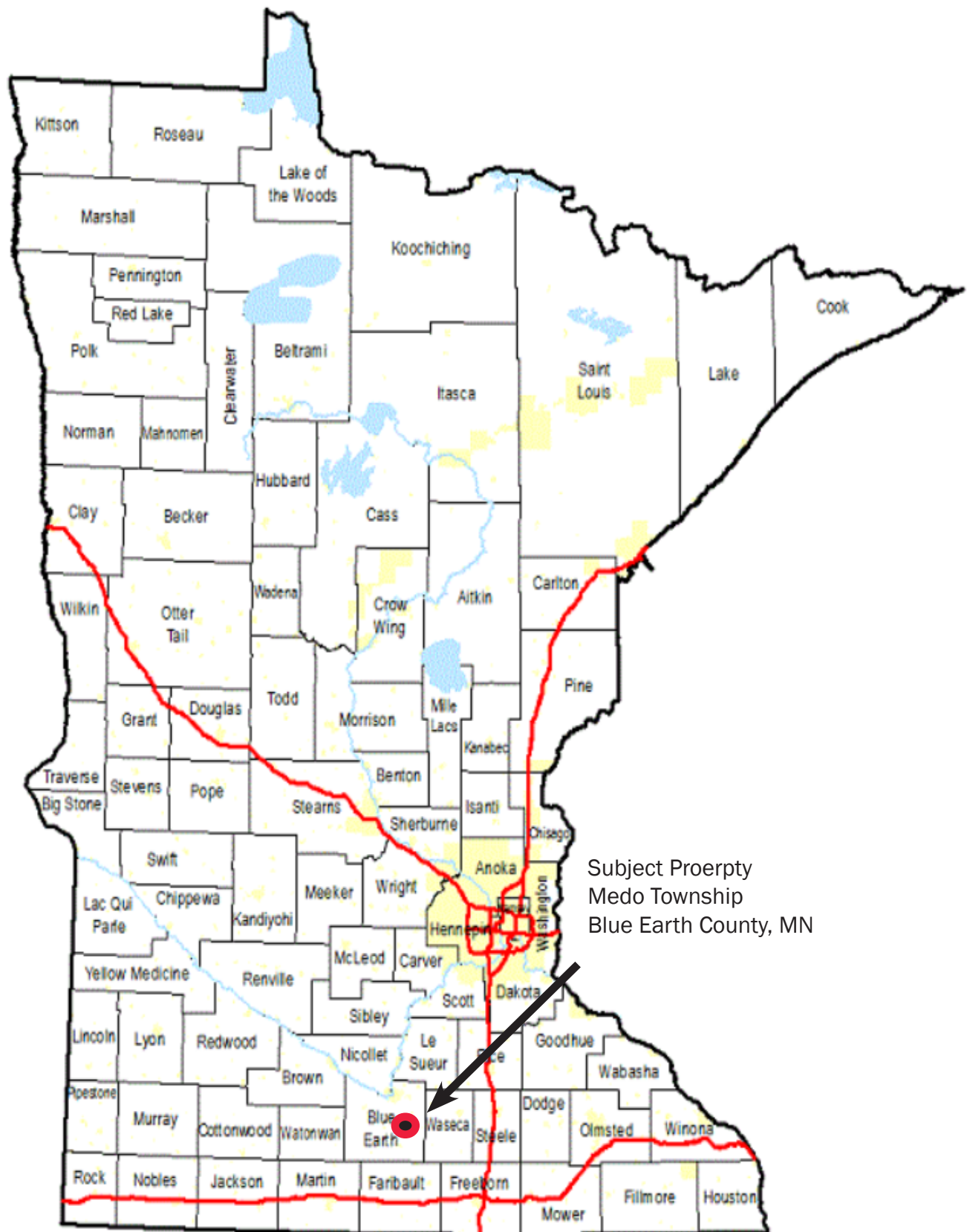
40 Acres +/-



**This property to be sold by “Sealed Bid Auction”**

Date & Time: December 3, 2024 at 11:00am  
Location: Pionner 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 brochure  
Agent Contact: Geoff Mead  
Phone: 507-317-6266  
Email: [geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)  
Web: [www.wingertlandservices.com](http://www.wingertlandservices.com)

