

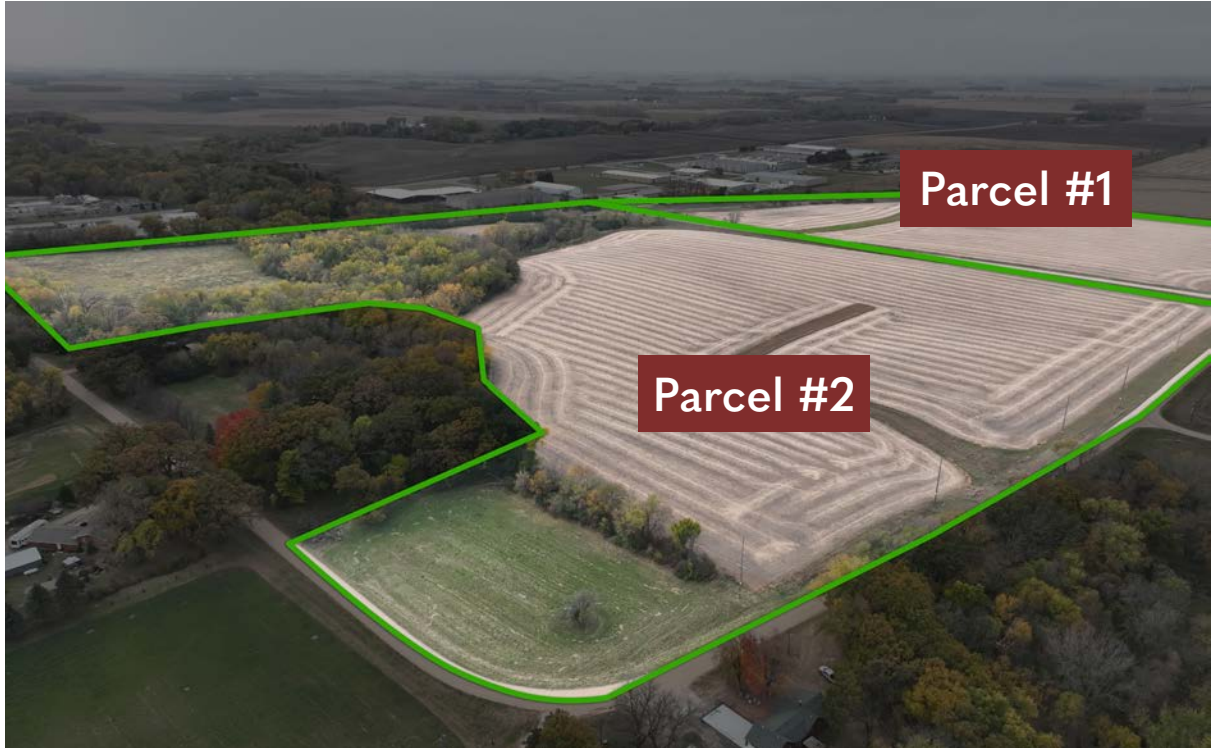
# FARMLAND AUCTION



**87.44± ACRES**

## Lillian Hartwick Farm

Blue Earth City Township, Faribault County, Minnesota



## SEALED BID AUCTION

**Wednesday, December 18, 2024 @ 10:00 a.m.**

**Winnebago Municipal Center**  
140 S Main Street, Winnebago, MN 56098

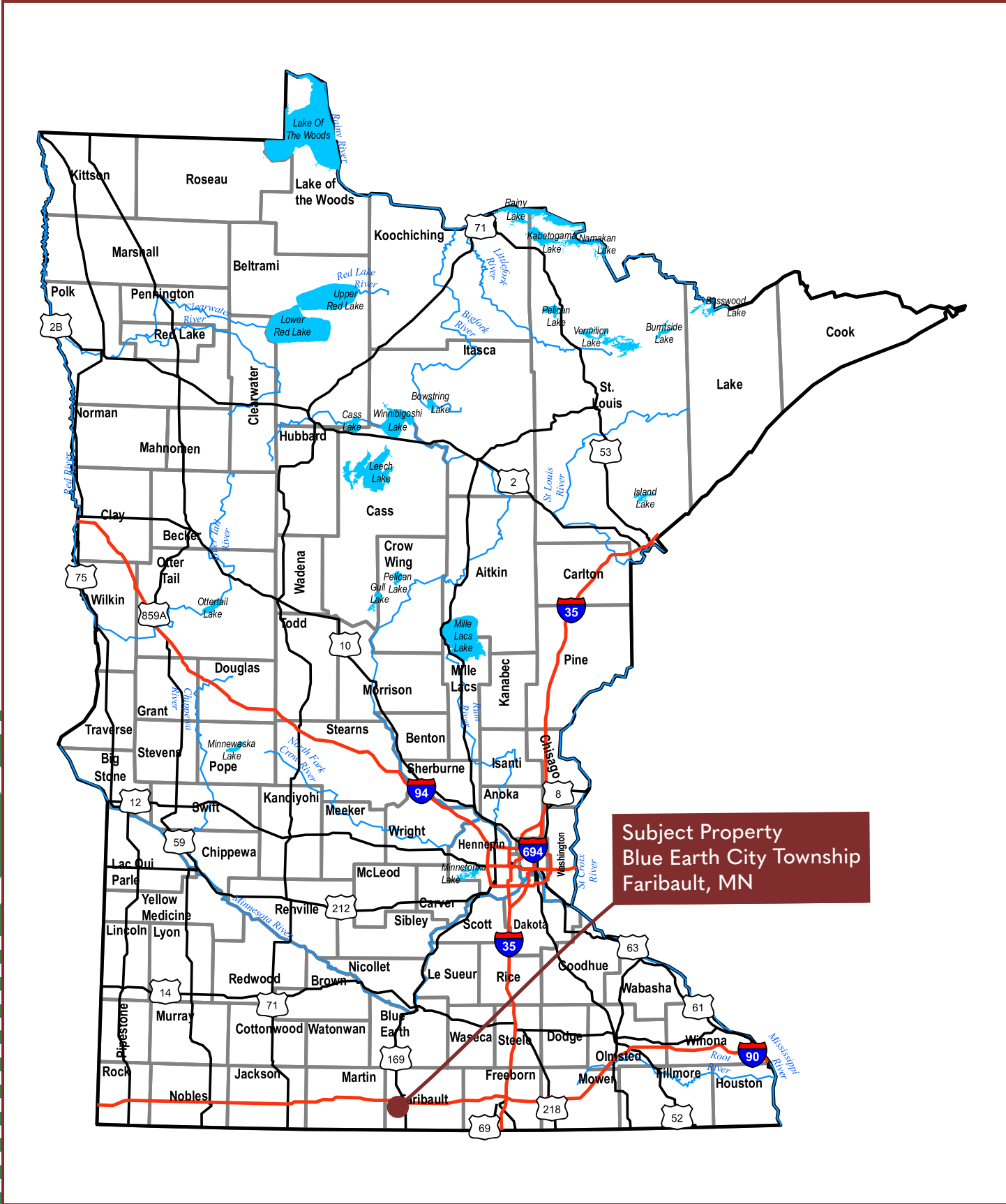
