

# FARMLAND AUCTION



**80.0± ACRES**

**K & L Farms**

Delavan Township, Faribault County, Minnesota



## SEALED BID AUCTION

**Thursday, February 20, 2025 @ 10:00 a.m.**

**Blu Bair Conference Room**  
100 S Main St, Delavan, MN 56023

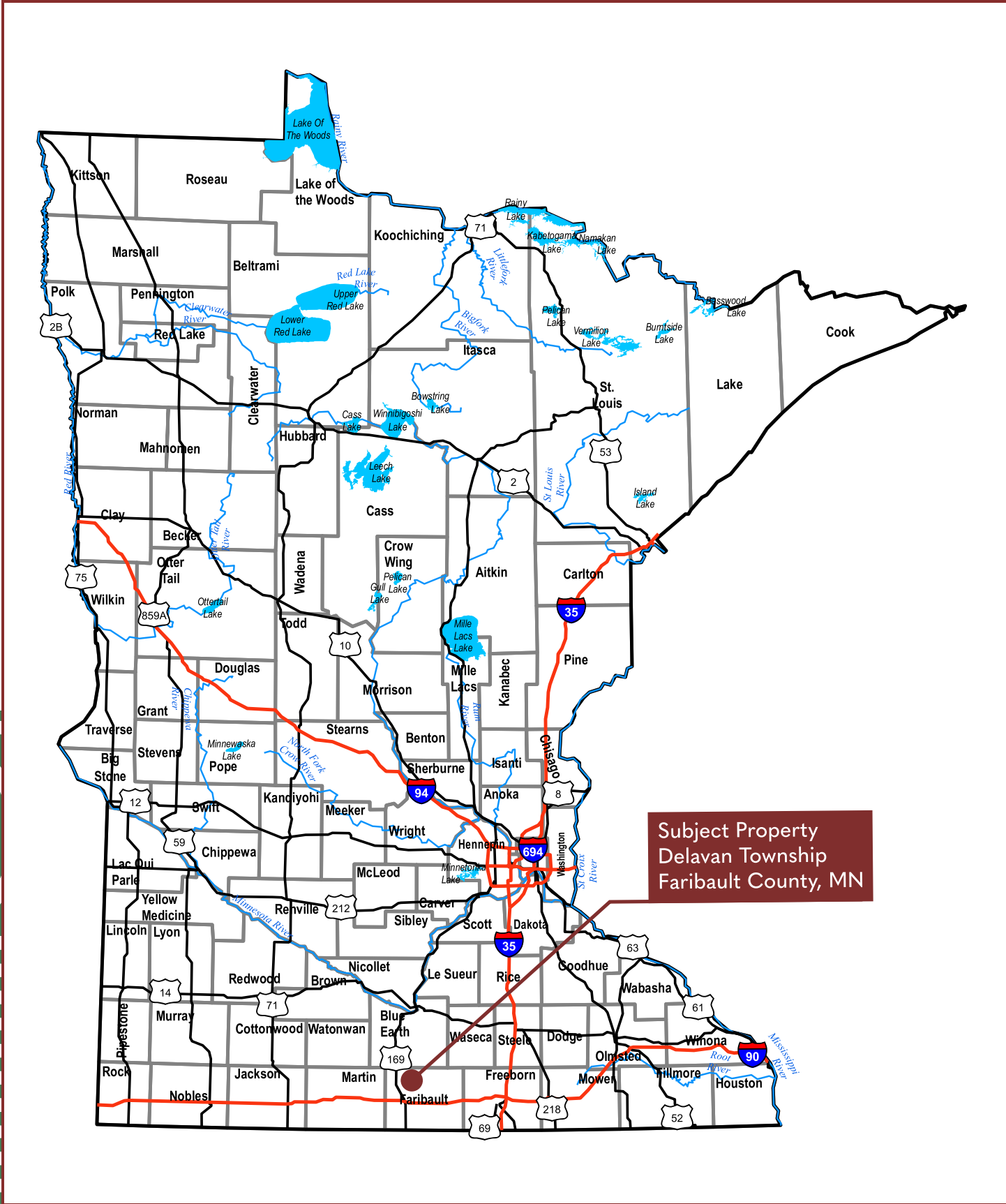
**Attorney:** Kristin Gunsolus, Jones Law Firm, Mankato

