

# FARMLAND AUCTION



**242.6± ACRES**

## **Blue Earth County Poor Farm**

Decoria and Rapidan Townships, Blue Earth County, Minnesota



## **ONE CHANCE SEALED BID AUCTION**

**Sealed bids will be received until 1:30 p.m. on  
Monday, March 17, 2025.**

**Must mail or deliver bid to:**

Blue Earth County Historic Courthouse  
Attn: Robert Meyer, County Administrator  
Mailing Address: PO Box 168, Mankato, MN 56002-0168  
Physical Address: 204 S. 5th Street, Mankato, MN 56001

**Owner:** Blue Earth County

**FOR ADDITIONAL INFORMATION CONTACT:**

**Chuck Wingert, ALC, Licensed Broker**

AUCTIONEER #07-24-12

charles@wingertlandservices.com | C: 507.381.9790

**Geoff Mead, ALC, Licensed Broker**

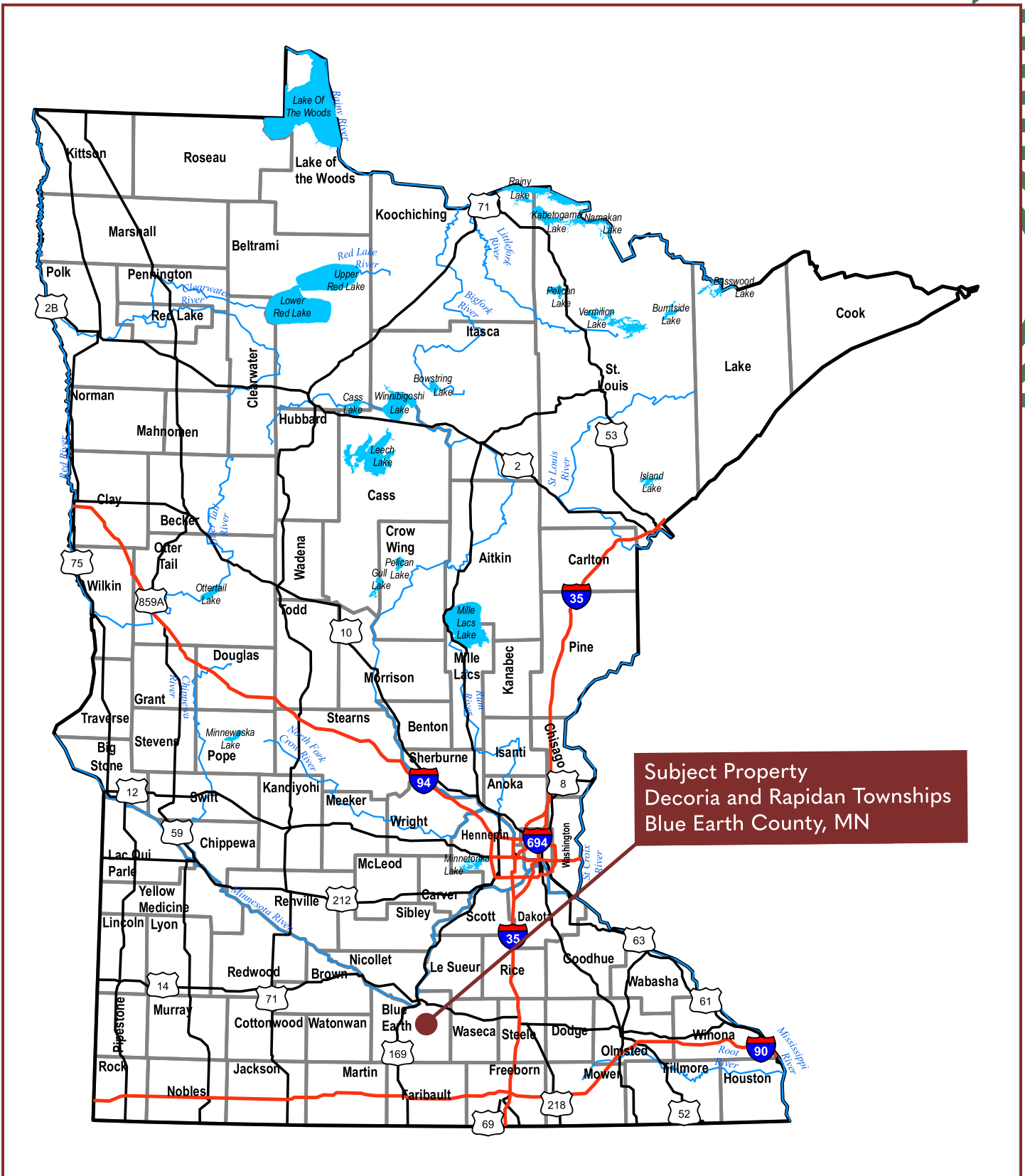
AUCTIONEER #83-50

geoff@wingertlandservices.com | C: 507.317.6266

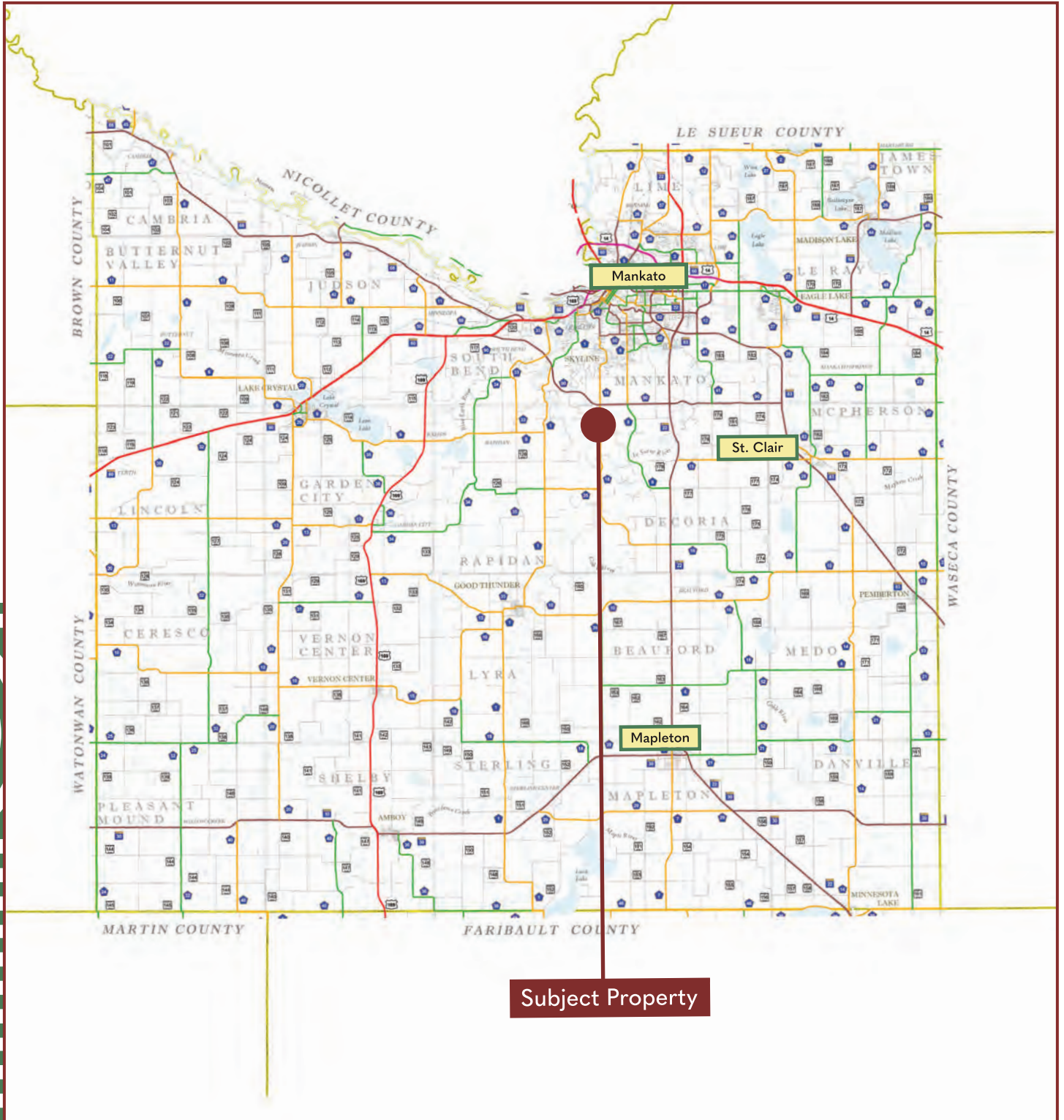


507.248.5263

wingertlandservices.com



# Blue Earth County Minnesota



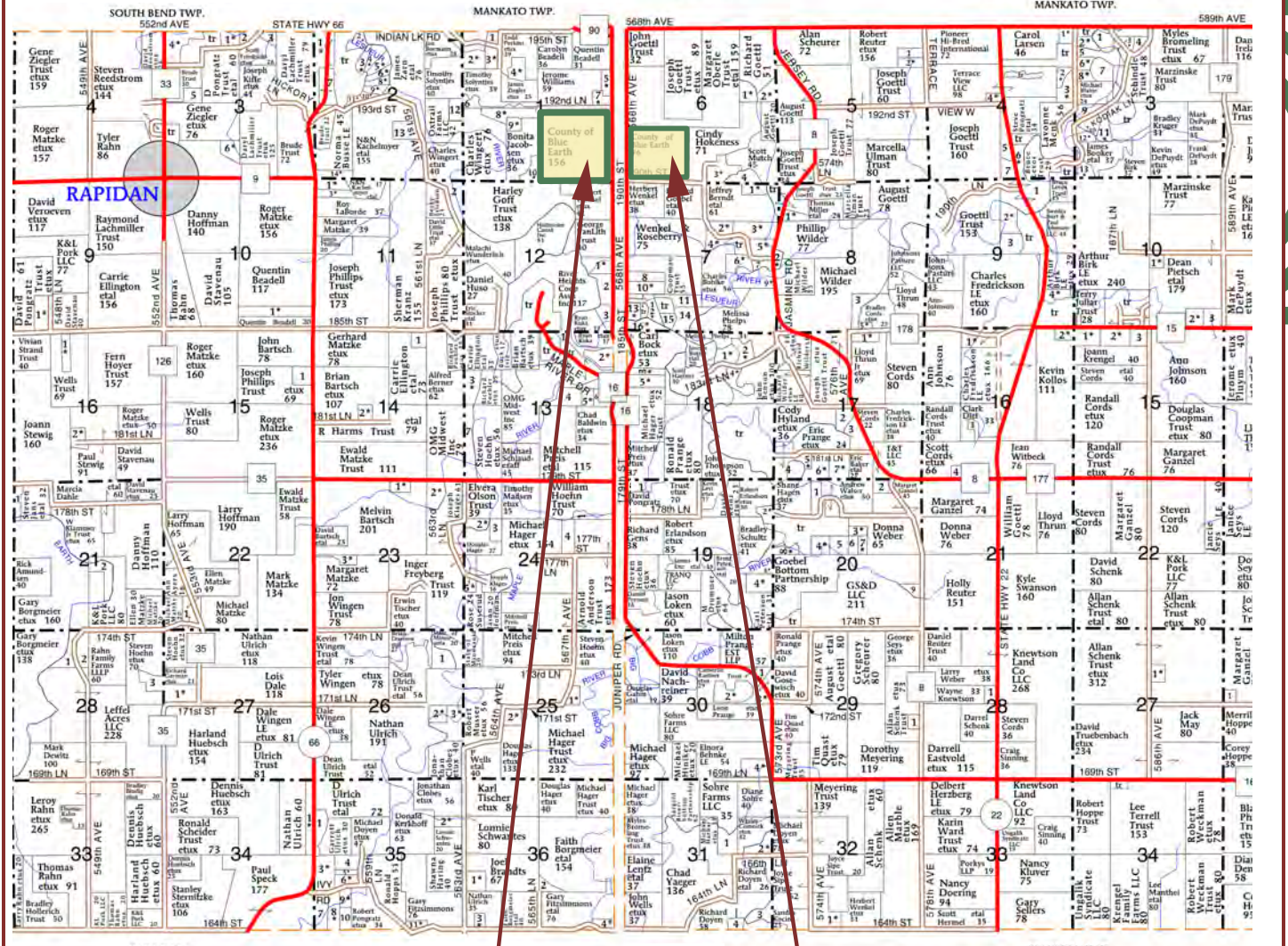


## Rapidan and Decoria Township

Blue Earth County | T107N-R27W & T107N-R26W

T-107-N RAPIDAN PLAT R-27-W

T-107-N DECORIA PLAT R-26-W



Subject Property      Subject Property



# FSA Aerial Map

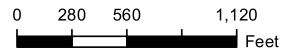


Blue Earth County, Minnesota

**Farm 2742**  
**Tract 5140**

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: 196.63 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.

# Survey – West Side

## Parcels 1, 2 & 3

Please request survey from agent for full description.



**LEGEND**

- Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110
- Iron Monument Found
- Mag Nail Found
