

FARMLAND AUCTION



67.0± ACRES

Edmund Staloch Revocable Trust

Freeborn Township, Freeborn County, Minnesota



SEALED BID AUCTION

Friday, January 31, 2025 @ 10:00 a.m.

Wells Community Center
189 2nd St SE, Wells, MN 56097

Owner: Staloch Family, Patrick and Thomas Staloch, Trustees

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

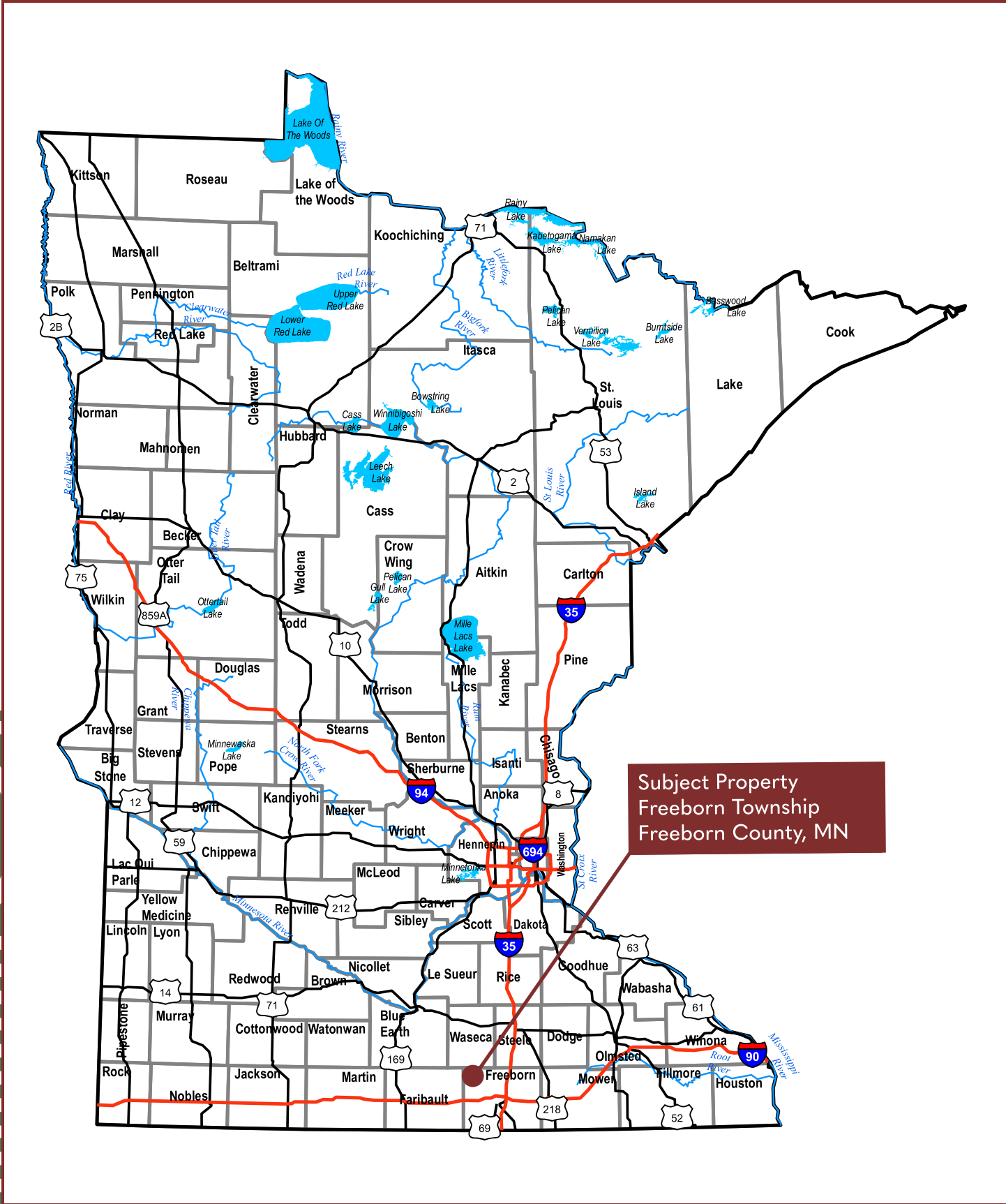
charles@wingertlandservices.com

C: 507.381.9790

O: 507.248.5263

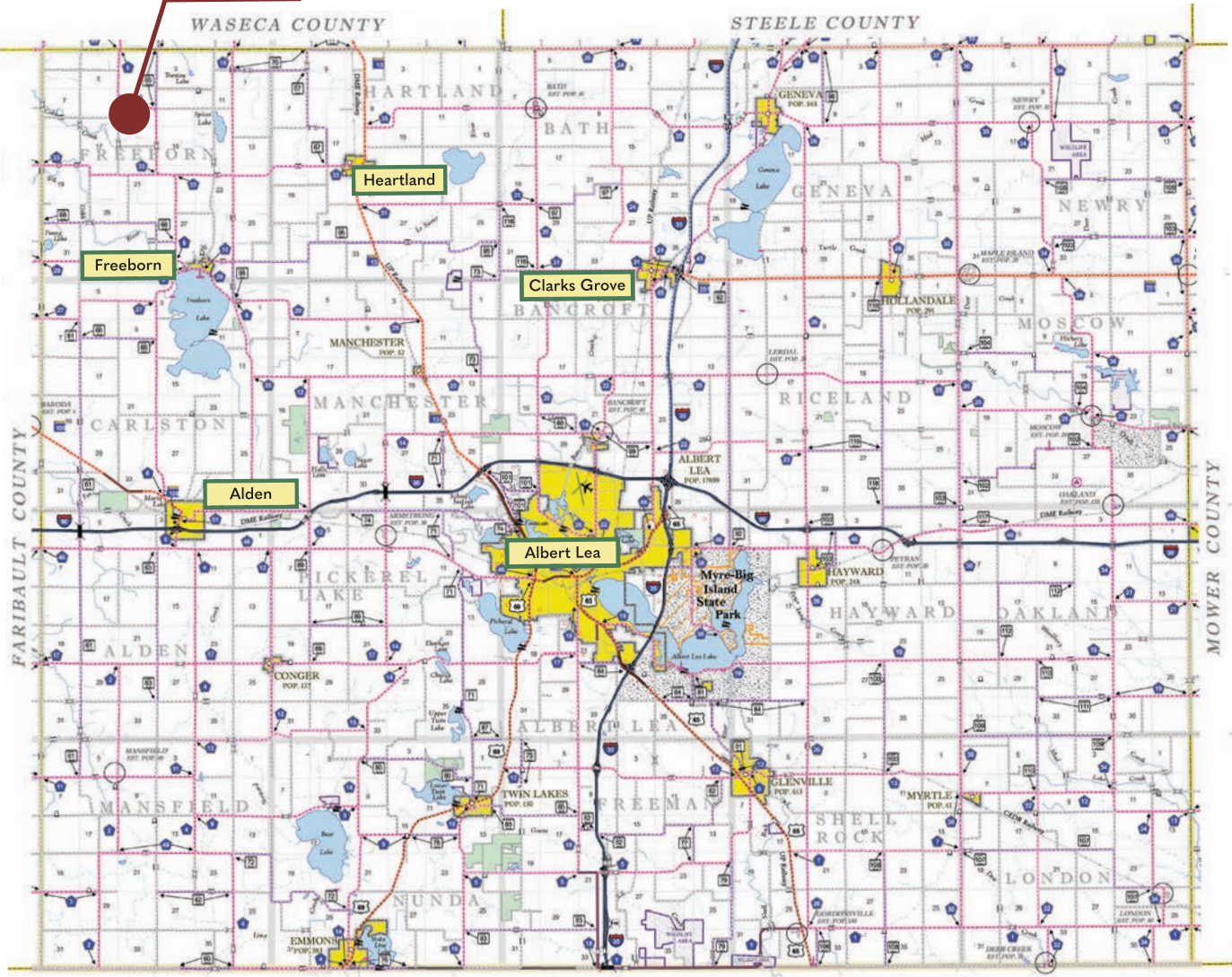
wingertlandservices.com





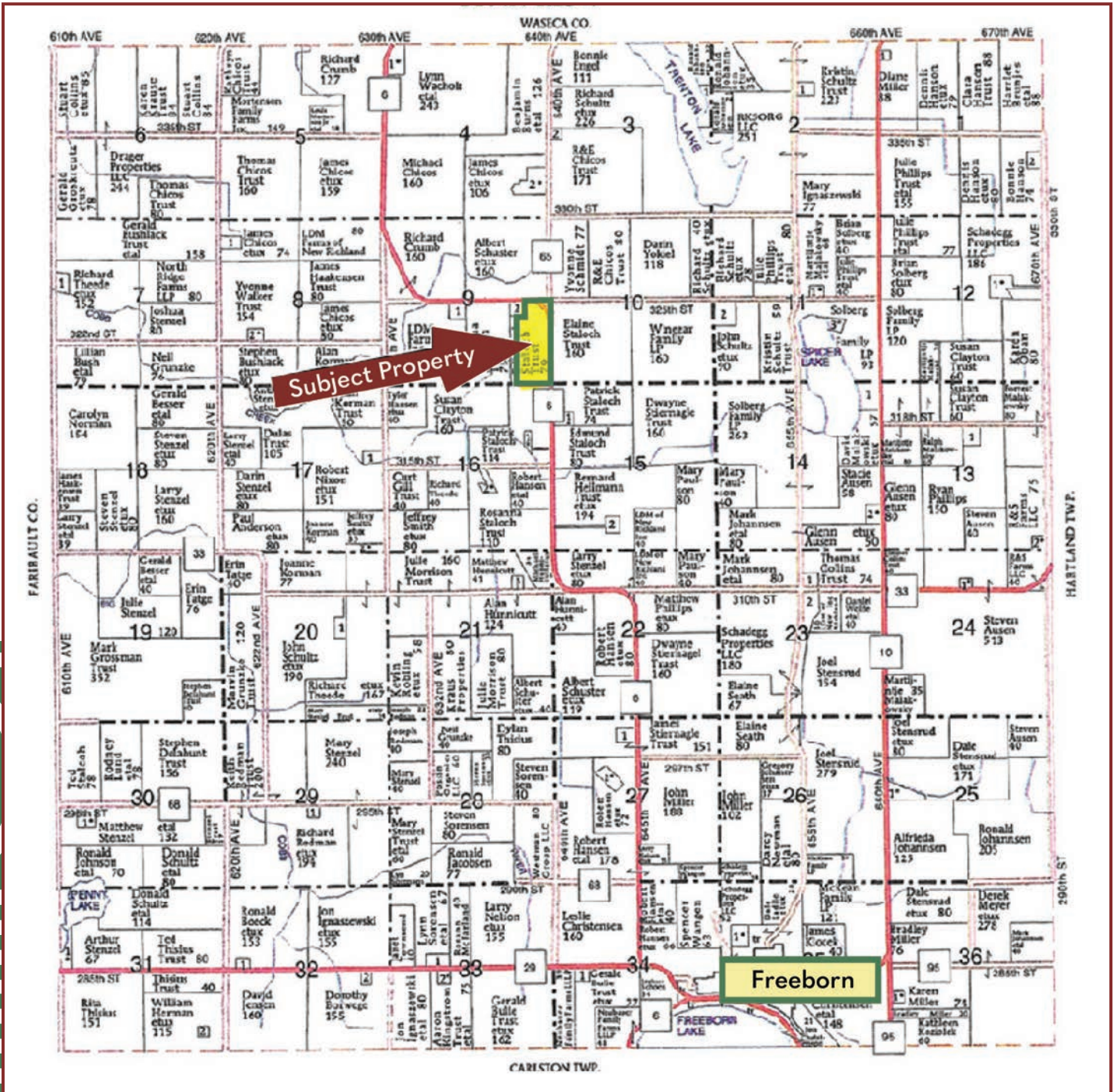
Freeborn County Minnesota

Subject Property



Freeborn Township

Freeborn County | T104N-R23W



FSA Aerial Map

USDA United States Department of Agriculture