**Attorney:** Kristin Gunsolus, Jones Law Office, Mankato

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:

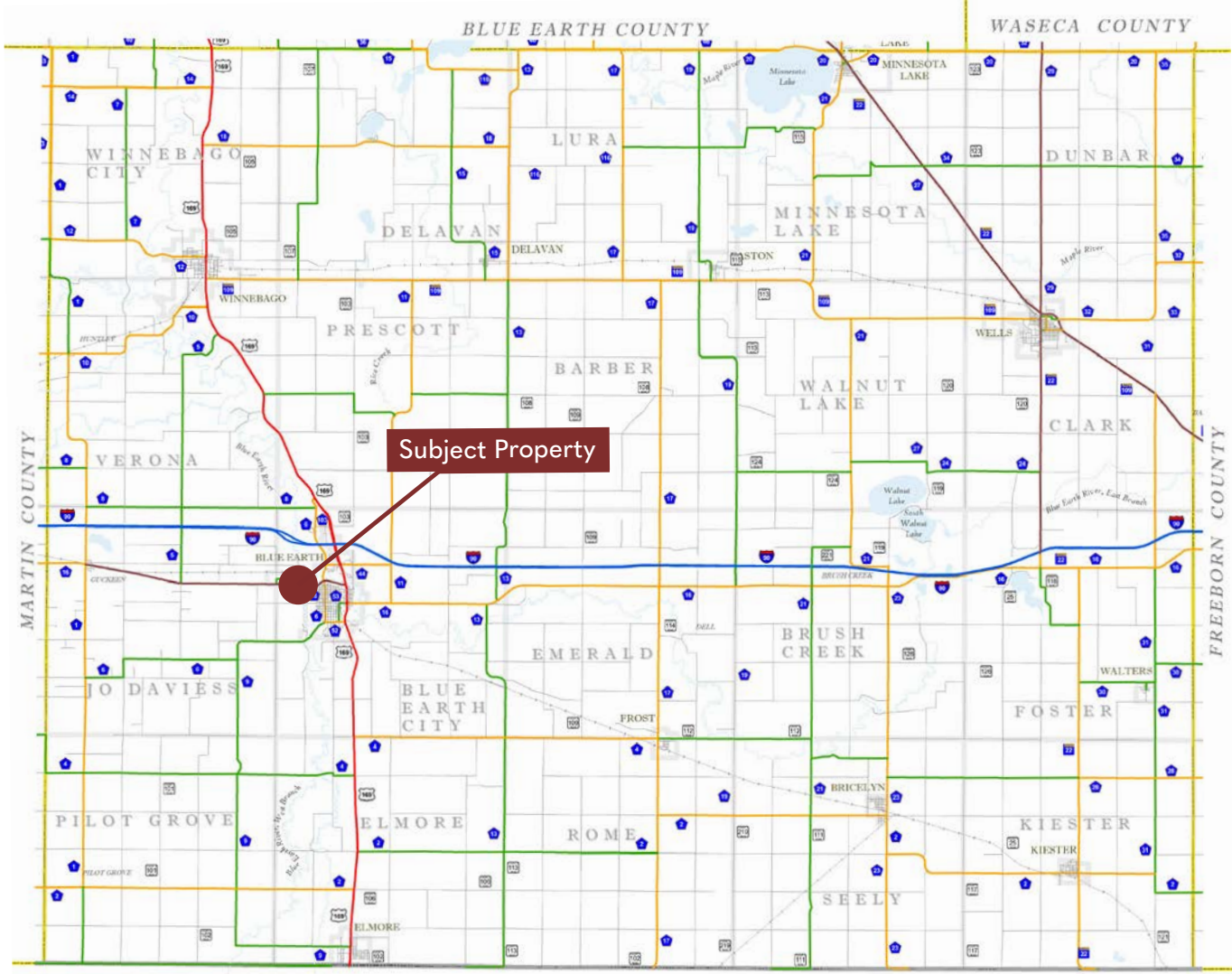
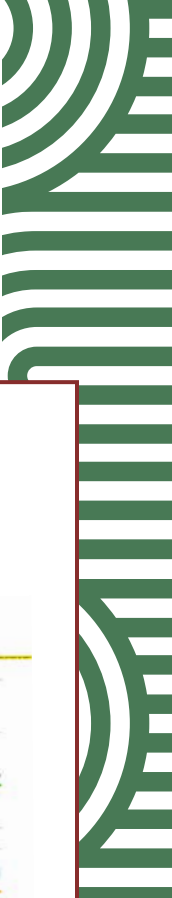
**Chuck Wingert , ALC**, AUCTIONEER #07-53  
charles@wingertlandservices.com  
507.381.9790  
wingertlandservices.com