- Centerline of Ravine per Aerial Photo
- UTV Underground Utility Line
- G Underground Gas Line (Pipeline Noted)
- △ Utility Marker





# Property Information

## Parcel 1

<b>DESCRIPTION:</b>	Abbreviated: 28.83± ac in the NW 1/4 of SE 1/4 Sec 1 TWP 107 R 27W (Rapidan Township, Blue Earth County, Minnesota). See "Survey – West Side".	
<b>TAX ID#:</b>	R481301400002 (Original PID, prior to split)	
<b>REAL ESTATE TAXES:</b>	2025 Ag Non-Homestead Taxes (County Estimate)	\$1,400.30
	Special Assessments	\$0.00
	Total Estimated Tax & Specials	\$1,400.30
	Due to parcels being split, property taxes will be due in full at closing.	
<b>FSA INFORMATION:</b>	FSA Tillable Acres	19.00± acres
	Corn Base Acres	10.23± acres
	Corn PLC Yield	112± bushels
	Soybean Base Acres	8.58± acres
	Soybean PLC Yield	35± bushels
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.	
<b>LEASE/RENT INFORMATION:</b>	Open to farm, lease, or build in 2025.	
<b>SOIL DESCRIPTION:</b>	Waldorf Silty Clay Loam, Barrington Silty Loam, Reedslake-Le Sueur, Storden. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	86.5 CPI	
<b>TOPOGRAPHY:</b>	Level	
<b>DRAINAGE:</b>	Minimal tile with ravine outlet	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
<b>OTHER:</b>	This parcel has one building eligibility. There are three gas pipelines crossing the property. Please see survey for more details regarding the location of pipelines. Easement and Encroachment documents and survey available upon request.  Buyer to perform due diligence as to suitability for a future building project. Please refer to Blue Earth County Planning and Zoning for approval.	