Freeborn County, Minnesota



Farm 10628

Tract 54133

2024 Program Year

Map Created May 08, 2024



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Com = 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
Vitals, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Carola = 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: 73.04 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 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 users 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.

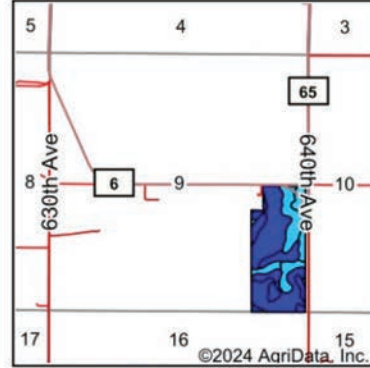
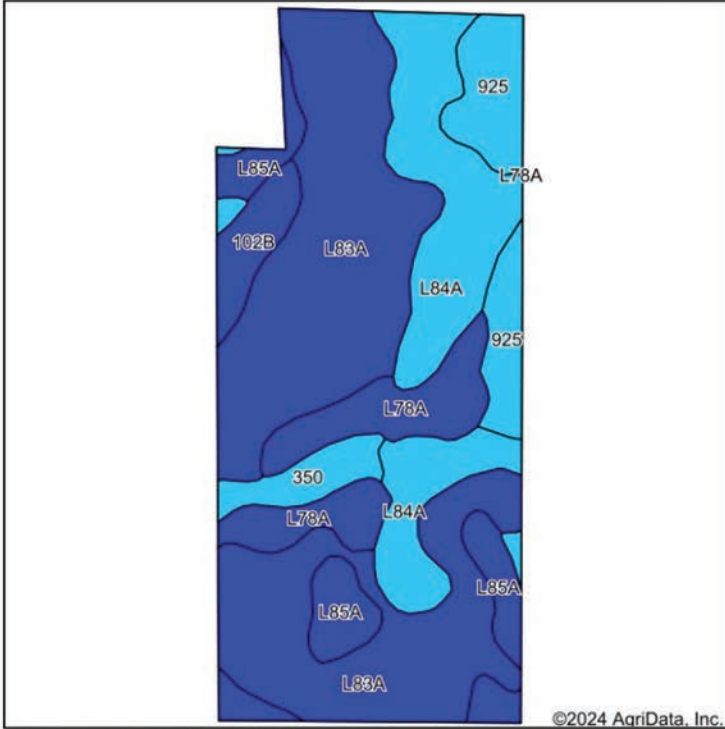
Property Information

DESCRIPTION:	67± acres in E1/2 of SE1/4, Section 9 T104N-R23W (Freeborn Township, Freeborn County, Minnesota)	