# Faribault County

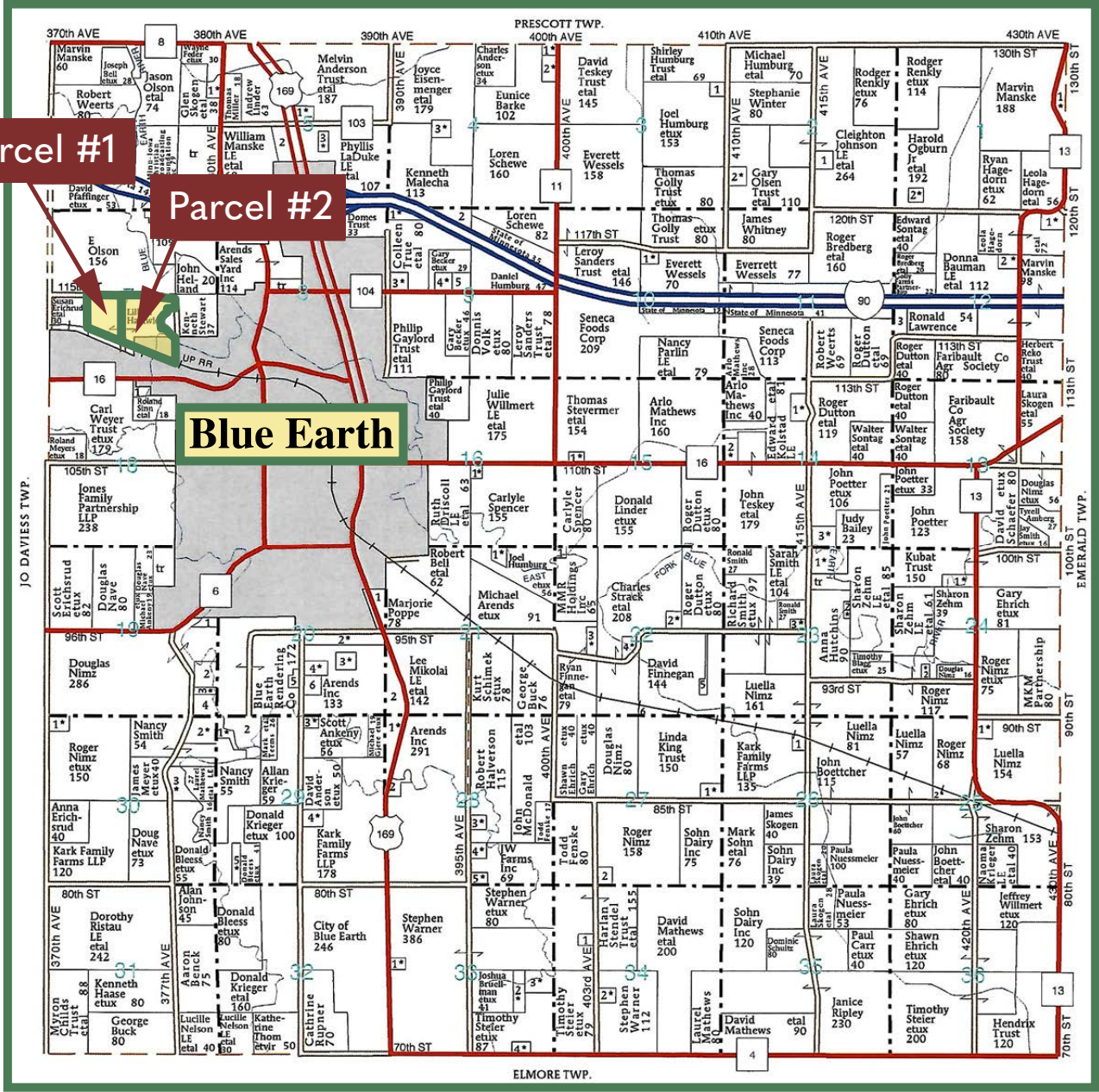
Minnesota



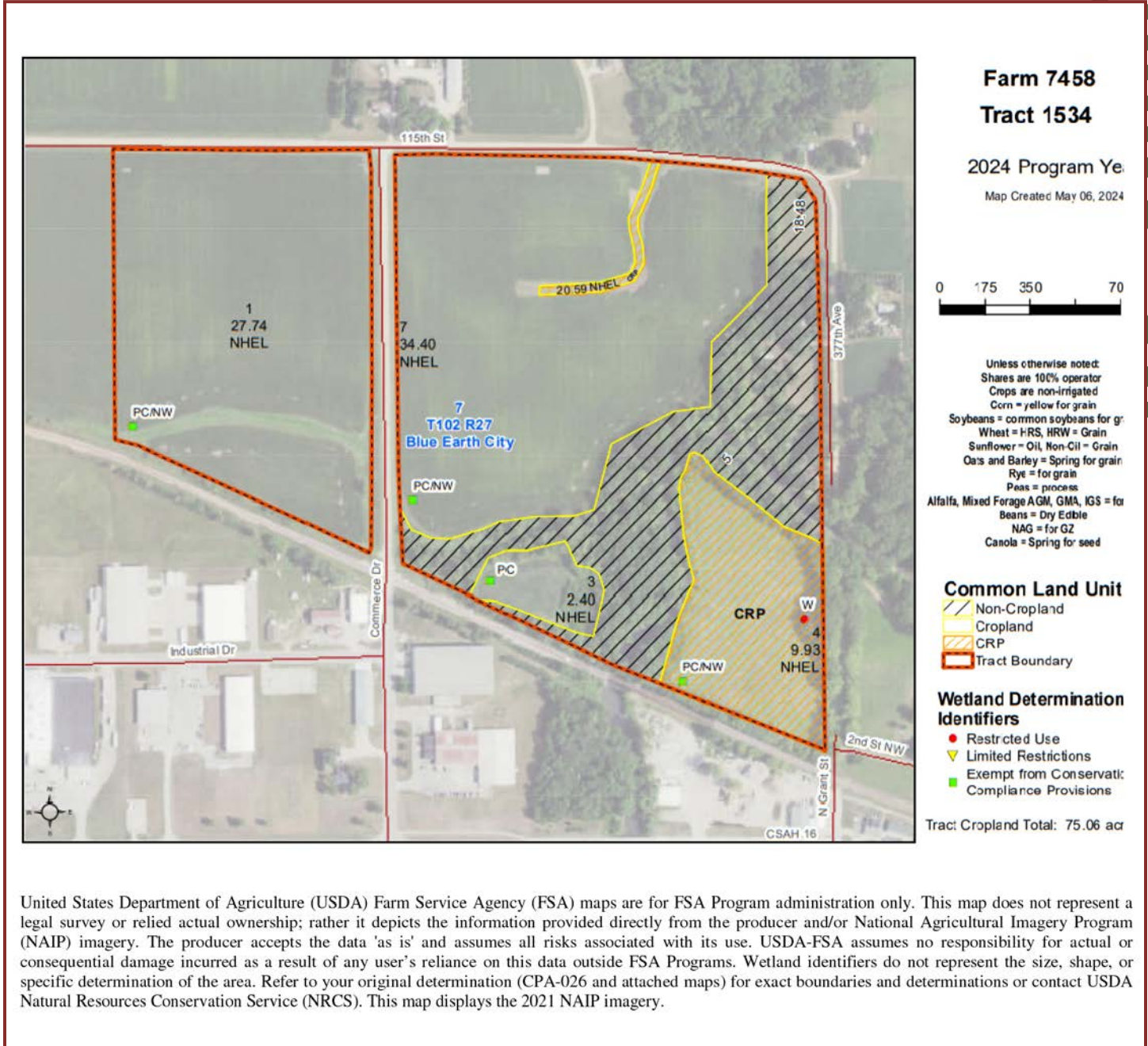


# Blue Earth City Township

Faribault County | T-102-N R-27-W



# FSA Aerial Map



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

## Parcel #1

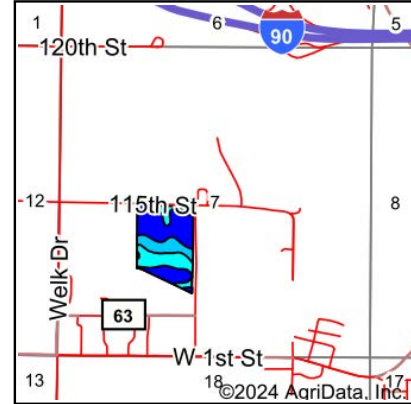
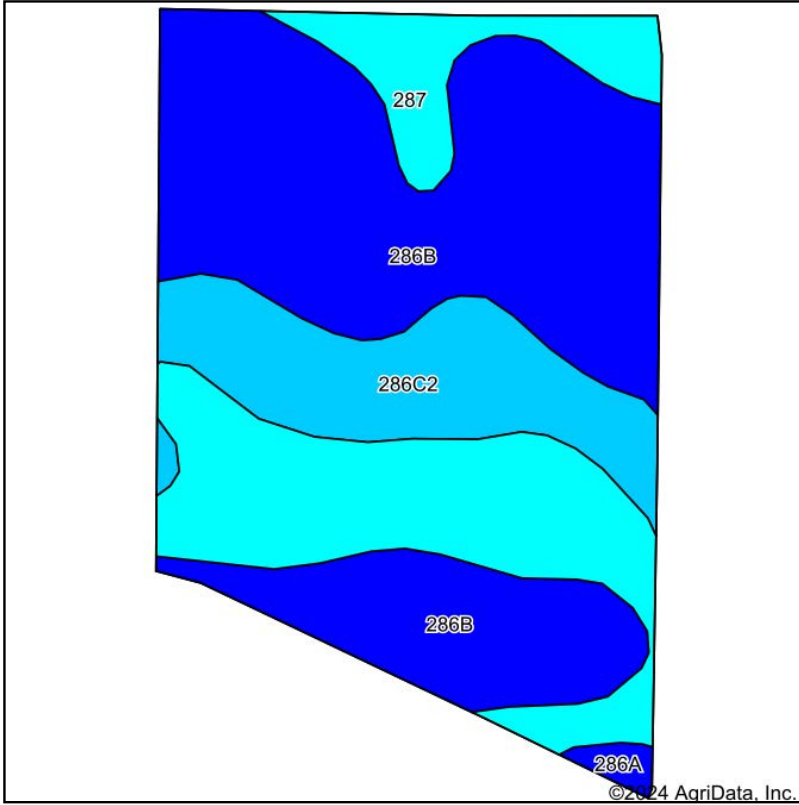
<b>DESCRIPTION:</b>	E1/2 of SW1/4 North of RR, Section 7 T102N-R27W (Blue Earth City Township, Faribault County, Minnesota)	
<b>TAX ID#:</b>	020071200 (ID# for entire 72.28-acre parcel before building site split)	
<b>REAL ESTATE TAXES:</b>	2024 Ag-Non Homestead Taxes	\$1,253.00
	Special Assessments	\$0.00
<b>FSA INFORMATION:</b>	Total Deeded Acres	29.86± acres
	FSA Tillable Acres	27.74± acres