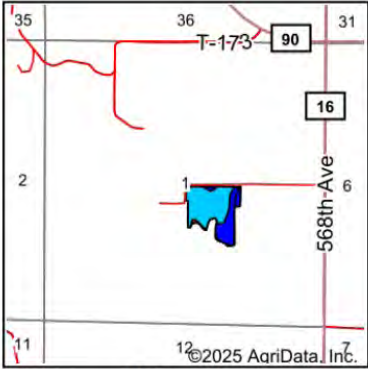
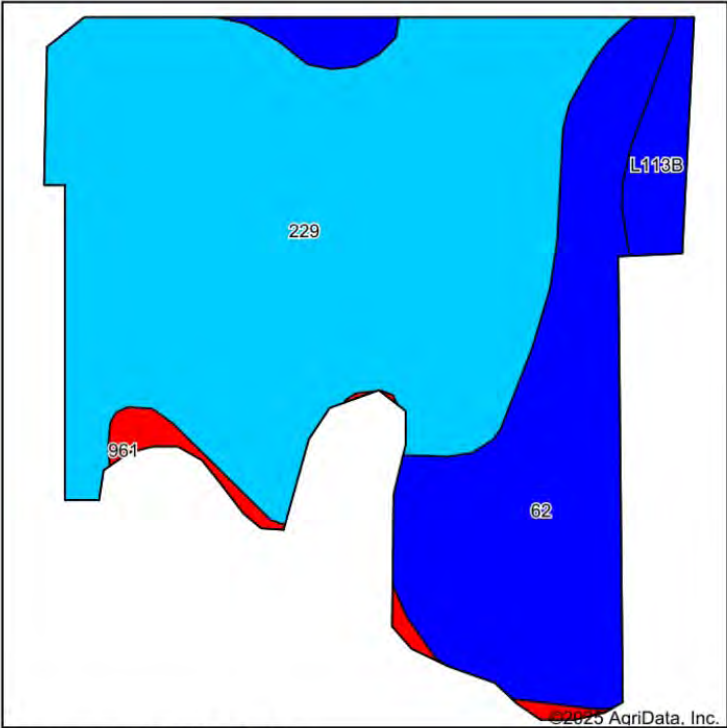
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# Soils Map

## Parcel 1



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **1-107N-27W**  
 Township: **Rapidan**  
 Acres: **18.21**  
 Date: **1/29/2025**



Soils data provided by USDA and NRCS.

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
229	Waldorf silty clay loam, 0 to 2 percent slopes	11.94	65.5%		llw	85	70	65	67	68
62	Barrington silt loam, 1 to 3 percent slopes	4.95	27.2%		lle	94	85	85	73	76
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.96	5.3%		lle	98	81	78	73	81
961	Storden complex, very steep	0.36	2.0%		Vlle	4	16	16	14	9
<b>Weighted Average</b>					<b>2.10</b>	<b>86.5</b>	<b>*n 73.6</b>	<b>*n 70.2</b>	<b>*n 67.9</b>	<b>*n 69.7</b>

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



# Property Images

## Parcel 1

Parcel 1 – NE looking SW



Parcel 1 – SE looking NW



# Property Information

## Parcel 2

**DESCRIPTION:** Abbreviated: 21.80± ac in the W 1/2 of SE 1/4 Sec 1 TWP 107 R 27W (Rapidan Township, Blue Earth County, Minnesota). See "Survey – West Side".

**TAX ID#:** R481301400002 (Original PID, prior to split)

**REAL ESTATE TAXES:** 2025 Ag Non-Homestead Taxes (County Estimate) \$880.45  
Special Assessments \$0.00  
Total Estimated Tax & Specials \$880.45  
Due to parcels being split, property taxes will be due in full at closing.

**FSA INFORMATION:** FSA Tillable Acres 10.22± acres  
Corn Base Acres 5.53± acres  
Corn PLC Yield 112± bushels  
Soybean Base Acres 4.63± acres  
Soybean PLC Yield 35± bushels  
  
Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.

**LEASE/RENT INFORMATION:** Open to farm, lease, or build in 2025.

**SOIL DESCRIPTION:** Storden, Barrington Silt Loam, Waldorf Silty Clay Loam. See Soils Map.

**CROP PRODUCTIVITY INDEX (CPI):** 90.4 CPI

**TOPOGRAPHY:** Level

**DRAINAGE:** Minimal tile with ravine outlet

**NRCS CLASSIFICATION ON TILLABLE ACRES:** PC/NW – Prior Converted/No Wetlands  
NHEL – No Highly Erodible Lands

**OTHER:** This parcel has one building eligibility. There are three gas pipelines crossing the property. Please see survey for more details regarding the location of pipelines. Easement and Encroachment documents as well as survey are available upon request.  
  
Buyer to perform due diligence as to suitability for a future building project. Please refer to Blue Earth County Planning and Zoning for approval.

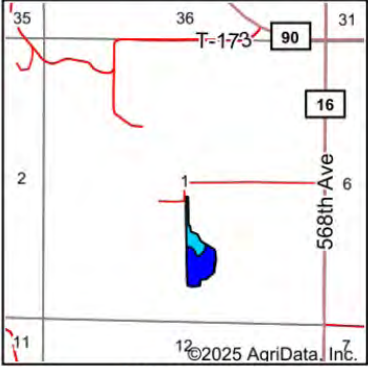
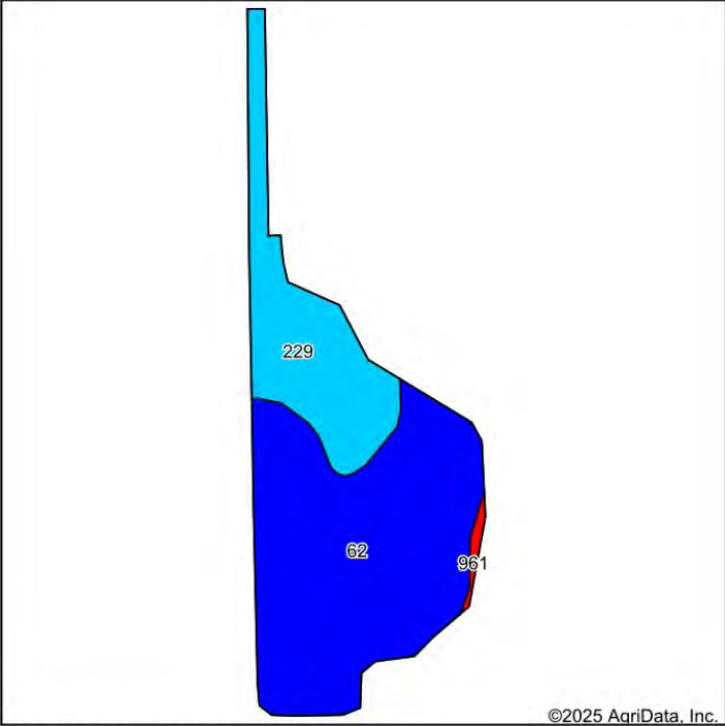
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# Soils Map

## Parcel 2



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **1-107N-27W**  
 Township: **Rapidan**  
 Acres: **10.38**  
 Date: **2/19/2025**



Soils data provided by USDA and NRCS.