TAX ID#:	200090011 (79.37 acre parcel – before split)	
REAL ESTATE TAXES:	2024 Ag Non-Homestead Taxes	\$3,688.60
	Special Assessment (CD #43)	\$396.80
	Total Estimated Tax & Specials	\$4,085.40
	This parcel was split from a larger parcel. The Freeborn County Treasurer will recalculate the taxes after the sale.	
FSA INFORMATION:	Tillable Acres	60.87± acres
	Corn Base Acres	33.11± acres
	Corn PLC Yield	176± bushels
	Soybean Base Acres	27.75± acres
	Soybean PLC Yield	33.30± bushels
2024 LEASE 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:	Webster Clay Loam, Clarion Loam, Nicollet Clay Loam, Canisteo Clay Loam, Glencoe Clay Loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	91.2 CPI	
TOPOGRAPHY:	Level to slightly rolling.	
DRAINAGE:	Outlet: 18" private main drains into private ditch which drains into County open ditch #43. Tile: Substantial system tiling. See Tile Map. Note: There is a 10" main that was installed exclusively to drain the Staloch farm in SW1/4 of Section 10. Buyer is not allowed to add additional tile into the 10" main. An agreement will be drafted to maintain the existing waterway through property.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
FERTILIZER:	The farm was fertilized for the 2024-2025 crop years. Buyer shall reimburse the former tenant \$3,806.76 for applied fertilizer. Copies of the fertilization bills and application information will be furnished upon request.	

