

FARMLAND AUCTION



75.0± ACRES

Margaret Ganzel Estate

Decoria Township, Blue Earth County, Minnesota



SEALED BID AUCTION

Thursday, March 6, 2025 @ 10:00 a.m.

Pioneer Bank

1450 Adams St., Mankato, MN 56001

Personal Representatives: Christine Fitzsimmons & Douglas Coopman

Attorney: Andrew Willaert, Gislason & Hunter LLP, 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 #07-24-12

charles@wingertlandservices.com

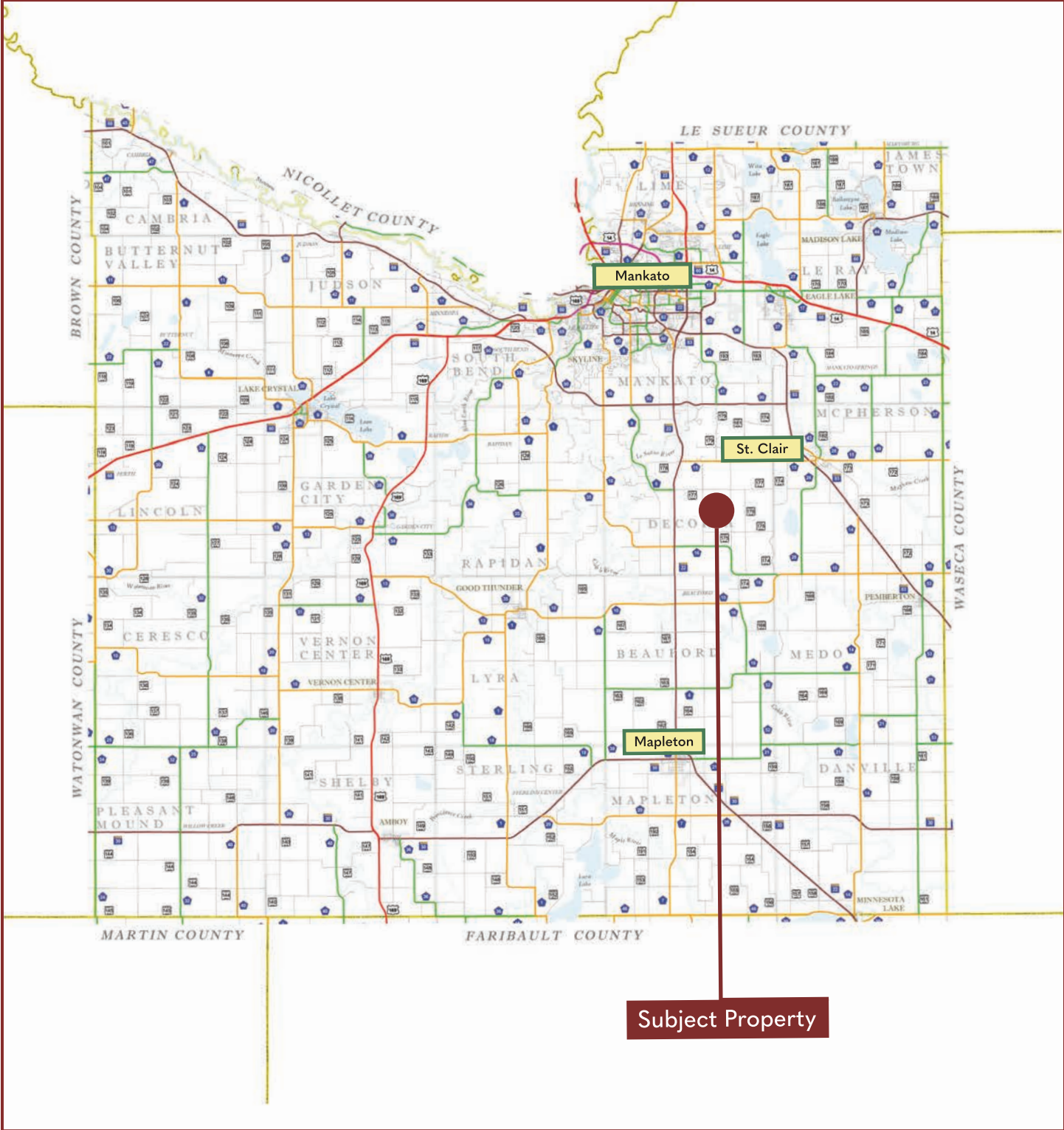
C: 507.381.9790

O: 507.248.5263

wingertlandservices.com



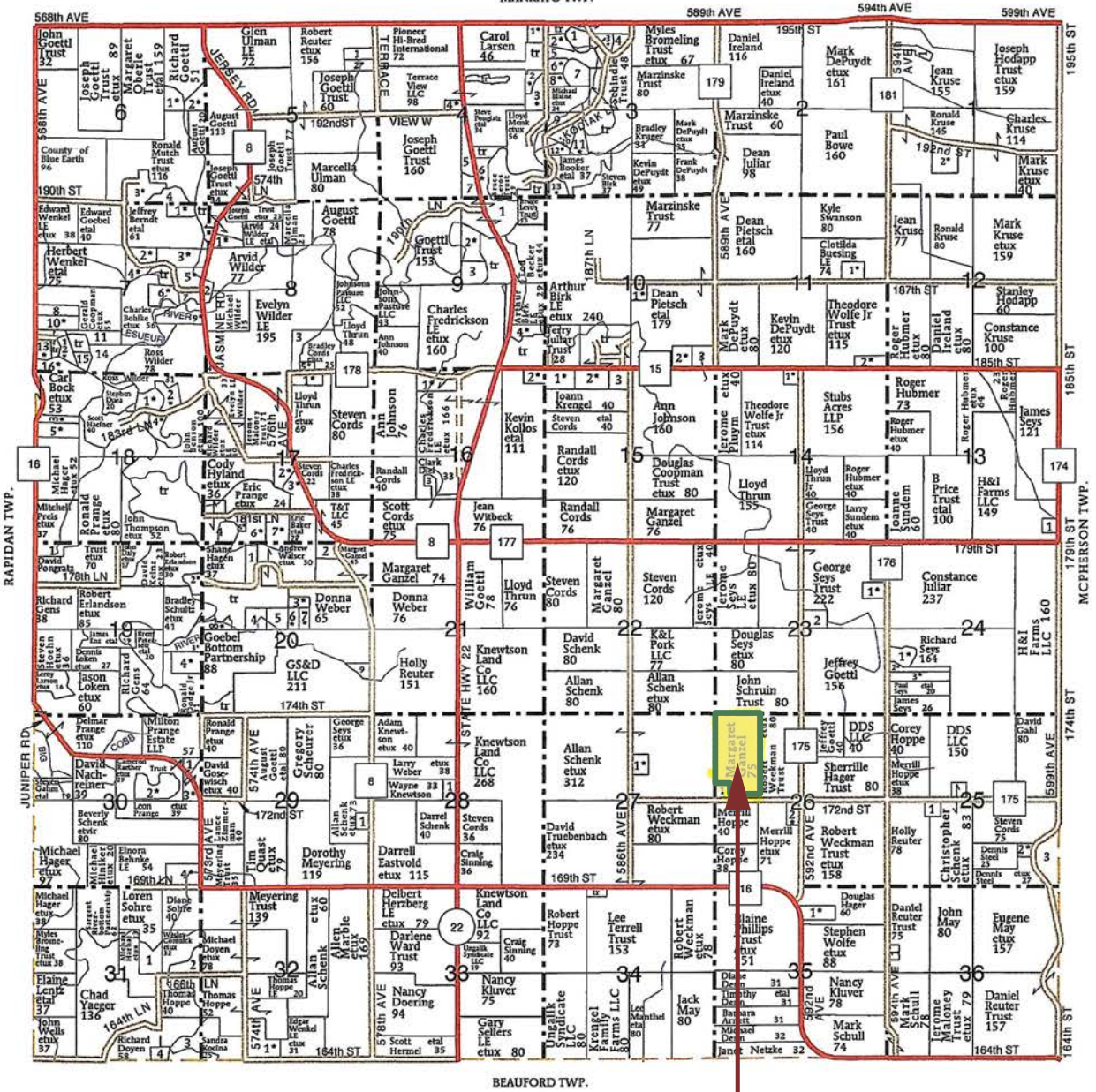
Blue Earth County Minnesota



Decoria Township

Blue Earth County | T107N-R26W

T-107-N DECORIA PLAT R-26-W
(Landowners)
MANKATO TWP.