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
62	Barrington silt loam, 1 to 3 percent slopes	7.18	69.1%		Ile	94	85	85	73	76
229	Waldorf silty clay loam, 0 to 2 percent slopes	3.09	29.8%		IIw	85	70	65	67	68
961	Storden complex, very steep	0.11	1.1%		VIIe	4	16	16	14	9
<b>Weighted Average</b>					<b>2.05</b>	<b>90.4</b>	<b>*n 79.8</b>	<b>*n 78.3</b>	<b>*n 70.6</b>	<b>*n 72.9</b>

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



# Property Images

## Parcel 2



Parcel 2 – SW looking NE



# Property Information

## Parcel 3

<b>DESCRIPTION:</b>	Abbreviated: 99.43± ac in the E1/2 SE1/4 Exc. Bldg Site and that part of E1/2 W1/2 SE1/4 Sec. 1 Twp 107 R 27 (Rapidan Township, Blue Earth County, Minnesota). See "Survey – West Side".	
<b>TAX ID#:</b>	R481301400002 (Original PID, prior to split)	
<b>REAL ESTATE TAXES:</b>	2025 Ag Non-Homestead Taxes (County Estimate)	\$5,605.25
	Special Assessments	\$0.00
	Total Estimated Tax & Specials	\$5,605.25
	Due to parcels being split, property taxes will be due in full at closing.	
<b>FSA INFORMATION:</b>	FSA Tillable Acres	80.68± acres
	Corn Base Acres	43.45± acres
	Corn PLC Yield	112± bushels
	Soybean Base Acres	36.42± acres
	Soybean PLC Yield	35± bushels
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.	
<b>LEASE/RENT INFORMATION:</b>	Open to farm or lease in 2025.	
<b>SOIL DESCRIPTION:</b>	Spicer Silty Clay, Barrington Silt Loam, Reedslake-Le Sueur, Marna Silty Clay Loam, Muskego. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	85.4 CPI	
<b>TOPOGRAPHY:</b>	Level to rolling	
<b>DRAINAGE:</b>	Some tile present; private main and laterals with ravine outlet.	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
<b>OTHER:</b>	There will be a drainage agreement drafted to allow the parcel to the east (PID: R35.14.06.300.001) to outlet through this parcel (R481301400002).  There is a deed restriction and no building eligibility is available for this parcel.  Farm will be available to farm ahead of closing.	

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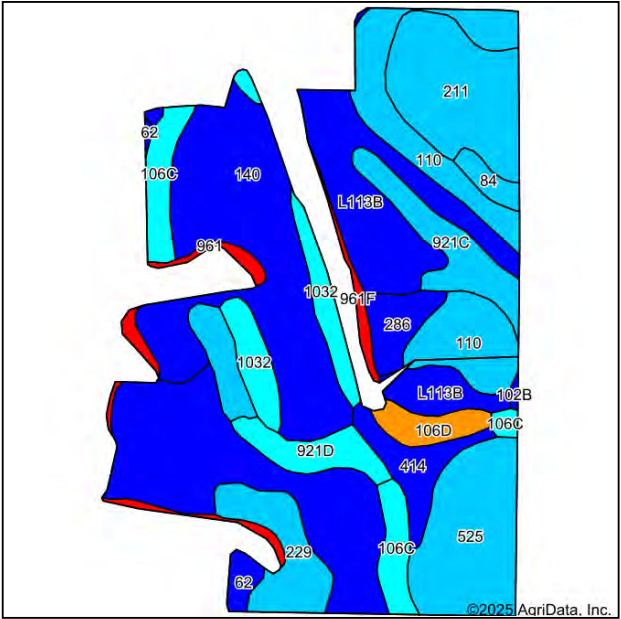
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# Soils Map

## Parcel 3



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **1-107N-27W**  
 Township: **Rapidan**  
 Acres: **80.68**  
 Date: **1/29/2025**



Soils data provided by USDA and NRCS.

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	
140	Spicer silty clay loam, 0 to 2 percent slopes	13.58	16.7%			IIw	91	88	70	69	87
62	Barrington silt loam, 1 to 3 percent slopes	11.91	14.8%			Ile	94	85	85	73	76
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	8.91	11.0%			Ile	98	81	78	73	81
110	Mama silty clay loam, 0 to 2 percent slopes	8.03	10.0%			IIw	87	77	77	68	72
525	Muskego soils, 0 to 1 percent slopes	6.66	8.3%			IIIw	81	58	50	57	54
211	Lura silty clay, 0 to 1 percent slopes	6.64	8.2%			IIIw	81	59	55	22	55
106C	Lester loam, 6 to 10 percent slopes	3.76	4.7%			IIIe	76	80	78	71	80
229	Waldorf silty clay loam, 0 to 2 percent slopes	3.20	4.0%			IIw	85	70	65	67	68
1032	Lake beaches	3.19	4.0%			IIIw	72				
921C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.16	3.9%			IIIe	87	71	69	61	71
414	Hamel loam, 0 to 2 percent slopes	2.20	2.7%			IIw	94	88	88	77	88
921D	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.08	2.6%			IVe	76	68	67	60	67
286	Shorewood silty clay loam, 1 to 6 percent slopes	1.69	2.1%			Ile	95	85	85	72	70
909C	Bold-Truman silt loams, 6 to 12 percent slopes	1.51	1.9%			IIIe	81	70	70	66	68
106D	Lester loam, 10 to 16 percent slopes	1.40	1.7%			IVe	67	77	76	65	73
961	Storden complex, very steep	1.34	1.7%			VIIe	4	16	16	14	9
84	Brownnton silty clay loam, 0 to 2 percent slopes	0.75	0.9%			IIw	81	65	64	55	64
961F	Storden complex, 24 to 45 percent slopes	0.57	0.7%			VIIe	13	17	17	14	9
102B	Clarion loam, 2 to 6 percent slopes	0.10	0.1%			Ile	95	83	78	72	83
<b>Weighted Average</b>						<b>2.51</b>	<b>85.4</b>	<b>*n 72.6</b>	<b>*n 67.8</b>	<b>*n 60.5</b>	<b>*n 69.2</b>

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

# Tile Map

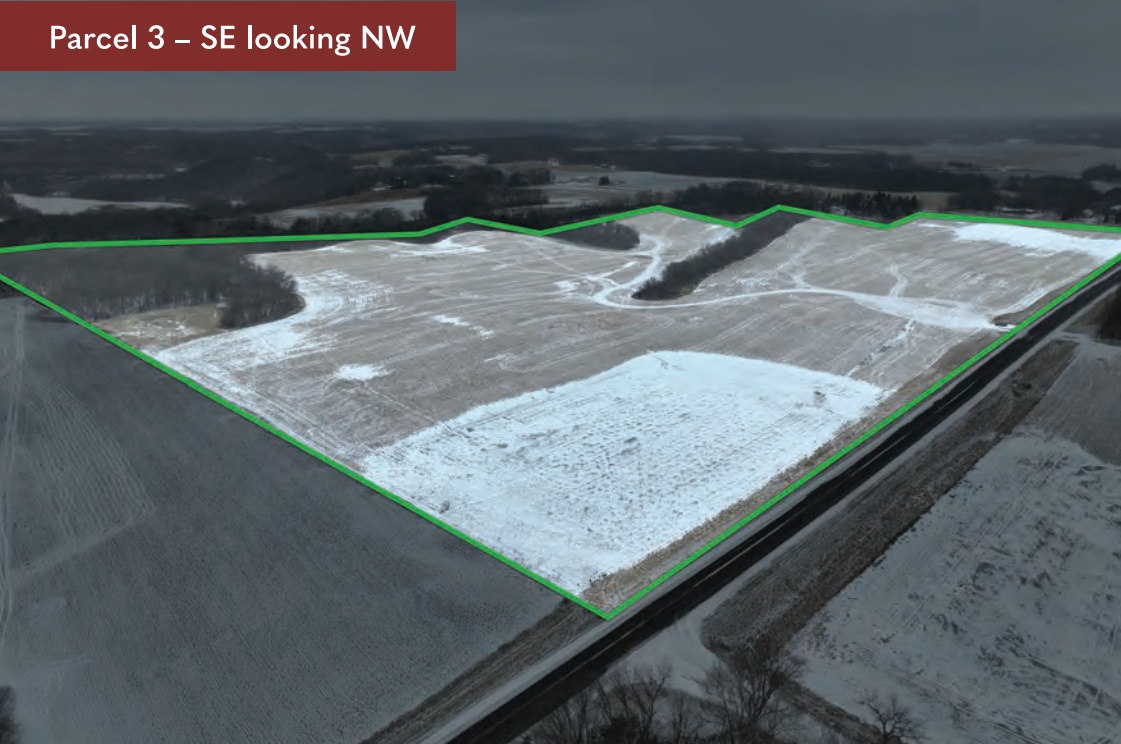


This tile map is an approximation. Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.