	Corn Base Acres	16.11± acres
	Corn Yield	174± bushels
	Soybean Base Acres	11.64± acres
	Soybean Yield	50± bushels
	*If farm is sold as two parcels, FSA will recalculate bases after sale.	
<b>2024 LEASE INFORMATION:</b>	Purchaser to have possession for 2025 crop year.	
<b>SOIL DESCRIPTION:</b>	Shorewood Silty Clay Loam, Minnetonka Silty Clay Loam	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	87.7 CPI	
<b>TOPOGRAPHY:</b>	Level to Rolling	
<b>DRAINAGE:</b>	Random laterals drain into an 8" concrete tile in northeast corner that drains east. Potential outlet in southeast corner, but is not verified. See Tile Map.	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	

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

## Parcel #1







State: **Minnesota**  
 County: **Faribault**  
 Location: **7-102N-27W**  
 Township: **Blue Earth City**  
 Acres: **27.74**  
 Date: **11/5/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 20

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
286B	Shorewood silty clay loam, 3 to 6 percent slopes	14.64	52.8%		Ile	95	83	83	68	68
287	Minnetonka silty clay loam	8.22	29.6%		Ilw	77	83	83	71	70
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	4.64	16.7%		Ille	83	80	80	61	59
286A	Shorewood silty clay loam, 1 to 3 percent slopes	0.24	0.9%		Ilw	95	81	81	72	71
<b>Weighted Average</b>					<b>2.17</b>	<b>87.7</b>	<b>*n 82.5</b>	<b>*n 82.5</b>	<b>*n 67.8</b>	<b>*n 67.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Parcel #1