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



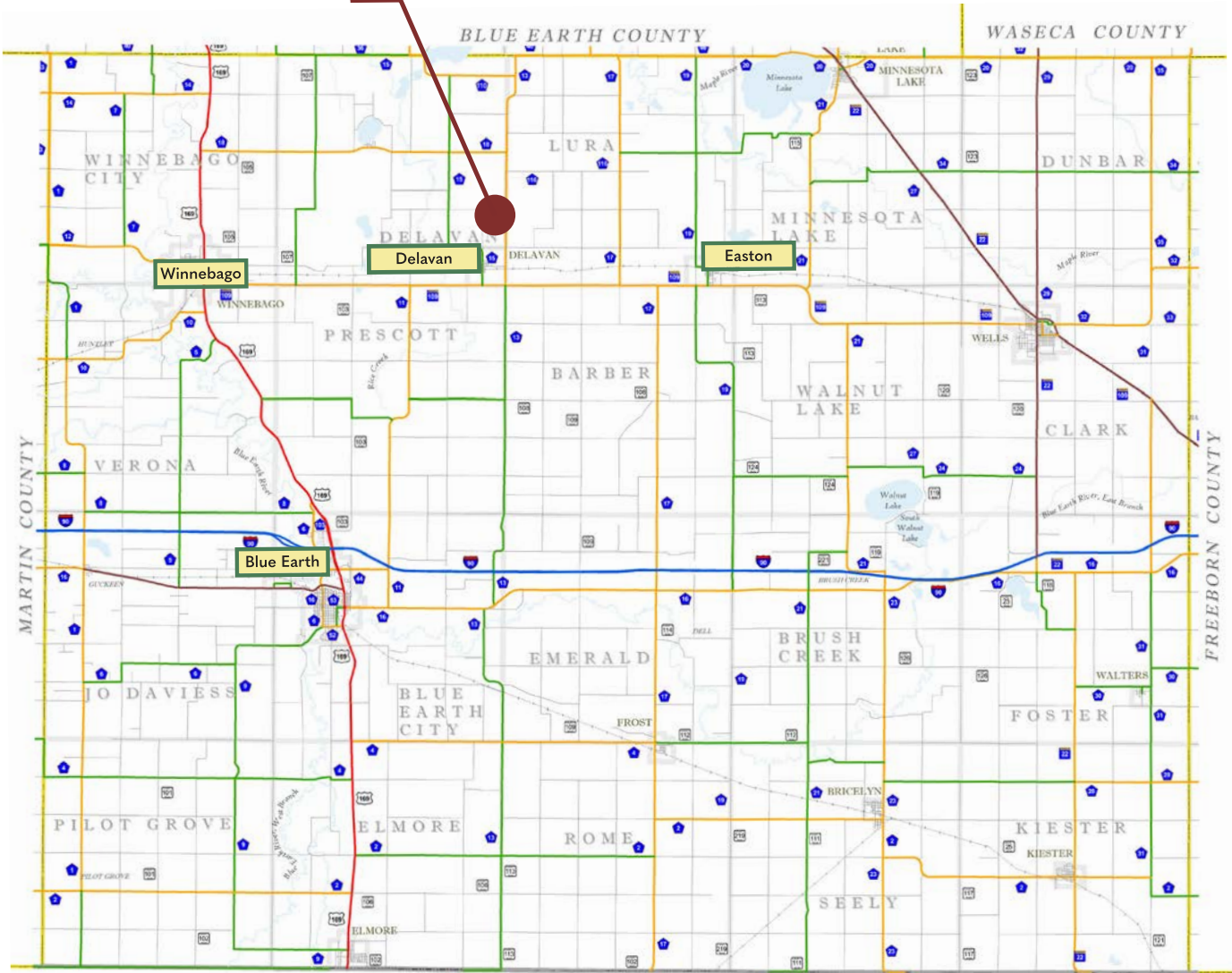


Subject Property  
Delavan Township  
Faribault County, MN

# Faribault County

Minnesota

Subject Property



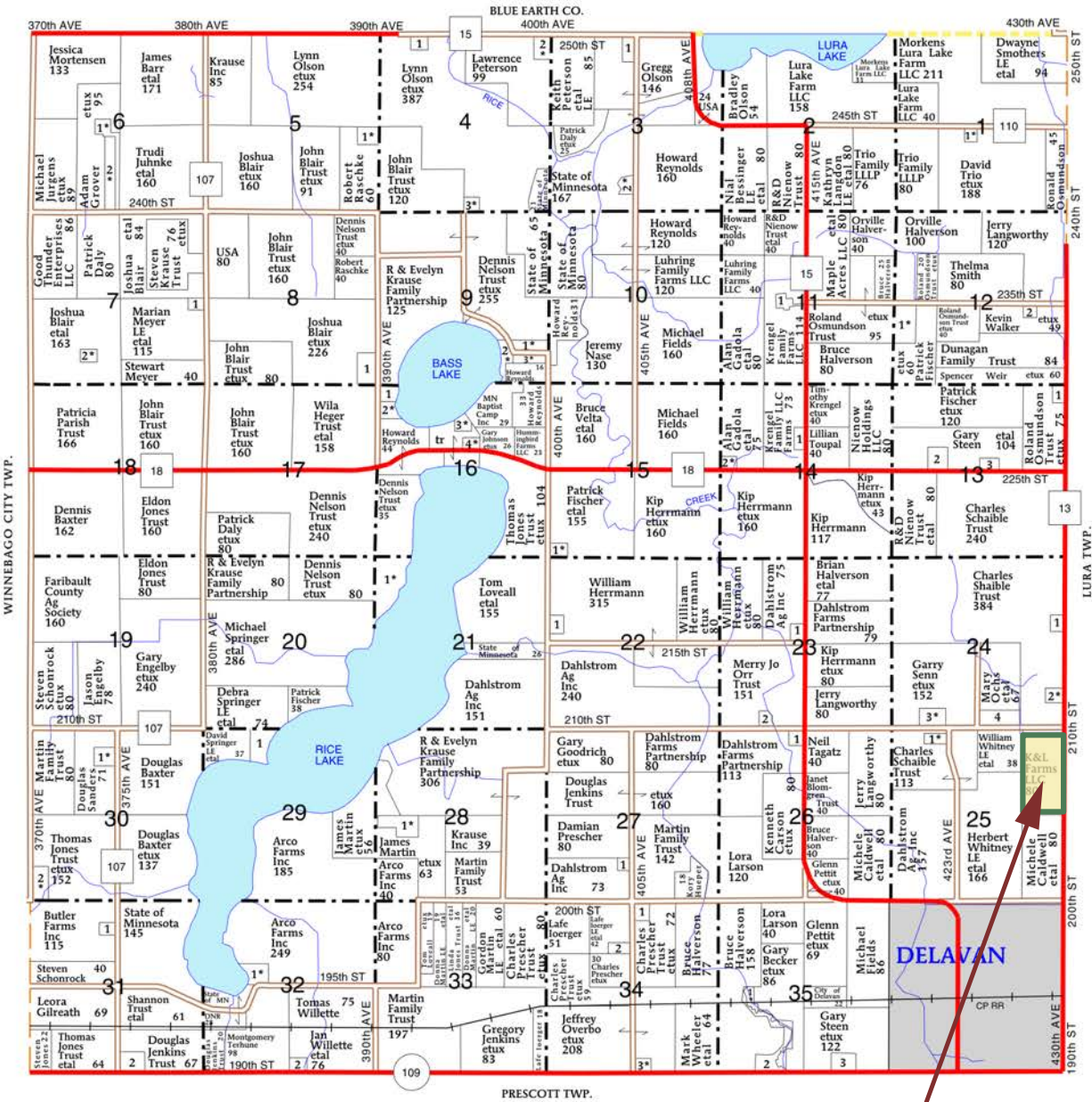