# Property Images

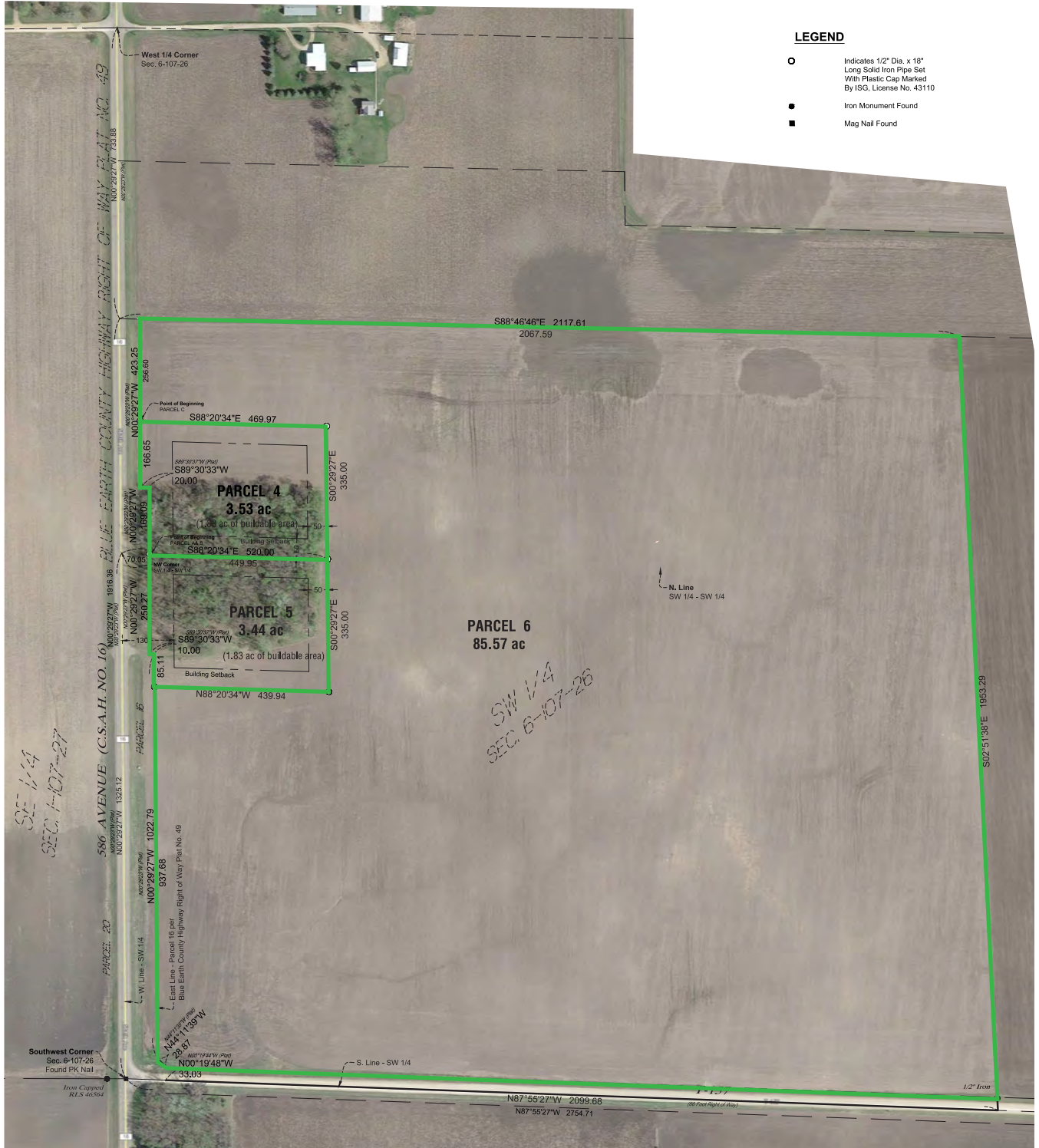
## Parcel 3





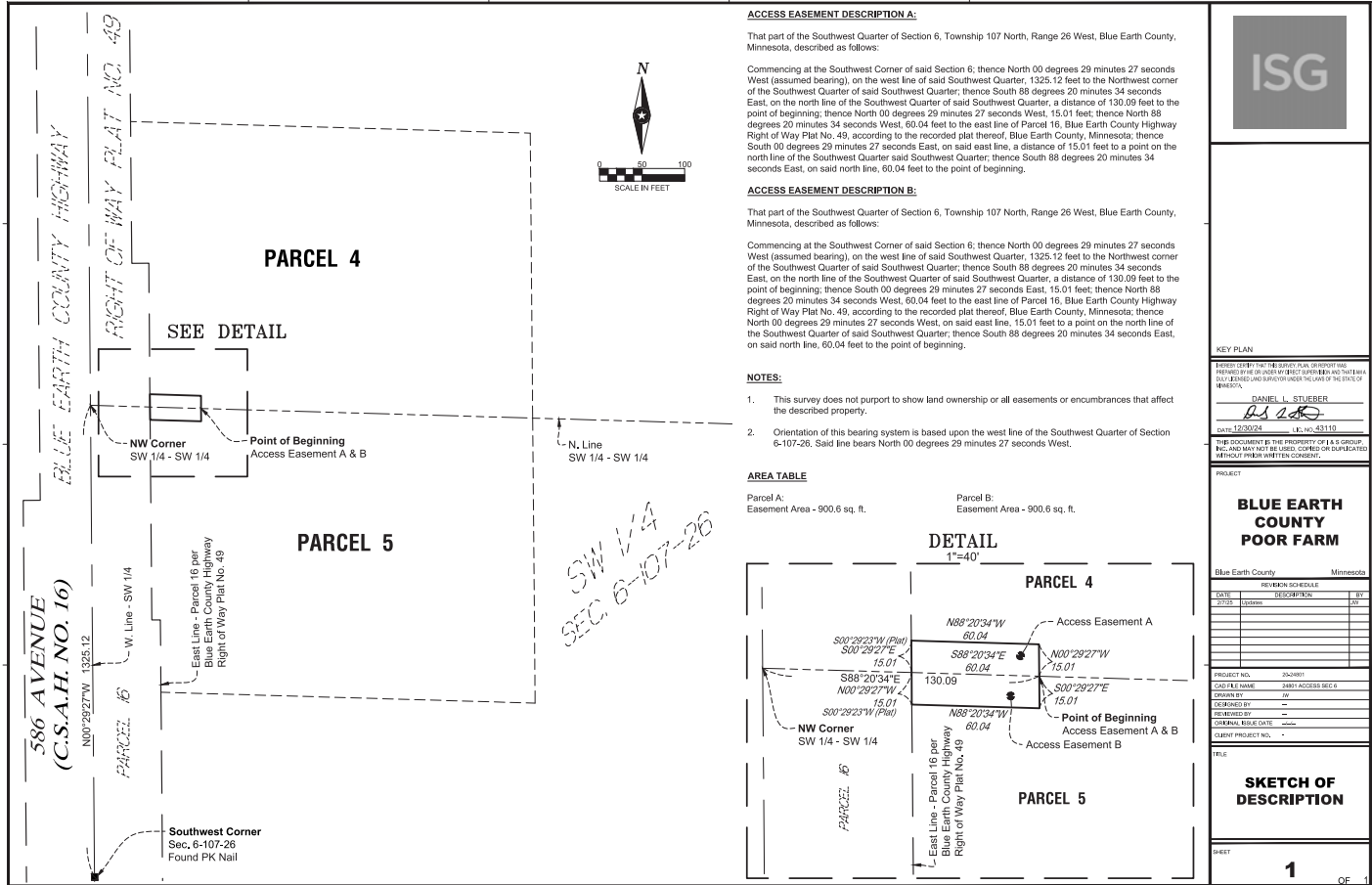
# Survey – East Side Parcels 4, 5 & 6

Please request survey from agent for full description.