# Property Information

## Parcel #2

<b>DESCRIPTION:</b>	NW1/4 of SE1/4 exc TR BEG CEN RD where it INTER CEN line B.E. N290' S50' SELY \$ EXC .88A TR, and exc. 4.61 building site tract, Section 7, T102N-R27W (Blue Earth City Township, Faribault County, Minnesota)	
<b>TAX ID#:</b>	020071200 (ID# for entire 72.28-acre parcel before building site split) 210070010 – 20.44 acres	
<b>REAL ESTATE TAXES:</b>	Est 2024 Non-Homestead Taxes for 020071200	\$1,756.00
	Est 2024 Non-Homestead Taxes for 210070010	\$1,074.00
	Special Assessments	\$0.00
<b>FSA INFORMATION:</b>	Total Deeded Acres	57.58± acres
	FSA Tillable	34.4± acres
	CRP	10.52± acres
	Meadow	2.4± acres
	Corn Base Acres	21.36± acres
	Corn Yield	174± bushels
	Soybean Base Acres	15.43± acres
	Soybean Yield	50± bushels
	*If farm is sold as two parcels, FSA will recalculate bases after sale.	
<b>2024 LEASE INFORMATION:</b>	Purchaser to have possession for 2025 crop year.	
<b>SOIL DESCRIPTION:</b>	Shorewood Silty Clay Loam, Minnetonka Silty Clay Loam CRP Soils: Kamrar Clay Loam, Coland Clay Loam	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	87.7 CPI	
<b>TOPOGRAPHY:</b>	Level to Rolling	
<b>DRAINAGE:</b>	8" concrete main north side of property with random laterals. River outlet south side of property. See Tile Map.	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands CRP acres have a wetland designation.	
<b>CRP ACRES:</b>	10.52 acres are enrolled in the Conservation Reserve Program (CRP). <b>Two contracts:</b> #1: 9.93 acres, \$312.37/acre, \$3,102 annual payment. Expires 9.30.2025 #2: 0.59 acres, \$300/acre, \$177.00 annual payment. Expires 9.30.2027	

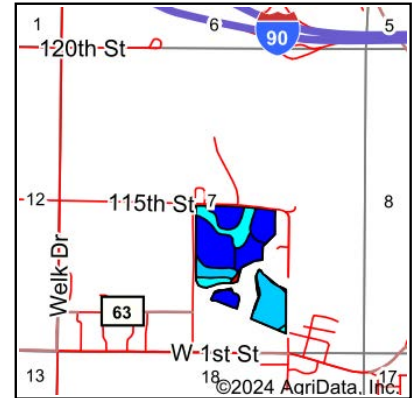
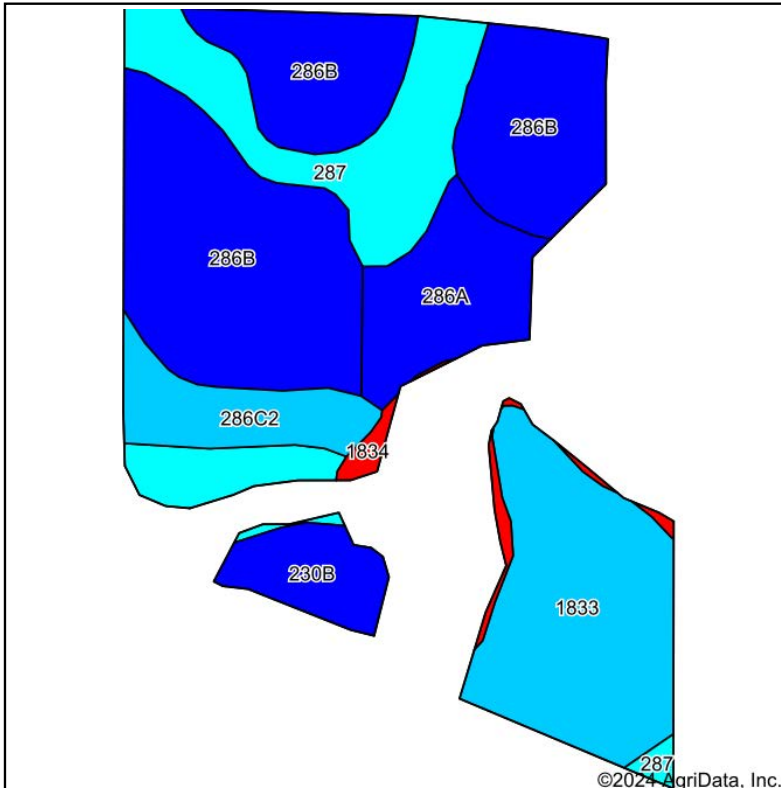
WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

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# Soils Map

## Parcel #2



State: **Minnesota**  
 County: **Faribault**  
 Location: **7-102N-27W**  
 Township: **Blue Earth City**  
 Acres: **47.32**  
 Date: **11/5/2024**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 20

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	
286B	Shorewood silty clay loam, 3 to 6 percent slopes	19.27	40.7%	[Dark Blue]	Ile	95	83	83	68	68	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.26	19.6%	[Light Blue]	Ilw	83	83	70	46	83	
287	Minnetonka silty clay loam	8.24	17.4%	[Cyan]	Ilw	77	83	83	71	70	
286A	Shorewood silty clay loam, 1 to 3 percent slopes	4.40	9.3%	[Dark Blue]	Ilw	95	81	81	72	71	
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	3.10	6.6%	[Light Blue]	Ille	83	80	80	61	59	
230B	Kamrar clay loam, 2 to 6 percent slopes	2.27	4.8%	[Dark Blue]	Ile	95	79	79	67	70	
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.78	1.6%	[Red]	Vw	20	40	25	38	17	
<b>Weighted Average</b>						<b>2.11</b>	<b>87.5</b>	<b>*n 81.7</b>	<b>*n 78.9</b>	<b>*n 63.6</b>	<b>*n 70.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Parcel #2**