# Delavan Township

Faribault County | T104N-R27W

T-104-N

DELAVAN PLAT

R-27-W



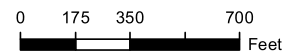
Subject Property

# FSA Aerial Map

USDA United States Department of Agriculture  
Faribault County, Minnesota

**Farm 335**  
**Tract 1850**

2025 Program Year  
Map Created November 01, 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

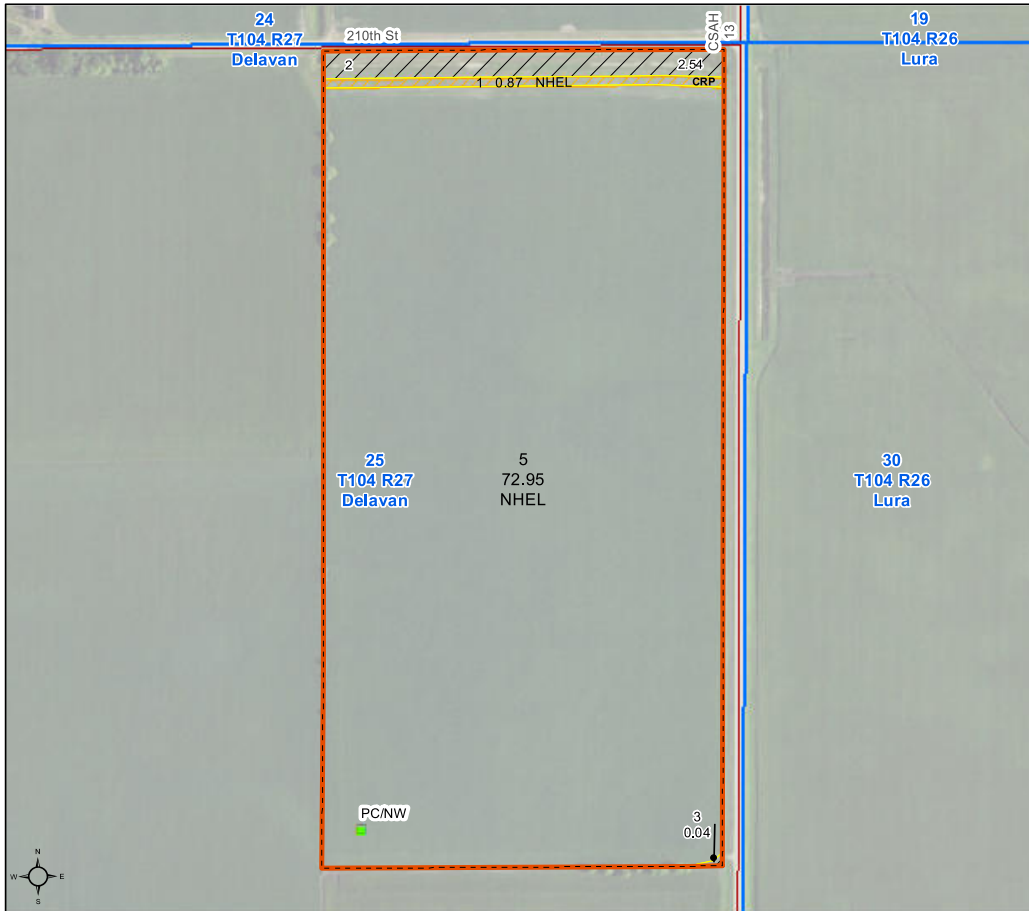
**Common Land Unit**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 73.82 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