## Survey – East Side (Building Site Easement – Parcels 4 & 5)

Please request survey from agent for full description.





# Property Information

## Parcel 4

<b>DESCRIPTION:</b>	Abbreviated: 3.53± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)	
<b>TAX ID#:</b>	R351406300001 (Prior to Split)	
<b>REAL ESTATE TAXES:</b>	2025 Ag Non-Homestead Taxes (County Estimate)	\$207.40
	Special Assessments	\$0.00
	Total Estimated Tax & Specials	\$207.40
	Due to parcels being split, property taxes will be due in full at closing.	
<b>FSA INFORMATION:</b>	FSA Tillable Acres	1.75± acres
	Corn Base Acres	0.94± acres
	Corn PLC Yield	112± bushels
	Soybean Base Acres	0.70± acres
	Soybean PLC Yield	35± bushels
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.	
<b>LEASE/RENT INFORMATION:</b>	Open to farm, lease, or build in 2025.	
<b>SOIL DESCRIPTION:</b>	Le Sueur, Reedslake	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	95.8 CPI	
<b>TOPOGRAPHY:</b>	Level	
<b>DRAINAGE:</b>	N/A	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	N/A	
<b>OTHER:</b>	The parcel contains a building eligibility and is available in 2025. The tillable acres are available to lease in 2025.  Buyer to perform due diligence as to suitability for a future building project. Please refer to Blue Earth County Planning and Zoning for approval.	

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# Property Images

## Parcel 4



Parcel 4 – NE looking SW



Parcel 4 – NW looking SE





# Property Information

## Parcel 5

<b>DESCRIPTION:</b>	Abbreviated: 3.43± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)	
<b>TAX ID#:</b>	R351406300001 (Prior to Split)	
<b>REAL ESTATE TAXES:</b>	2025 Ag Non-Homestead Taxes (County Estimate)	\$160.38
	Special Assessments	\$0.00
	Total Estimated Tax & Specials	\$160.38
	Due to parcels being split, property taxes will be due in full at closing.	
<b>FSA INFORMATION:</b>	FSA Tillable Acres	0.94± acres
	Corn Base Acres	0.51± acres
	Corn PLC Yield	112± bushels
	Soybean Base Acres	0.42± acres
	Soybean PLC Yield	35± bushels
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.	
<b>LEASE/RENT INFORMATION:</b>	Open to farm, lease, or build in 2025.	
<b>SOIL DESCRIPTION:</b>	Clarion, Le Sueur	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	92.0 CPI	
<b>TOPOGRAPHY:</b>	Level	
<b>DRAINAGE:</b>	N/A	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	N/A	
<b>OTHER:</b>	The parcel contains a building eligibility and is available in 2025. The tillable acres are available to lease in 2025.  Buyer to perform due diligence as to suitability for a future building project. Please refer to Blue Earth County Planning and Zoning for approval.	

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# Property Images

## Parcel 5



Parcel 5 – NE looking SW



Parcel 5 – SE looking NW



# Property Information

## Parcel 6

<b>DESCRIPTION:</b>	Abbreviated: 85.57± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)	
<b>TAX ID#:</b>	R351406300001 (Prior to Split)	
<b>REAL ESTATE TAXES:</b>	2025 Ag Non-Homestead Taxes (County Estimate)	\$6,270.22
	Special Assessments	\$0.00
	Total Estimated Tax & Specials	\$6,270.22
	Due to parcels being split, property taxes will be due in full at closing.	
<b>FSA INFORMATION:</b>	FSA Tillable Acres	82.19± acres
	Corn Base Acres	45.24± acres
	Corn PLC Yield	112± bushels
	Soybean Base Acres	37.92± acres
	Soybean PLC Yield	35± bushels
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.	
<b>LEASE/RENT INFORMATION:</b>	Open to farm in 2025.	
<b>SOIL DESCRIPTION:</b>	Marna Silty Clay Loam, Clarion Loam, Le Sueur Loam, Muskego, Canisteo Clay Loam, Cordova Clay Loam, Okoboji Silty Clay Loam, Lester Loam, Shorewood Silty Clay Loam. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	90.2 CPI	
<b>TOPOGRAPHY:</b>	Level to rolling	
<b>DRAINAGE:</b>	Some tile present; private main and laterals.	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	N/A	
<b>OTHER:</b>	There will be a drainage agreement drafted to allow this parcel to outlet to the west through parcel (R481301400002). Contact Agent for more details.  Farm will be available to farm ahead of closing.	

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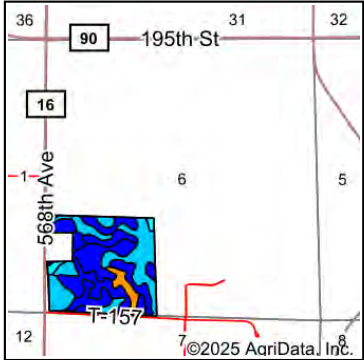
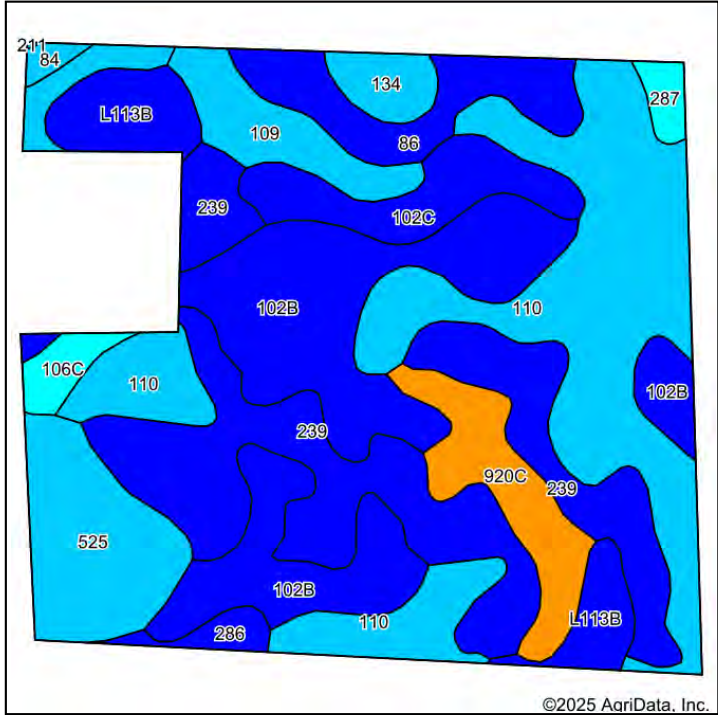
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# Soils Map