# Parcel #2

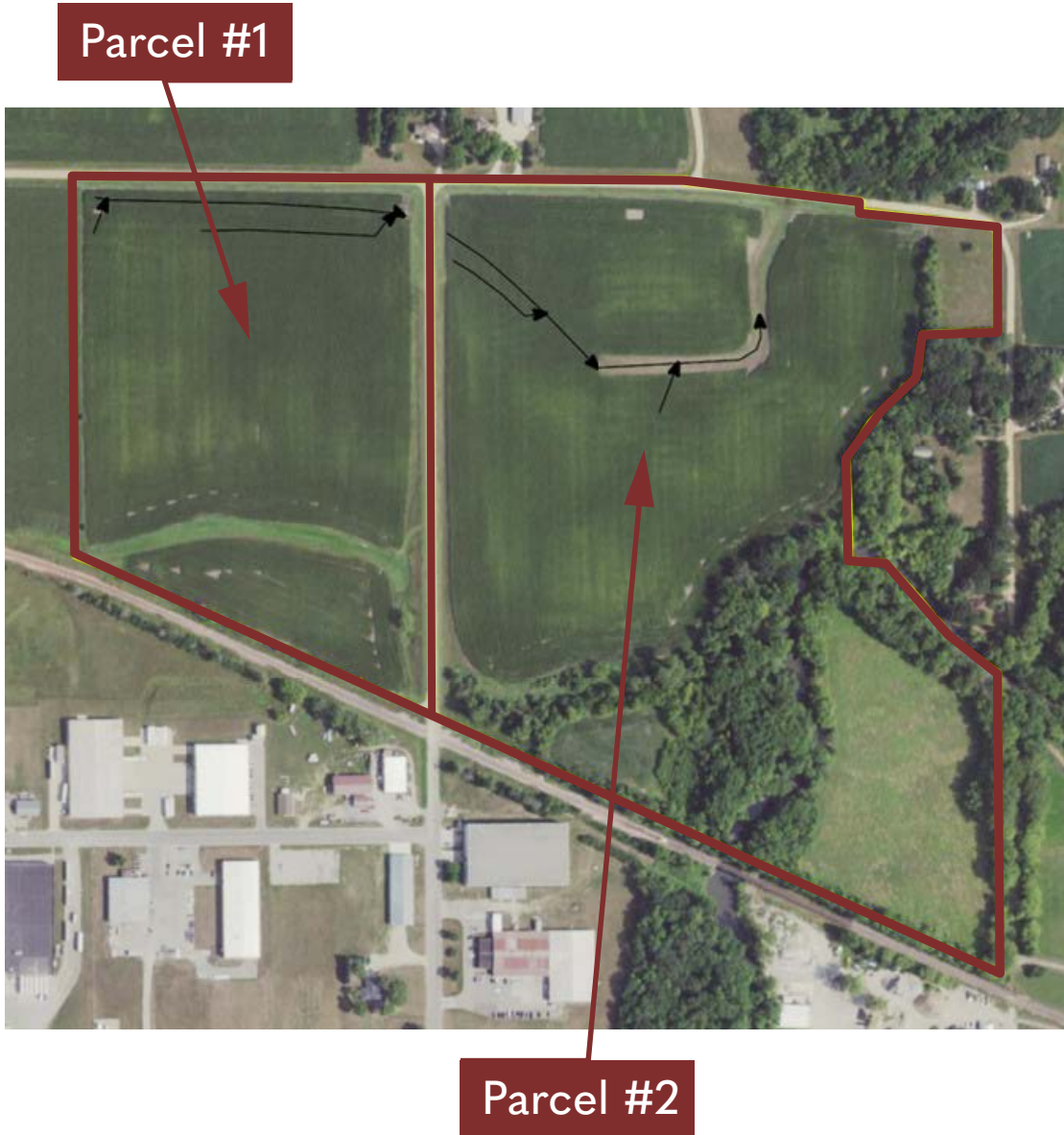
SE Corner Looking NW



Woods, River and CRP



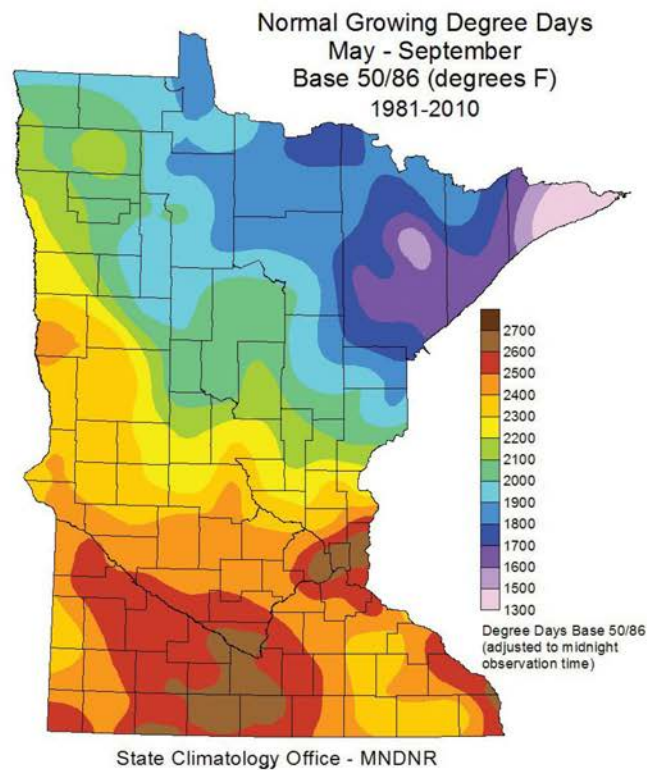
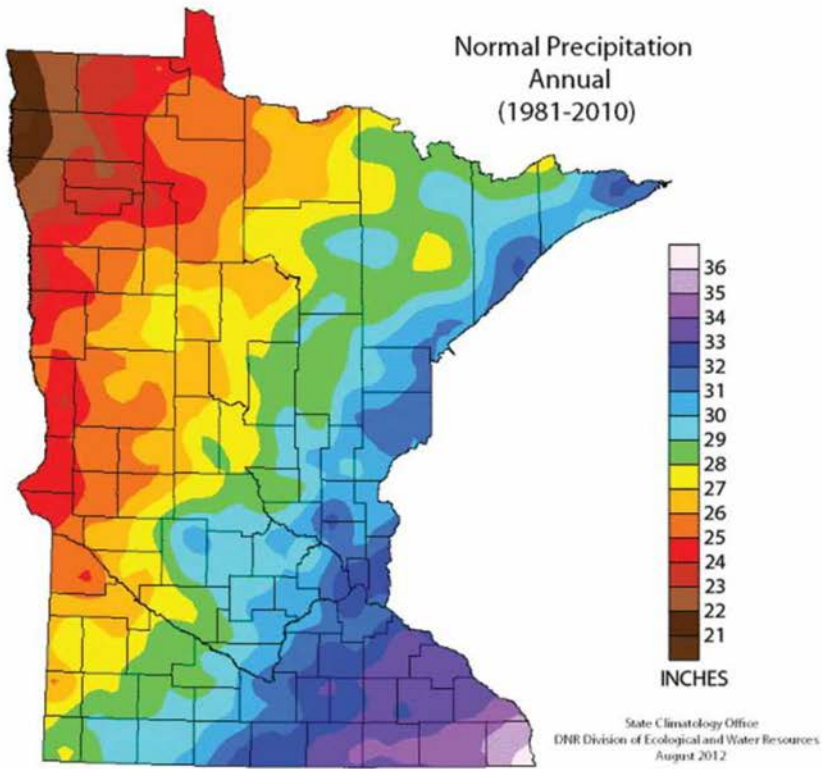
# Tile Map



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









# Sealed Bid Auction Instructions

## SEALED BID LOCATION AND TIME:

Winnebago Municipal Center  
140 S Main Street  
Winnebago, MN 56098

Wednesday, December 18, 2024 @ 10:00 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 Saturday, December 14, 2024 to:  

Wingert Land Services  
1160 S. Victory Drive, Ste. 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 CRP income and will pay all 2024 real estate taxes and special assessments. 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 of tract #1 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 or before Tuesday, January 21, 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.**

## FOR ADDITIONAL INFORMATION CONTACT:

Chuck Wingert, ALC, Auctioneer #07-53  
507.381.9790  