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: **Freeborn**
 Location: **9-104N-23W**
 Township: **Freeborn**
 Acres: **62.33**
 Date: **12/17/2024**



Soils data provided by USDA and NRCS.

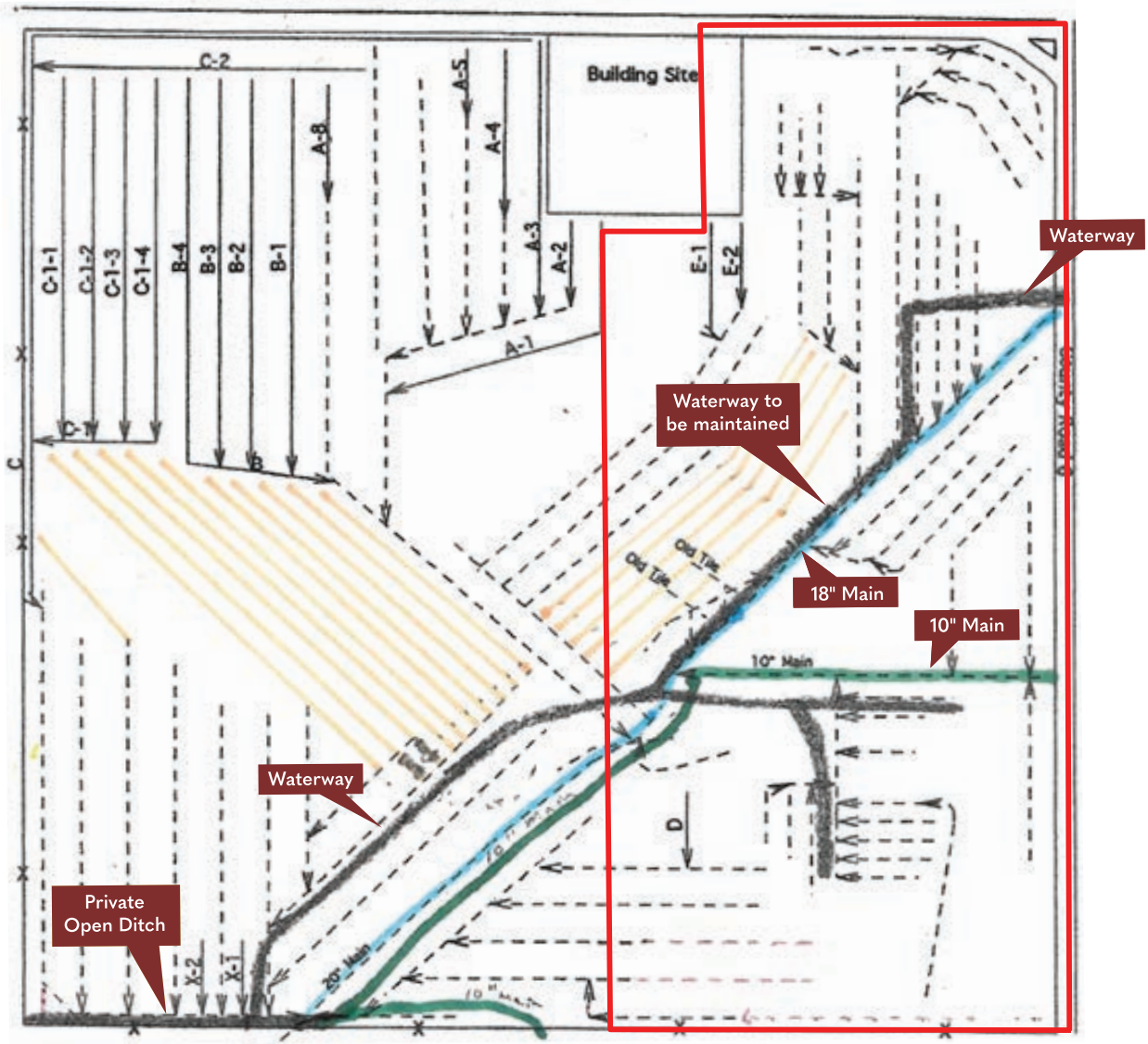
Area Symbol: MN047, Soil Area Version: 20

