

# FARMLAND AUCTION



**137.85± ACRES**

## **Marcia Miller Family Trust**

Sterling Township, Blue Earth County, Minnesota



### **SEALED BID AUCTION**

**Friday, January 24, 2025 @ 10:00 a.m.**

**Mapleton Community Center**

304 2nd Ave NE, Mapleton MN 56065

**Owner:** Marcia Miller Family Trust, Paula Anderson Trustee

**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 #07-24-12

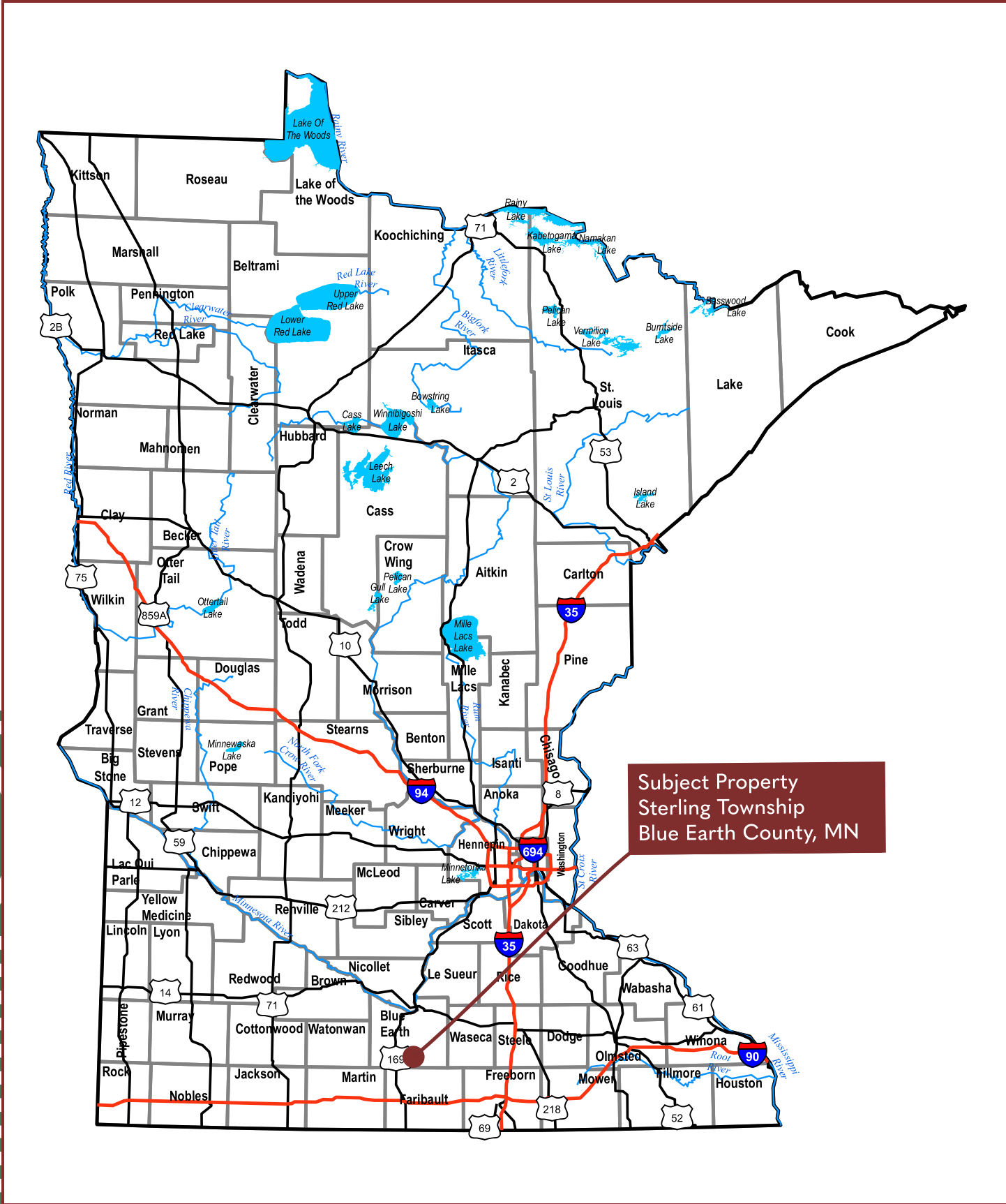
charles@wingertlandservices.com

C: 507.381.9790