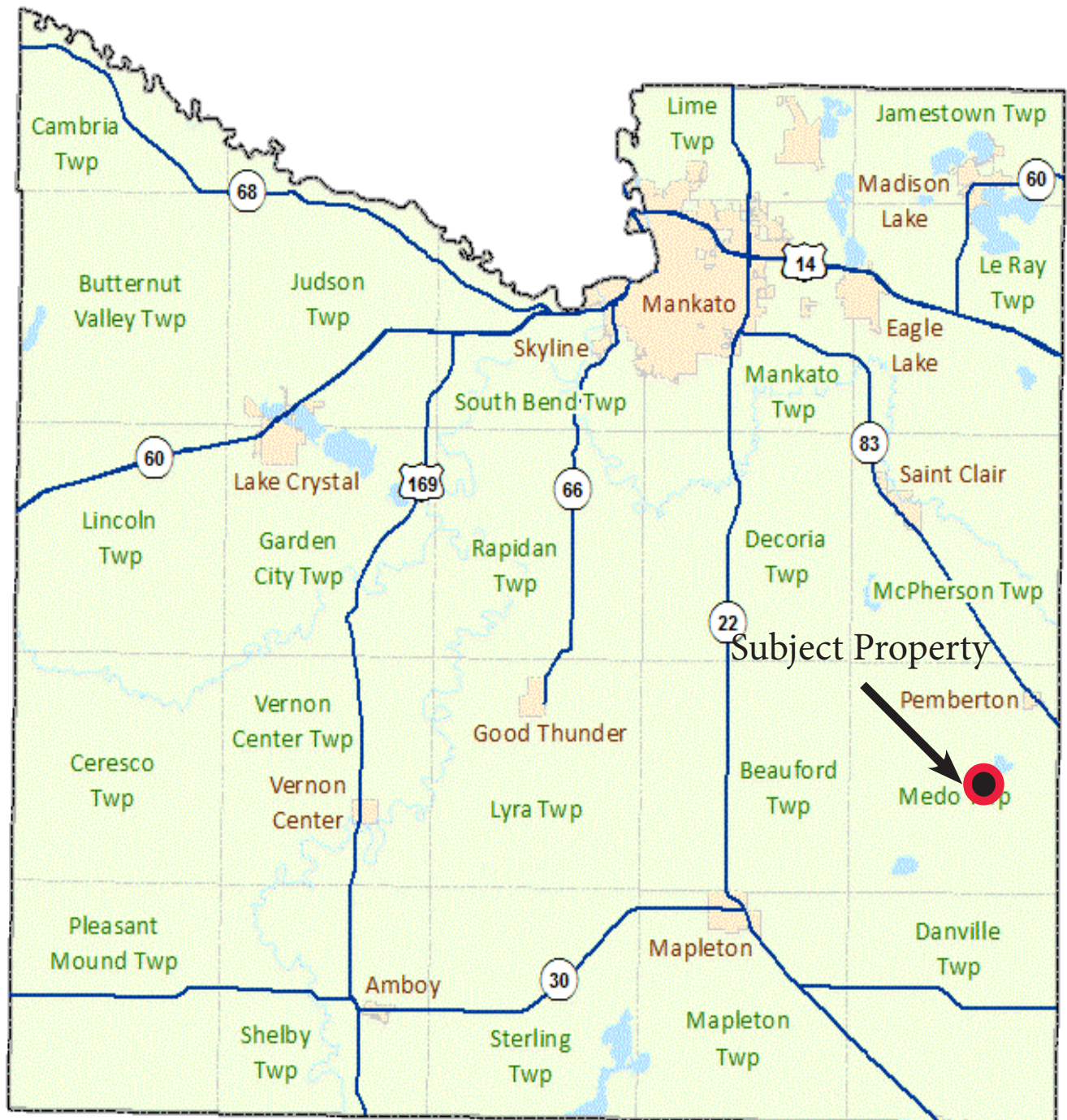




Subject Property  
Medo Township  
Blue Earth County, MN



# Blue Earth County Map