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	
L83A	Webster clay loam, 0 to 2 percent slopes	29.21	46.9%		llw	93	83	78	71	82	
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.98	19.2%		lllw	86	77	76	70	76	
L78A	Canisteo clay loam, 0 to 2 percent slopes	6.77	10.9%		llw	93	81	71	69	81	
925	Cordova-Barbert complex	5.46	8.8%		llw	84	88	87	60	78	
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.83	7.7%		lw	99	81	81	74	81	
102B	Clarion loam, 2 to 6 percent slopes	2.13	3.4%		lle	95	83	78	72	83	
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	1.95	3.1%		lllw	86	75	67	65	75	
Weighted Average						2.15	91.2	*n 81.7	*n 77.5	*n 69.7	*n 80.1

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

Soils data provided by USDA and NRCS.

Tile Map



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

INDEX OF TILE

BLUE line is an 18" private main that drains into a 20" then into the private open ditch.

- Private open ditch drains into County Open Ditch #43.

GREEN line is a 10" private main installed to drain the Staloch farm in SW¼ of Section 10.

- Buyer is not allowed to add additional tile into that 10" main.

GRAY line is an existing waterway governed by agreement to keep it maintained.



NE Corner Looking SW



SW Corner Looking NE



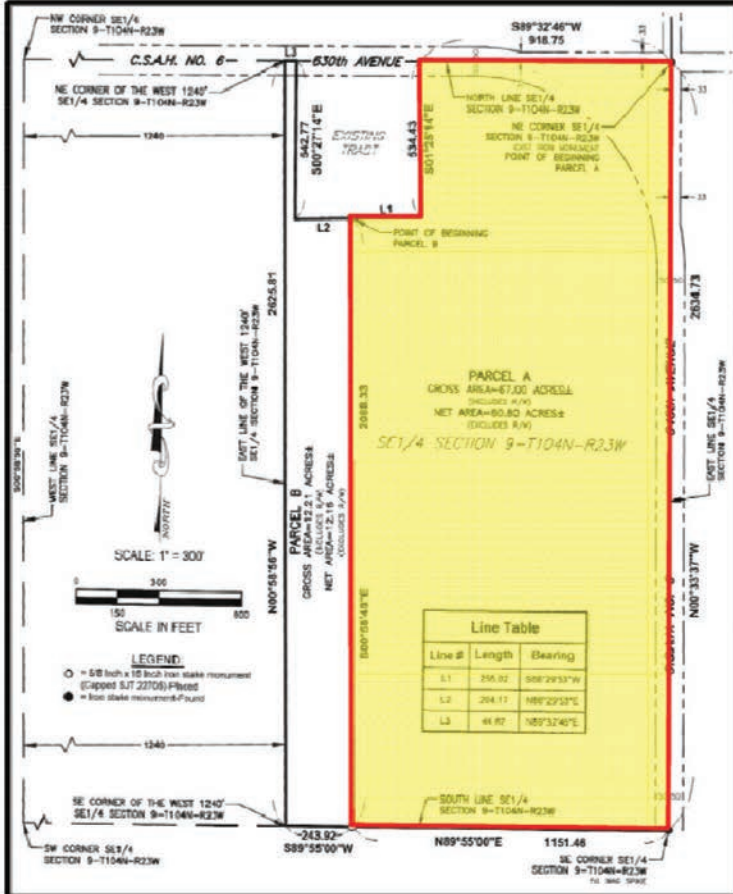
SE Corner Looking NW



NW Corner Looking SE



Legal Survey



FOR: PAT STALOCH

<p>LOCATION MAP</p> <p>Scale: 1" = 4000'</p>	<p>Date: 9/10/2024 Revised date: - Drawn by: ADM Survey: SJT Coord-System: MNDOT CO. NAD83 1996 Page 1 of 1 Job No: 24-362CERT.DWG</p> <p>COPYRIGHT This document is the property of Jones, Haugh & Smith Inc. and may not be used, copied or duplicated without prior written consent.</p>
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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Steven J. Thompson, L.S. No. 22705 Date

JONES HAUGH SMITH
 Engineers + Surveyors

515 South Washington Ave.
 Albert Lea, MN 55007
 507-373-4876

415 West North Street
 Owatonna, MN 55060
 507-451-4598

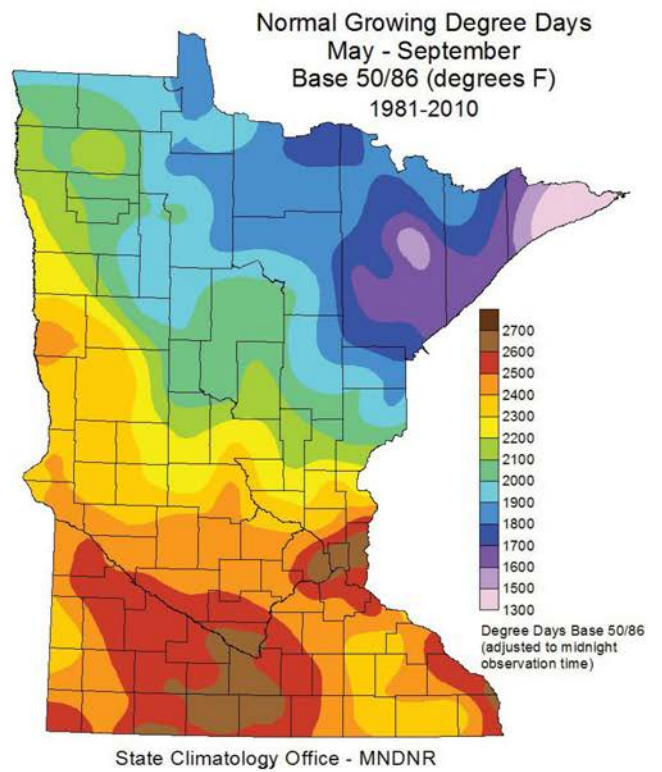
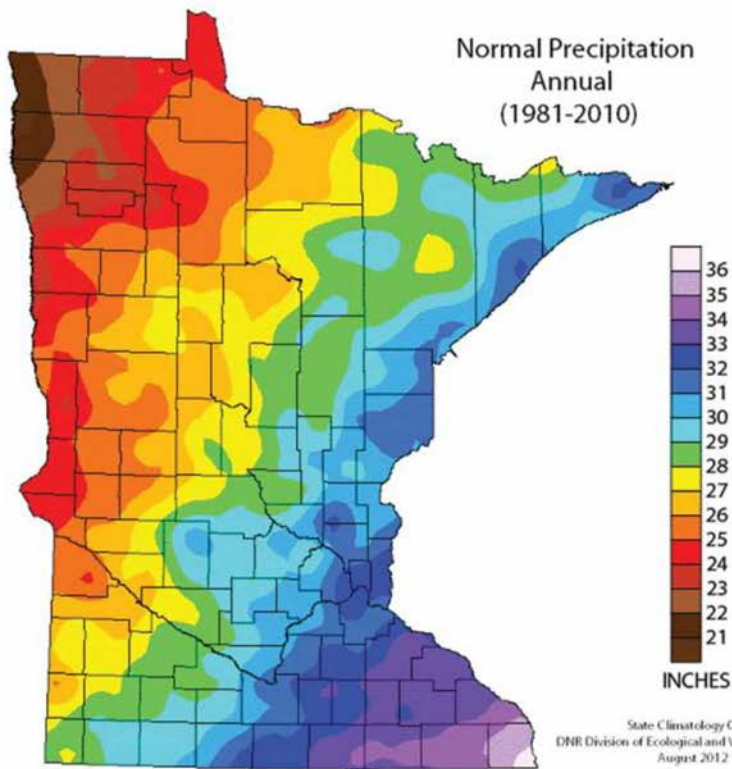
CERTIFICATE OF SURVEY