charles@wingertlandservices.com  
wingertlandservices.com

# Registration/Bidding Form

## BID SUBMITTING INSTRUCTIONS:

1. Write in your total price for total deeded acres for each parcel you would like to bid on.
2. Write in your name, address, phone number and email address.
3. 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

4. **Only registered bidders may attend. Must be registered prior to auction date.**

All potential buyers shall deliver or mail a sealed bid, postmarked by Saturday, December 14, 2024 to:

**Wingert Land Services**

Attn: Chuck Wingert

1160 S. Victory Drive, Ste. 6

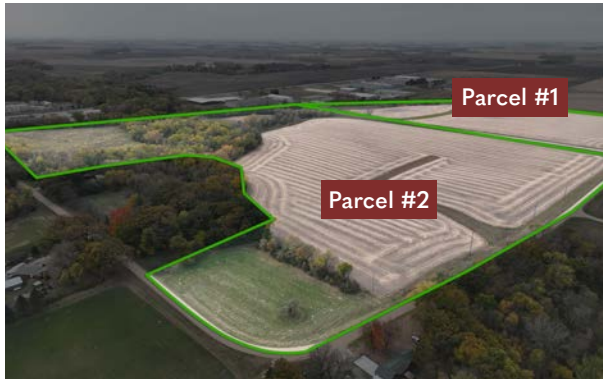
Mankato, MN 56001

Cell: 507.381.9790

Email: charles@wingertlandservices.com

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)
Parcel #1	29.86±	\$ _____
Parcel #2	57.58±	\$ _____
Parcel #3	87.44±	\$ _____

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**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 Information:

- Name
- Office Name & City
- Office Phone Number
- Email