# MedoTownship Map Location

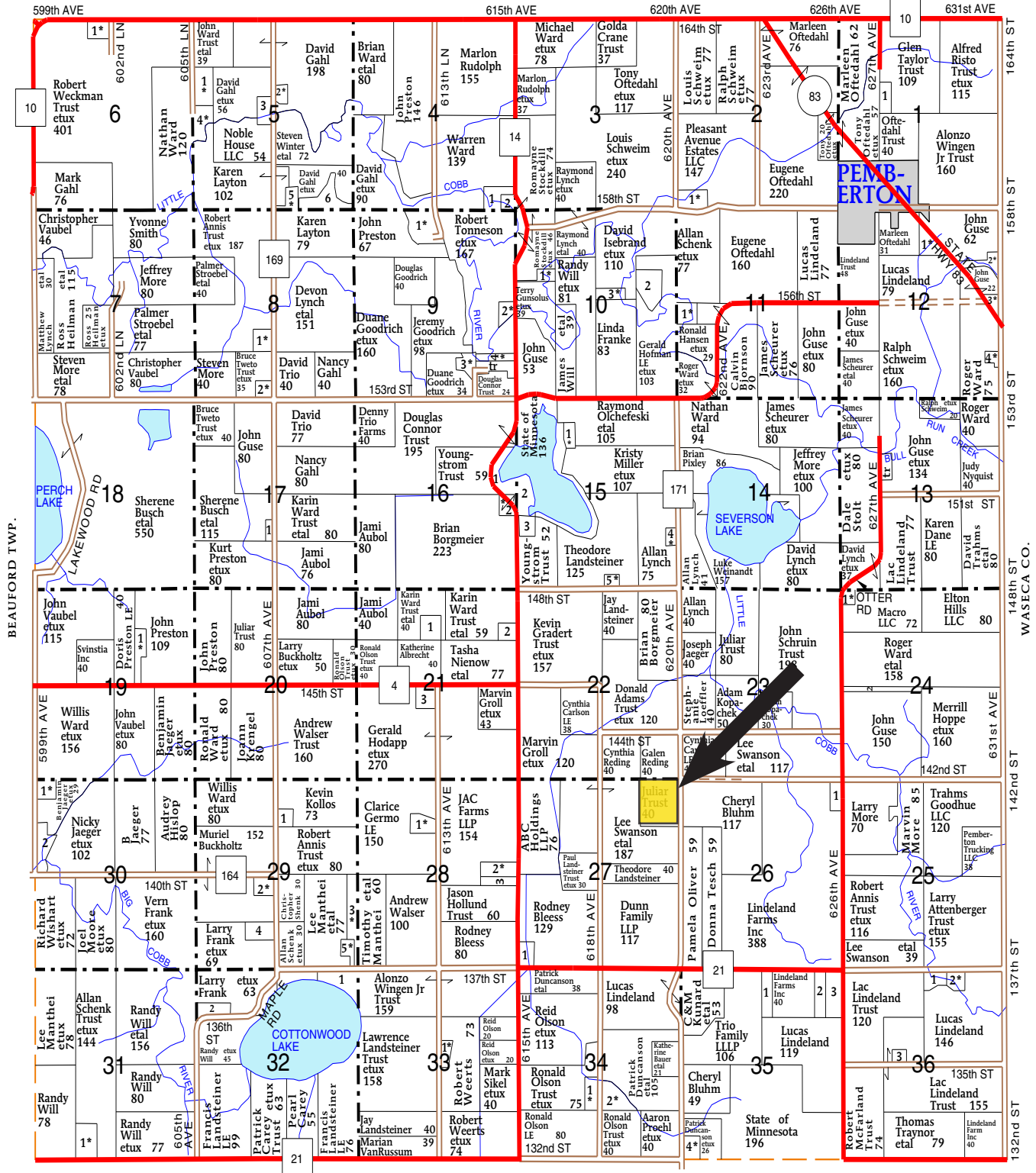
T-106-N

MEDO PLAT

R-25-W

(Landowners)

MCPHERSON TWP.



DANVILLE TWP.