## Parcel 6



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **6-107N-26W**  
 Township: **Decoria**  
 Acres: **83.58**  
 Date: **1/29/2025**

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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 22

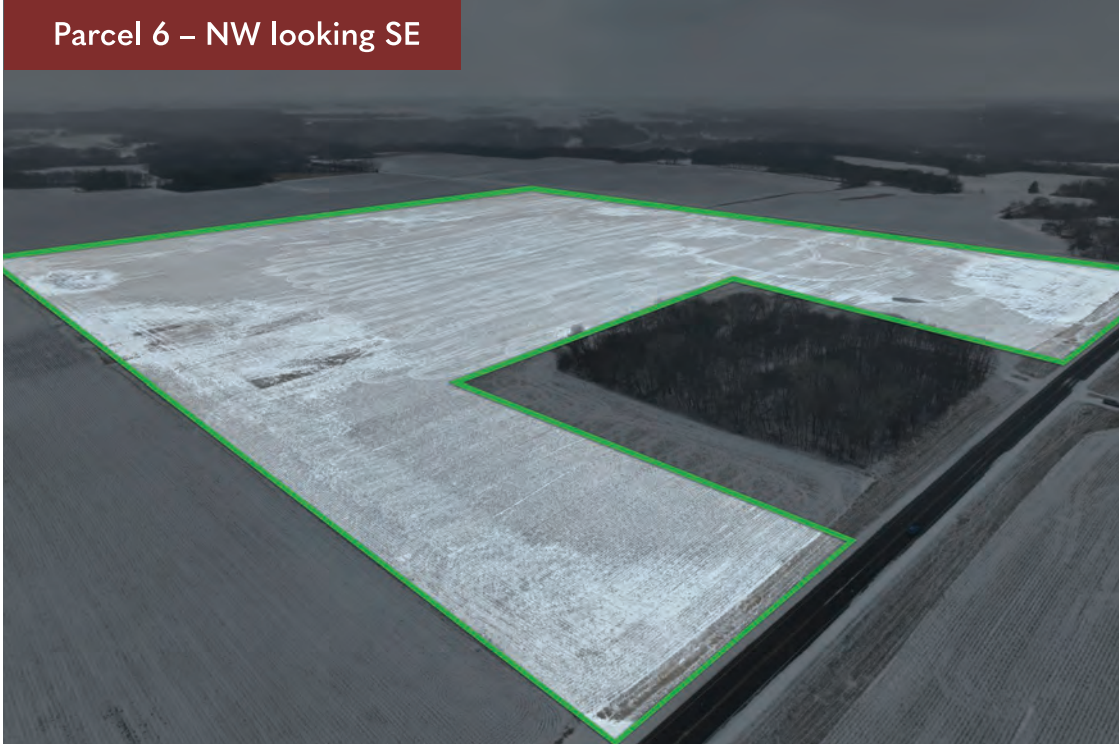
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
110	Marna silty clay loam, 0 to 2 percent slopes	20.95	25.1%		llw	87	77	77	68	72	
239	Le Sueur loam, 1 to 3 percent slopes	16.96	20.3%		lw	97	90	90	76	84	
102B	Clarion loam, 2 to 6 percent slopes	16.26	19.5%		lle	95	83	78	72	83	
525	Muskego soils, 0 to 1 percent slopes	5.74	6.9%		lllw	81	58	50	57	54	
920C	Clarion-Estherville complex, 6 to 12 percent slopes	4.19	5.0%		llle	70	69	69	61	60	
86	Canisteo clay loam, 0 to 2 percent slopes	4.17	5.0%		llw	93	81	71	69	81	
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	4.05	4.8%		lle	98	81	78	73	81	
102C	Clarion loam, 6 to 10 percent slopes	3.86	4.6%		llle	92	79	75	69	79	
109	Cordova clay loam, 0 to 2 percent slopes	3.15	3.8%		llw	87	85	85	73	82	
134	Okoboji silty clay loam, 0 to 1 percent slopes	1.39	1.7%		lllw	86	77	74	74	74	
106C	Lester loam, 6 to 10 percent slopes	1.03	1.2%		llle	76	80	78	71	80	
286	Shorewood silty clay loam, 1 to 6 percent slopes	0.79	0.9%		lle	95	85	85	72	70	
287	Minnetonka silty clay loam	0.69	0.8%		llw	77	80	80	71	71	
84	Brownton silty clay loam, 0 to 2 percent slopes	0.35	0.4%		llw	81	65	64	55	64	
<b>Weighted Average</b>						<b>1.99</b>	<b>90.2</b>	<b>*n 80</b>	<b>*n 77.5</b>	<b>*n 70</b>	<b>*n 76.4</b>