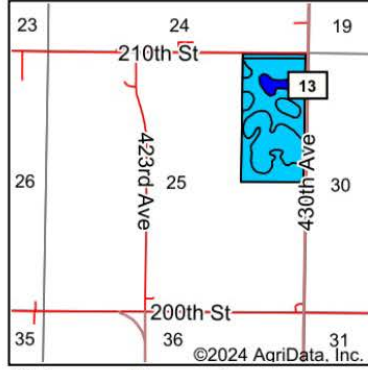
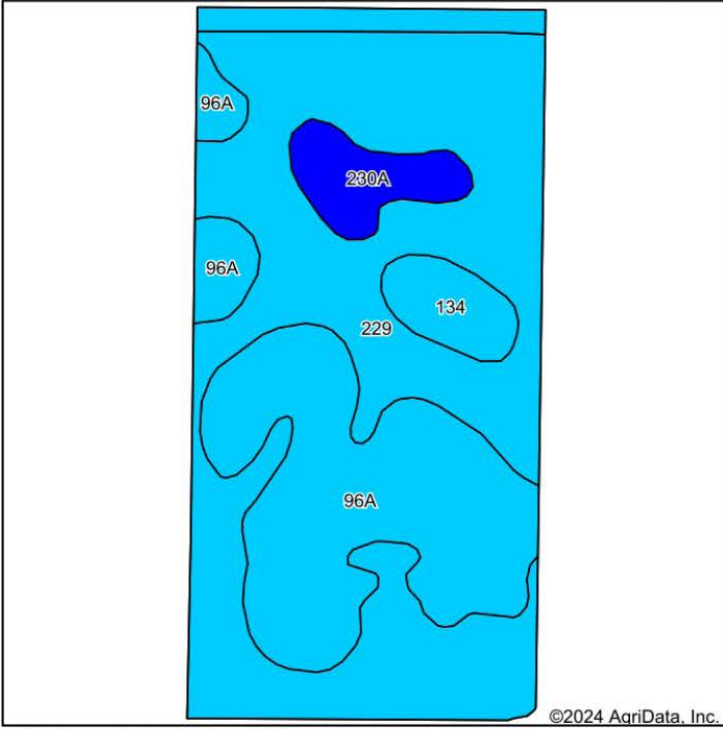
<b>DESCRIPTION:</b>	80± acres in E1/2 of NE1/4, Section 25, T104N-R27W (Delavan Township, Faribault County, Minnesota)	
<b>TAX ID#:</b>	050250100	
<b>REAL ESTATE TAXES:</b>	2024 Ag Non-Homestead Taxes	\$3,470.18
	Special Assessment (CD #43)	\$1,049.82
	Total Estimated Tax & Specials	\$4,520.00
<b>FSA INFORMATION:</b>	FSA Tillable Acres (includes 0.87 CRP filter strip)	73.82± acres
	Corn Base Acres	37.70± acres
	Corn PLC Yield	173.00± bushels
	Soybean Base Acres	35.25± acres
	Soybean PLC Yield	49.00± bushels
	Corn and Soybeans are enrolled in ARC County Program	
<b>SOIL DESCRIPTION:</b>	Waldorf Silty Clay Loam, Guckeen Silty Clay Loam, Collinwood Silty Clay Loam, Okoboji Silty Clay Loam. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	85.9 CPI	
<b>TOPOGRAPHY:</b>	Level to slightly rolling	
<b>DRAINAGE:</b>	Outlet: County Open Ditch # 9 Tile: Farm was system tiled June 2003	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
<b>CRP INFORMATION:</b>	0.85 acres of open ditch bank are enrolled in the Conservation Program at \$286/acre. Annual payment is \$249.00. Contract runs until 9-30-2028.	

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.