Subject Property

FSA Aerial Map



United States
Department of
Agriculture

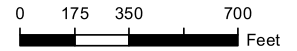
Blue Earth County, Minnesota

Farm 13284

Tract 994

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: 74.18 acres

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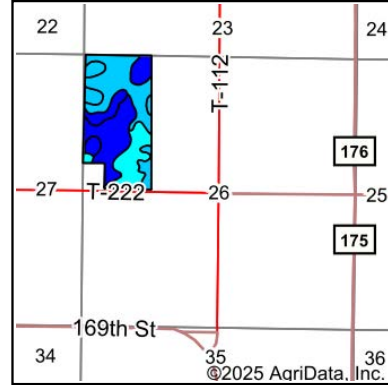
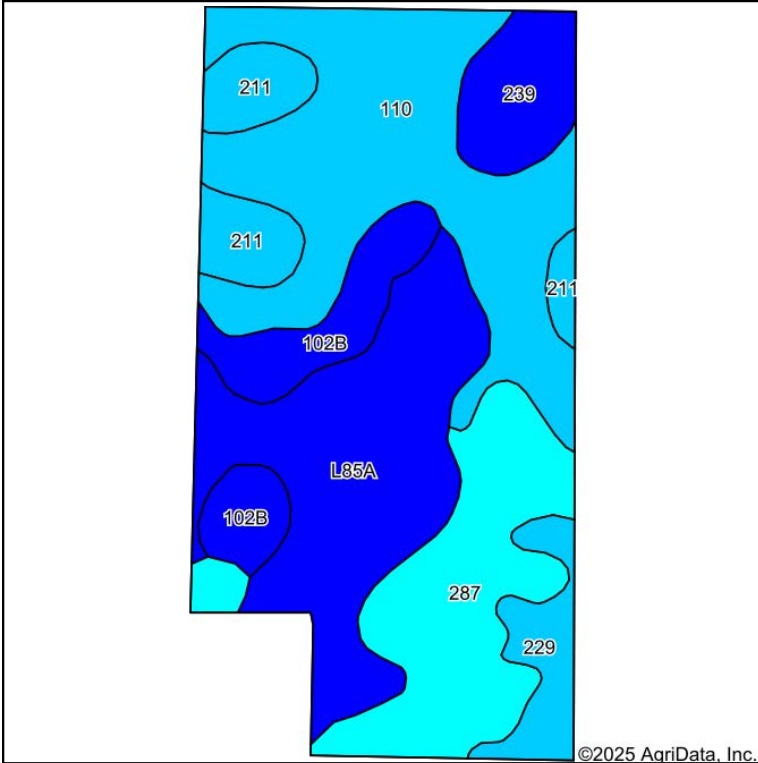
Property Information

DESCRIPTION:	75.0± acres in W1/2 of NW1/4 exc W420' of S519' Section 26, T107N-R26W (Decoria Township, Blue Earth County, Minnesota)	
TAX ID#:	R35.14.26.100.005	
REAL ESTATE TAXES:	2024 Ag Homestead Taxes	\$2,391.25
	Special Assessment (CD #93, 1 yr maintenance)	\$558.73
	Total Estimated Tax & Specials	\$2,950.00
	2025 Estimated Taxes	\$2,656.00
FSA INFORMATION:	FSA Tillable Acres	74.18± acres
	Corn Base Acres	41.19± acres
	Corn PLC Yield	176± bushels
	Soybean Base Acres	32.99± acres
	Soybean PLC Yield	46.00± bushels
	Corn and Soybeans are enrolled in ARC County Program	
LEASE/RENT INFORMATION:	Seller received 2024 rent income and paid all real estate taxes and special assessments due and payable for 2024. Buyer will have possession for the 2025 crop year.	
SOIL DESCRIPTION:	Nicollet clay loam, Clarion loam, Le Sueur loam, Waldorf silty clay loam, Marna silty clay loam, Minnetonka silty clay loam, Lura silty clay See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	88.9 CPI	
TOPOGRAPHY:	Slightly rolling	
DRAINAGE:	Private Mains & Submains - Substantial system tiling installed. See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	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



State: **Minnesota**
 County: **Blue Earth**
 Location: **26-107N-26W**
 Township: **Decoria**
 Acres: **73.5**
 Date: **1/23/2025**

Soils data provided by USDA and NRCS.

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Area Symbol: MN013, Soil Area Version: 22

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	21.90	29.7%		llw	87	77	77	68	72	
L85A	Nicollet clay loam, 1 to 3 percent slopes	18.12	24.7%		lw	99	81	81	74	81	
287	Minnetonka silty clay loam	13.91	18.9%		llw	77	80	80	71	71	
102B	Clarion loam, 2 to 6 percent slopes	6.53	8.9%		lle	95	83	78	72	83	
211	Lura silty clay, 0 to 1 percent slopes	5.20	7.1%		lllw	81	59	55	22	55	
239	Le Sueur loam, 1 to 3 percent slopes	4.39	6.0%		lw	97	90	90	76	84	
229	Waldorf silty clay loam, 0 to 2 percent slopes	3.45	4.7%		llw	85	70	65	67	68	
Weighted Average						1.76	88.9	*n 78.3	*n 77.3	*n 67.6	*n 74.3