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

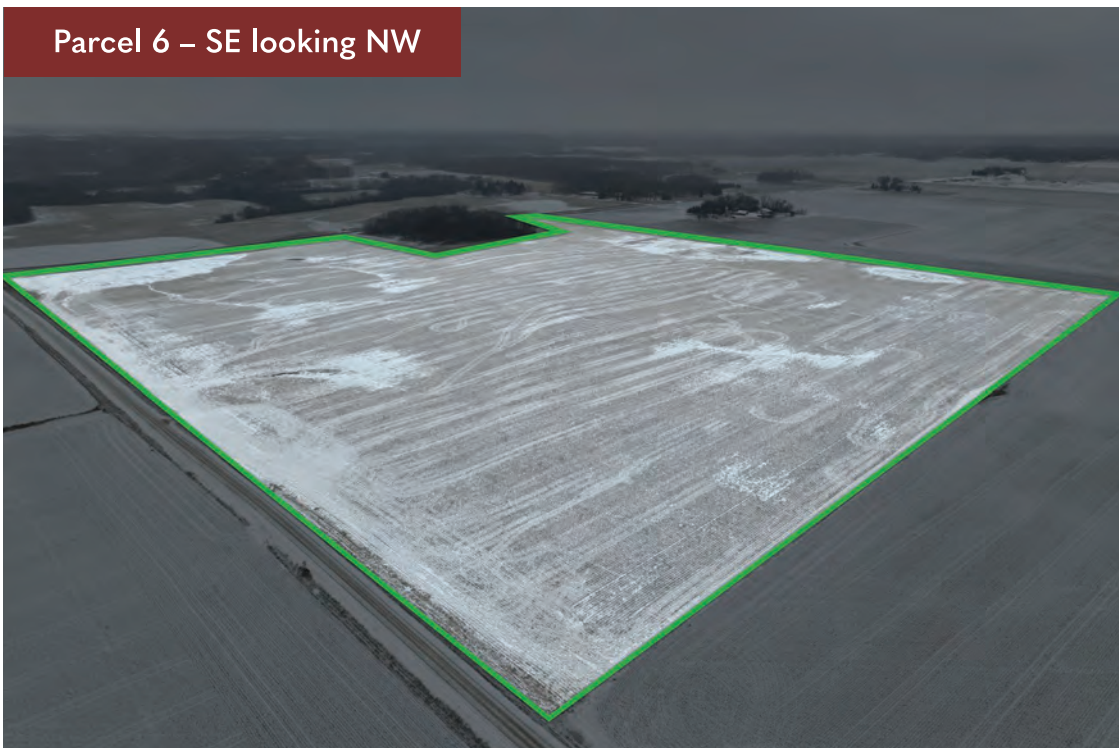
# Property Images

## Parcel 6

Parcel 6 – NW looking SE

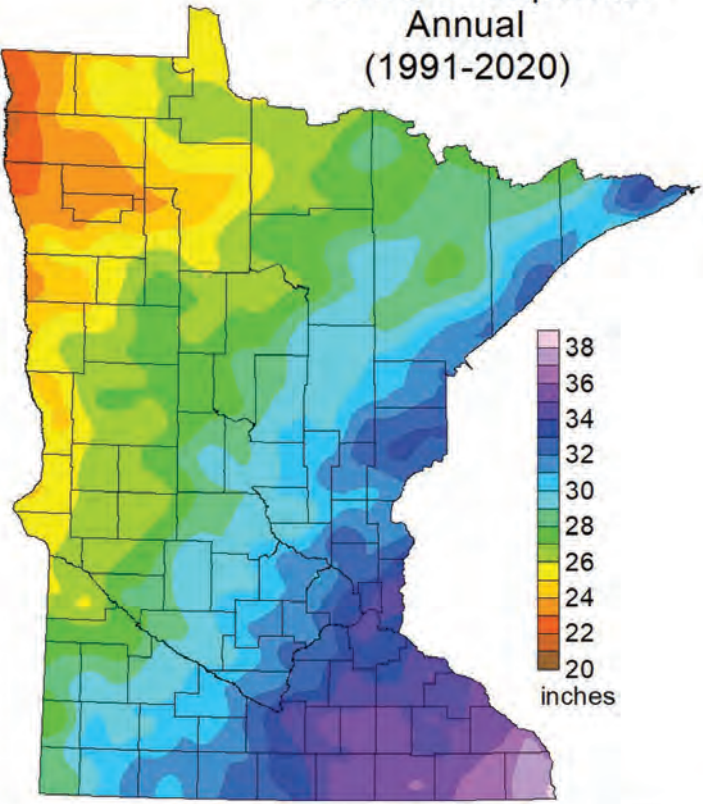


Parcel 6 – SE looking NW





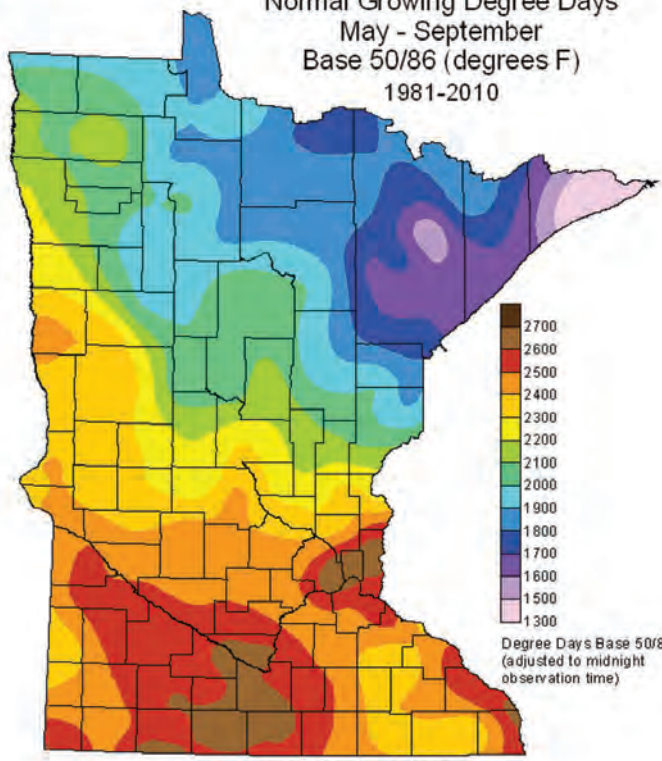
Normal Precipitation  
Annual  
(1991-2020)



38  
36  
34  
32  
30  
28  
26  
24  
22  
20  
inches

DNR State Climatology Office, April 16, 2021

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



2700  
2600  
2500  
2400  
2300  
2200  
2100  
2000  
1900  
1800  
1700  
1600  
1500  
1300

Degree Days Base 50/86  
(adjusted to midnight  
observation time)

State Climatology Office - MNDNR



# One Chance Sealed Bid Auction Instructions

**DATE: MONDAY, MARCH 17, 2025**

1. The parcels will be sold in lots. Bids must be sealed and clearly marked on sealed envelope *"Bid Enclosed for Poor Farm Parcel [X]"*. Each bid for each packaged lot must be submitted in a separate sealed envelope. Contact Wingert Land Services at 507-248-5263 for a bid packet.
2. **Sealed bids along with a deposit of \$5,000 per packaged lot will be received in the office of the Blue Earth County Administrator until 1:30 p.m. on Monday, March 17, 2025, at the address listed below** at which time the bids will be opened in the Blue Earth County Boardroom on the second floor of the Blue Earth County Historic Courthouse. If bid is accepted, 10% down will be required within 24 hours along with a signed purchase agreement.

**Blue Earth County Historic Courthouse**

Attn: Robert Meyer, County Administrator

Mailing Address: PO Box 168, Mankato, MN 56002-0168

Physical Address: 204 S. 5th Street, Mankato, MN 56001

The Blue Earth County Board of Commissioners will consider the bids at their regularly scheduled meeting on March 25, 2025.

3. Within six weeks after the acceptance of the bid, the successful bidder will pay the bid amount in full (less deposit) to Blue Earth County in cash or an acceptable cash equivalent. Approximately two weeks after the successful payment Blue Earth County will convey its interest in the Property by a quit claim deed to the successful bidder.
4. The property is being sold in its existing condition and is being sold on an "As-Is" and "Where-Is" basis, with all existing faults.
5. See [wingertlandservices.com](http://wingertlandservices.com) for additional information about the Property and to arrange a showing. Contact Wingert Land Services at 507-248-5263 for a bid packet. The full legal description is on file and the abstract may be inspected upon request.
6. The successful bidder shall pay real estate taxes due for all of 2025 the day of closing.
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 Monday, April 28, 2025 at which time marketable title shall be conveyed.
9. Any and all minerals and mineral rights in and to said premises shall be expressly reserved to the County of Blue Earth, State of Minnesota, as provided by law.
10. The County of Blue Earth may cancel or terminate the conveyance, if it is in the best interests of the County prior to the delivery of a deed.
11. The Seller(s) reserves the right, in the interest of the County, to reject any and all bids or proposals.
12. 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, Licensed Broker**

Auctioneer #07-24-12

507.381.9790

[charles@wingertlandservices.com](mailto:charles@wingertlandservices.com)

**Geoff Mead, ALC, Licensed Broker**

Auctioneer #83-50

507.317.6266

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

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

# Registration/Bidding Form

## BID SUBMITTING INSTRUCTIONS:

1. Each bid for each packaged lot must be submitted in a separate sealed envelope. Bids must be sealed and clearly marked on sealed envelope ***"Bid Enclosed for Poor Farm Parcel [X]"***.
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 per packaged lot for earnest money made out to:  
**Farrish Johnson Trust Account**
4. **Sealed bids will be received until 1:30 p.m. on Monday, March 17, 2025 at:**

**Blue Earth County Historic Courthouse**  
Attn: Robert Meyer, County Administrator  
Mailing Address: PO Box 168, Mankato, MN 56002-0168  
Physical Address: 204 S. 5th Street, Mankato, MN 56001

**IF YOU ARE UNABLE TO GET POSTMARKED BID IN ON TIME, CALL OUR OFFICE FOR OTHER ARRANGEMENTS.**



	<b>ACRES</b>	<b>TOTAL BID AMOUNT</b> (Nearest \$1,000)
Parcel #1	28.83±	\$ _____
Parcel #2	21.80±	\$ _____
Parcel #3	99.43±	\$ _____
Parcel #4	3.53±	\$ _____
Parcel #5	3.43±	\$ _____
Parcel #6	85.57±	\$ _____

**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





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