IN SE1/4 SECTION 9-T104N-R23W - FREEBORN COUNTY, MINNESOTA

PREPARED LEGAL DESCRIPTION

PARCEL A:

All that part of the SE1/4 Section 9-T104N-R23W, Freeborn County, Minnesota: described as follows:
 Beginning at the northeast corner of said SE1/4;
 thence South 89°32'46" West a distance of 918.75 feet on an assumed bearing on the north line of said SE1/4; thence South 01°25'14" East a distance of 534.43 feet;
 thence South 88°29'53" West a distance of 256.02 feet;
 thence South 00°58'48" East a distance of 2088.33 feet, to the south line of said SE1/4;
 thence North 89°55'00" East a distance of 1151.46 feet on said south line, to the southeast corner of said SE1/4; thence North 00°33'37" West a distance of 2634.73 feet on the east line of said SE1/4, to the point of beginning; subject to highway easements on the north and east sides thereof.



Sealed Bid Auction Instructions

SEALED BID LOCATION AND TIME:

Wells Community Center
189 2nd St SE
Wells, MN 56097

Friday, January 31, 2025 @ 10:00 a.m.

SEALED BID INSTRUCTIONS:

- 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 Tuesday, January 28, 2025 to:

Wingert Land Services
1160 S. Victory Drive, Ste. 6
Mankato, MN 56001
- The written bid shall state the **total price for total deeded acres**.
- All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
- The premise described herein will be sold "as is, where is".
- 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.
- 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.
- A 2% Buyer Premium will be added to the final bid price to arrive at a final contract price.
- The entire balance of the purchase price, without interest, will be due and payable on Thursday, March 6, 2025 at which time marketable title shall be conveyed.
- The Seller(s) reserves the right to reject any and all bids and to waive any irregularities in the bidding.
- Announcements made the day of the auction take precedence over written material.
- 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 Tuesday, January 28, 2025 to:

Wingert Land Services

Attn: Chuck Wingert

1160 S. Victory Drive, Ste. 6

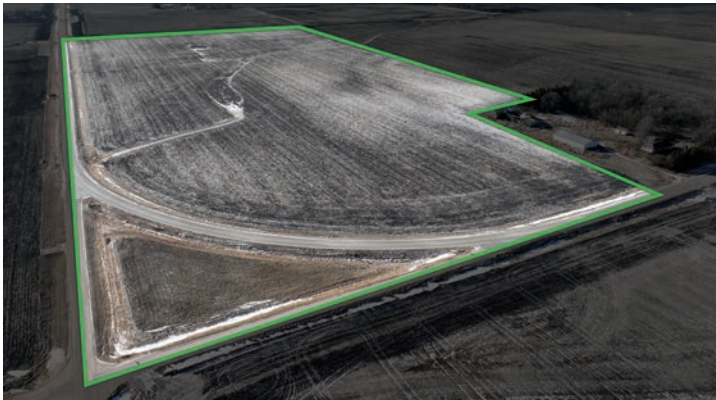
Mankato, MN 56001

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)

67.0±

\$ _____

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