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



NE Corner Looking SW



SW Corner Looking NE



SE Corner Looking NW

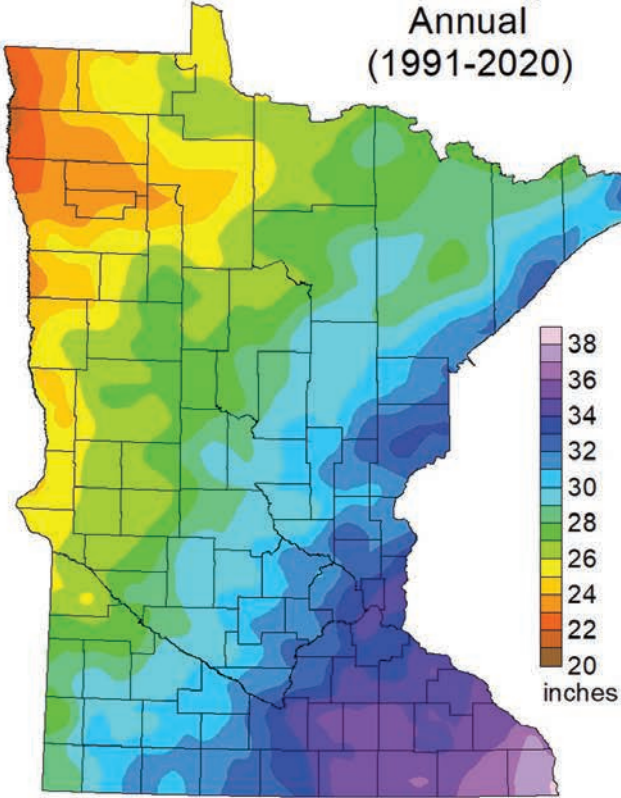


NW Corner Looking SE



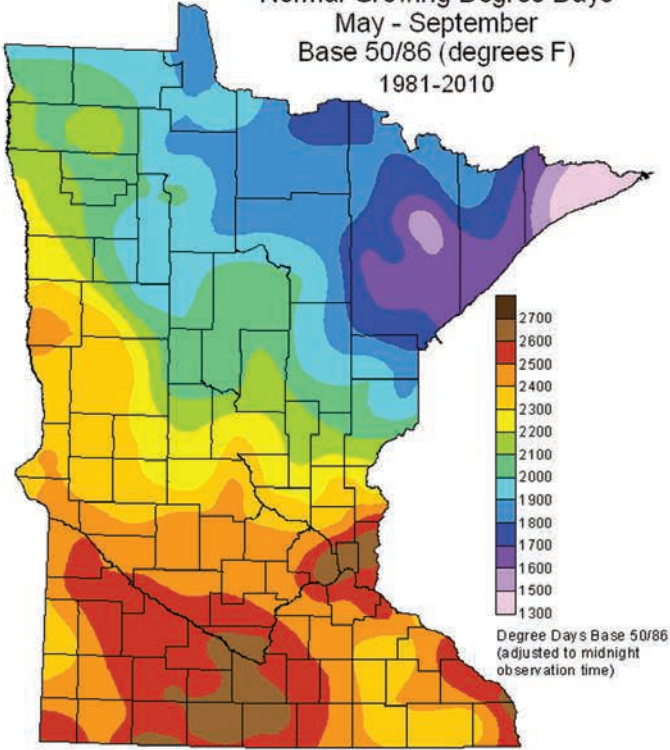


Normal Precipitation
Annual
(1991-2020)



DNR State Climatology Office, April 16, 2021

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



State Climatology Office - MNDNR

Sealed Bid Auction Instructions

SEALED BID LOCATION AND TIME:

Pioneer Bank
1450 Adams St.
Mankato, MN 56001

Thursday, March 6, 2025 @ 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 Monday, March 3, 2025 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. Seller shall receive the 2024 lease income and pay all real estate taxes and special assessments due and payable in 2024. Buyer will have possession for the 2025 year and will pay all real estate taxes and special assessments due and payable for 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 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 Wednesday, April 9, 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 #07-24-12
507.381.9790
charles@wingertlandservices.com
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 Monday, March 3, 2025 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)

75.0±

\$ _____

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



Thank you.

Thank you for allowing us the opportunity to present this property to you. We hope the information provided was thorough and that the property captured your attention.

If this property doesn't align with your needs, please let us know—we're committed to finding a perfect match for your requirements. Additionally, if this property isn't a fit for you, we'd greatly appreciate it if you could share this package with a friend or colleague who might find it of interest.

We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



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