# FSA Aerial Map



United States  
Department of  
Agriculture

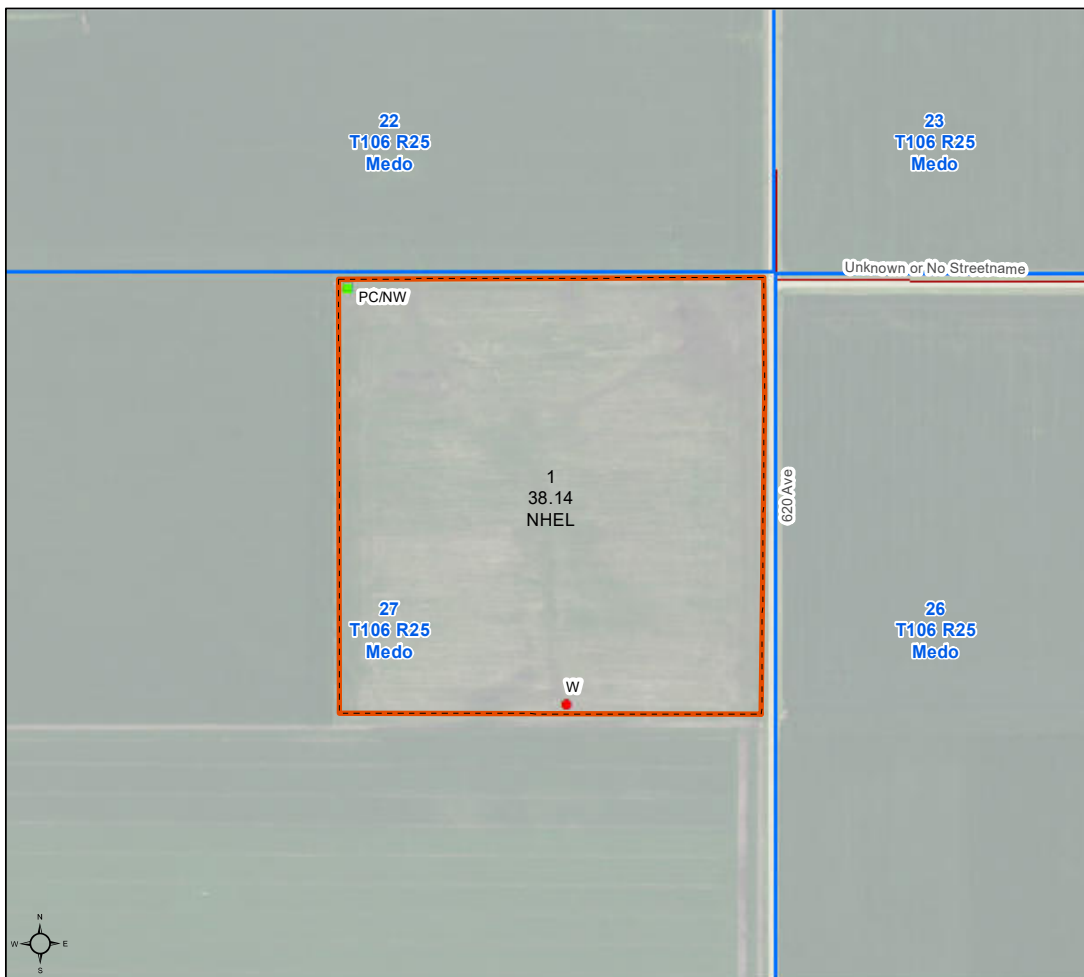
Blue Earth County, Minnesota

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

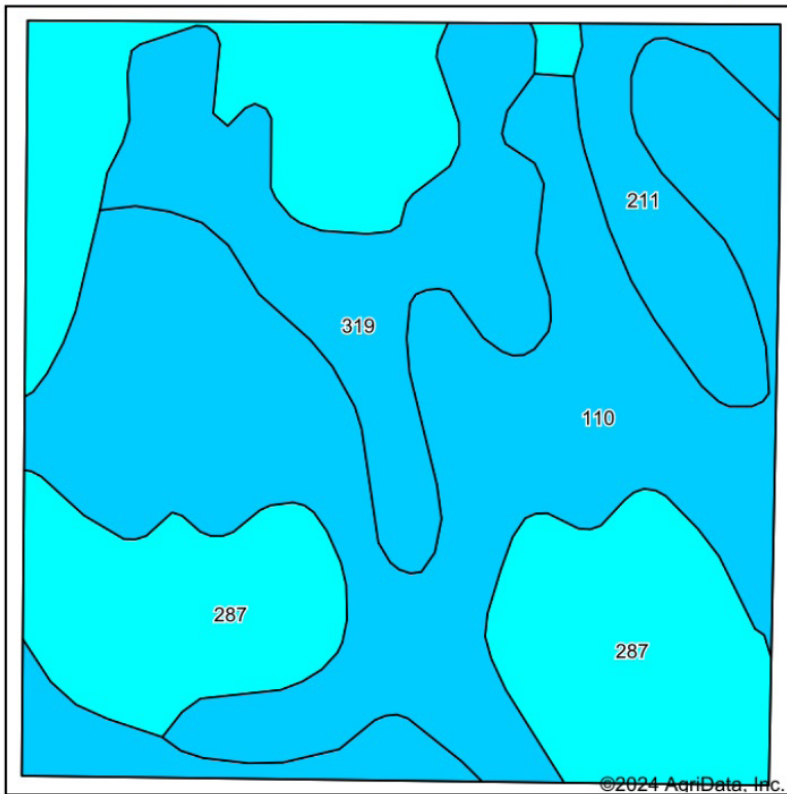
<b>DESCRIPTION:</b>	NE1/4 NE1/4 Section 27, T106N-R25W (Medo Township, Blue Earth County, Minnesota)		
<b>TAX ID #:</b>	R46.20.27.200.001		
<b>REAL ESTATE TAXES:</b>	2024 Ag-Homestead Taxes	=	\$1,011.25
	Special Assessments	=	\$ 116.75
	Total Estimated Tax & Specials	=	\$1,128.00
<b>FSA INFORMATION:</b>	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		
<b>SOIL DESCRIPTION:</b>	Marna Silty Clay Laom, Minnetonka Silty Clay Loam, Barbert Silt Loam, Lura Silty Clay Loam. See Soil Map.		
<b>Crop Productivity Index:</b>	82.9 CPI		
<b>TOPOGRAPHY:</b>	Level		
<b>DRAINAGE:</b>	Outlet: Private 12" outlet. See Tile Map.		
<b>NRCS CLASSIFICATION</b>			
<b>ON TILLABLE ACRES:</b>	PC/NW-Prior Converted/No Wetlands, NHEL (Highly Erodable Land), Tract Does Contain a Wetland (See FSA Aerial)		

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

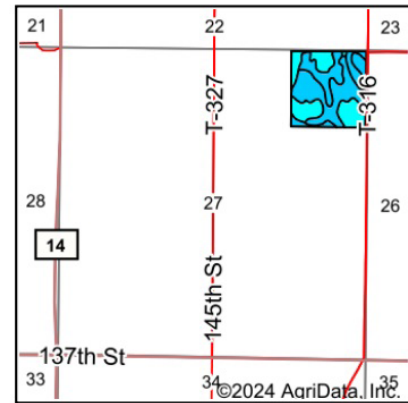
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, Inc., or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation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

# Soils Map

## Soils Map



Soils data provided by USDA and NRCS.



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

Maps Provided By:



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

## Tile Map Estimation



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



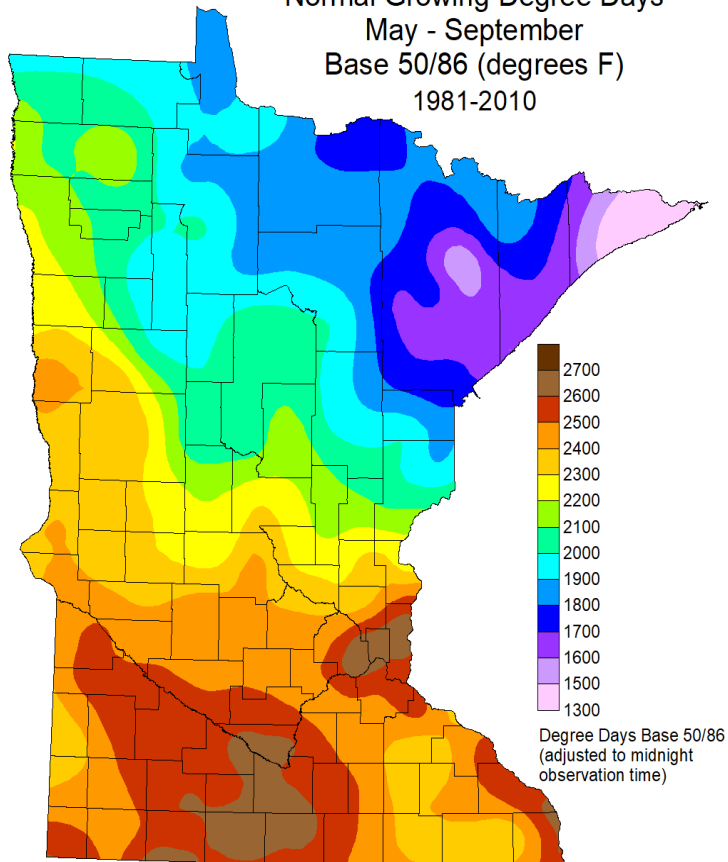
SE looking NW



SW looking NE

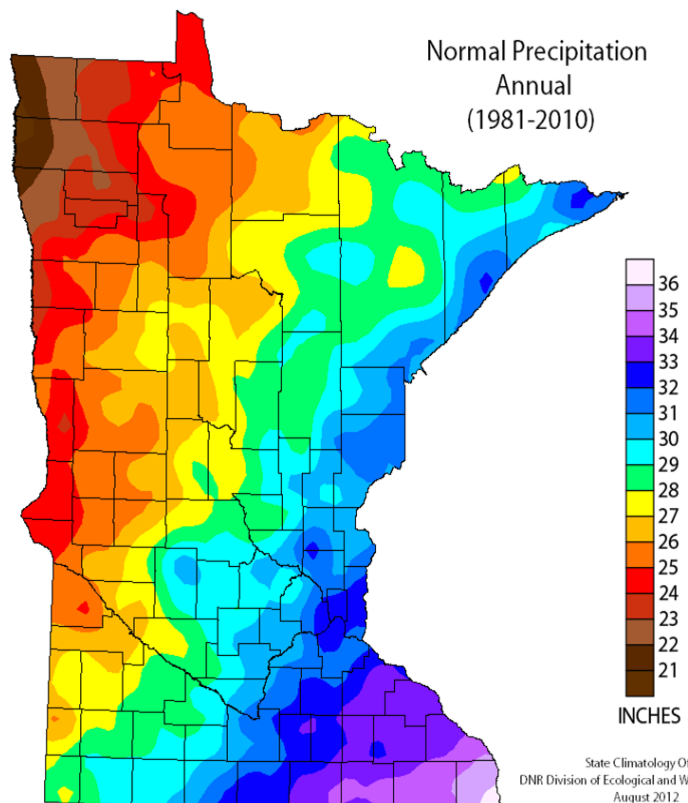


Normal Growing Degree Days  
May - September  
Base 50/86 (degrees F)  
1981-2010



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:

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.



## REGISTRATION / BIDDING FORM

### Bid Submitting Instructions:

- Write in your total price for total deeded acres and the price per acre.
- Write in your name, address, telephone number and e-mail address
- All bids must be accompanied by a \$5,000 check 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 December 2nd, 2024 to:*

Wingert Land Services, Inc.,  
Attn: Geoff Mead  
1160 S. Victory Drive Ste. 6  
Mankato, MMN 56001

### Form More Information

Contact Geoff Mead:

Cell: 507-317-6266

Email: [geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)

Website: [www.wingertlandservices.com](http://www.wingertlandservices.com)

**\*\*If you are unable to get postmarked bid in on time, call our office for other arrangements. 507-248-5263\*\***



ACRES	TOTAL BID AMOUNT	Price Per Ac.
	(Nearest \$1,000)	

40 ± Acres	\$ _____	\$ _____
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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:**

- Attorney & Lender's:

- Name
- Address
- Phone
- Email