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

# Soils Map



State: **Minnesota**  
 County: **Faribault**  
 Location: **25-104N-27W**  
 Township: **Delavan**  
 Acres: **76.35**  
 Date: **12/30/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, 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	
229	Waldorf silty clay loam, 0 to 2 percent slopes	45.51	59.6%		llw	85	70	65	67	68	
96A	Collinwood silty clay loam, 1 to 3 percent slopes	24.07	31.5%		llw	86	71	70	69	68	
230A	Guckeen silty clay loam, 1 to 3 percent slopes	3.72	4.9%		llw	95	80	80	72	74	
134	Okoboji silty clay loam, 0 to 1 percent slopes	3.05	4.0%		llw	86	77	74	74	74	
<b>Weighted Average</b>						<b>2.04</b>	<b>85.8</b>	<b>*n 71.1</b>	<b>*n 67.7</b>	<b>*n 68.2</b>	<b>*n 68.5</b>

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

# Tile Map



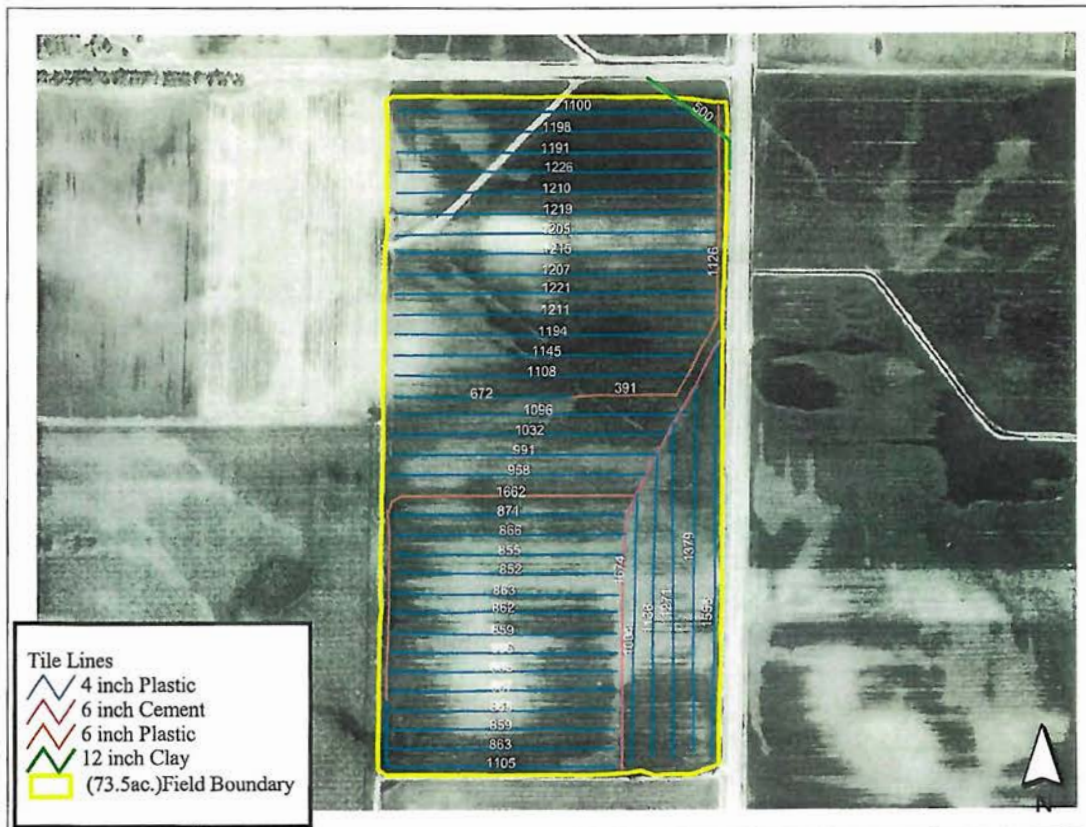
**Kip Herrmann; 03**

**Tile Line Map**

**1042725\_F\_Delavan 25; 03 (73.5 ac.)**

**45414 Feet**

Jun 27, 2003



Services Provided By



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





NE Corner Looking SW



SW Corner Looking NE



SE Corner Looking NW



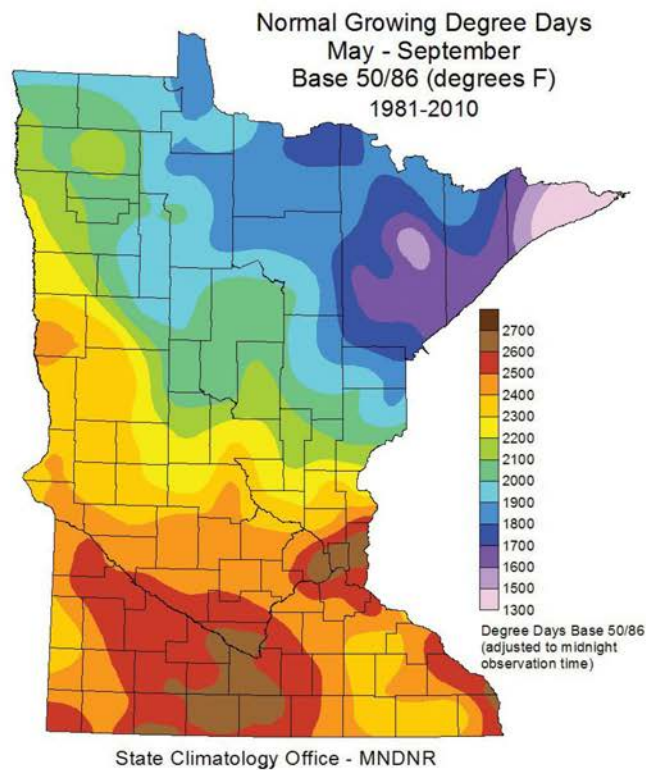
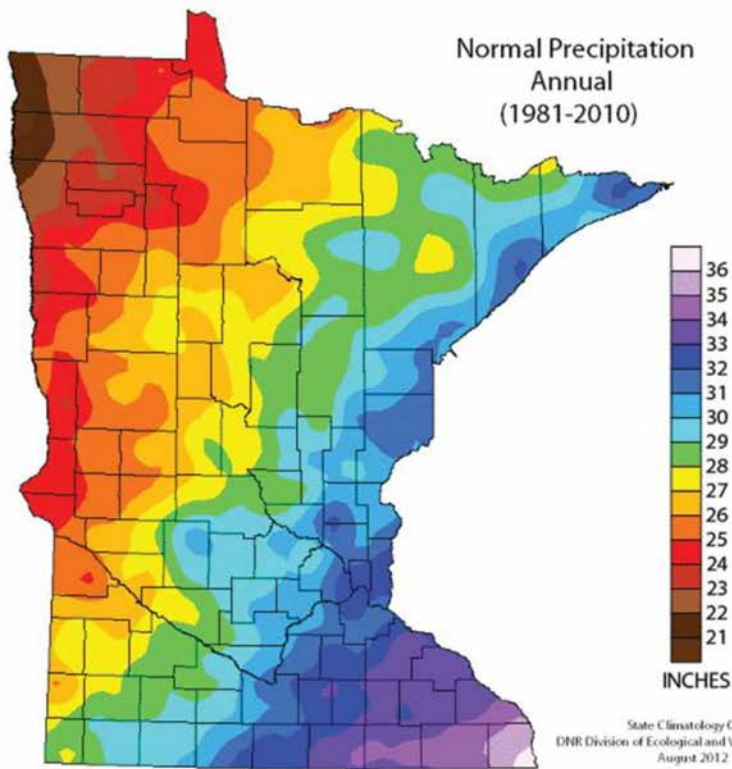
NW Corner Looking SE





Drainage Ditch





# Sealed Bid Auction Instructions

## SEALED BID LOCATION AND TIME:

Blu Bair Conference Room  
100 S Main St  
Delavan, MN 56023

Thursday, February 20, 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, February 17, 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 Thursday, March 27, 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

# 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, February 17, 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)

80.0±

\$ \_\_\_\_\_

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.



**Chuck Wingert, ALC**  
Licensed Broker  
charles@wingertlandservices.com  
507.381.9790



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



**Rick Hauge, ALC**  
Licensed Broker and Appraiser  
rick@wingertlandservices.com  
507.829.5227



507.248.5263 | [wingertlandservices.com](http://wingertlandservices.com)