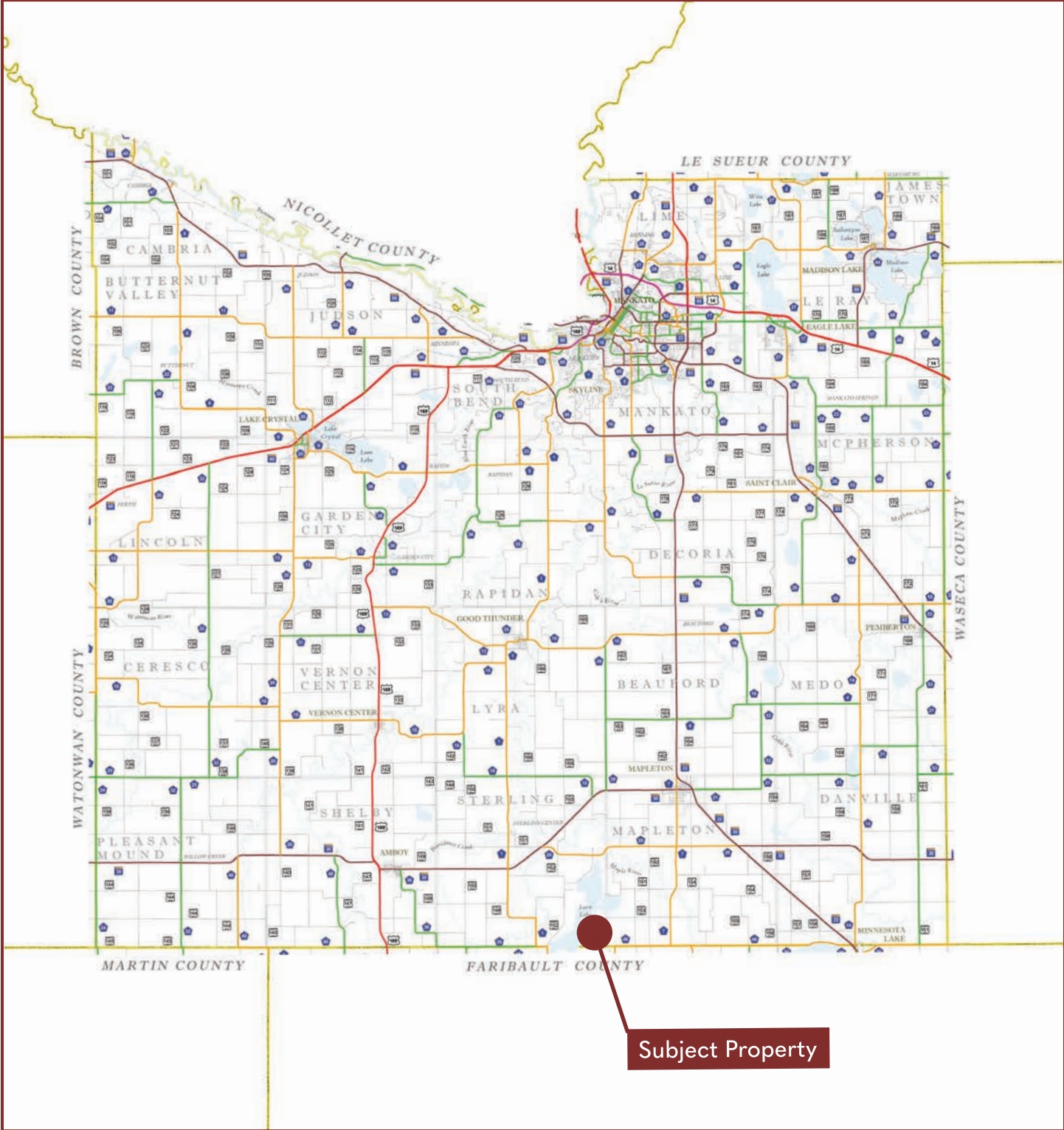
O: 507.248.5263

wingertlandservices.com



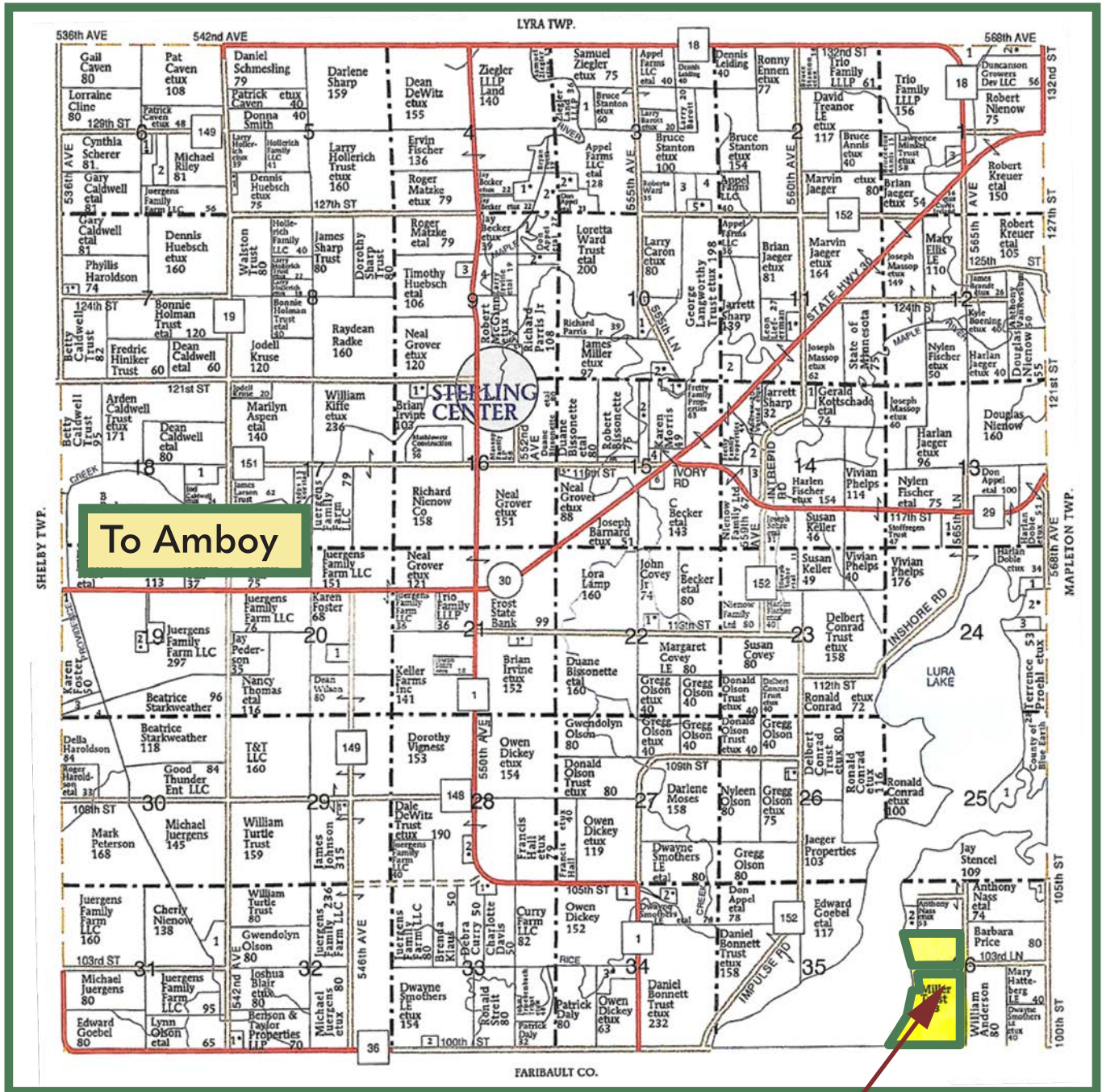


# Blue Earth County Minnesota



# Sterling Township

## Blue Earth County | T-105-N R-27-W



To Amboy

Subject Property

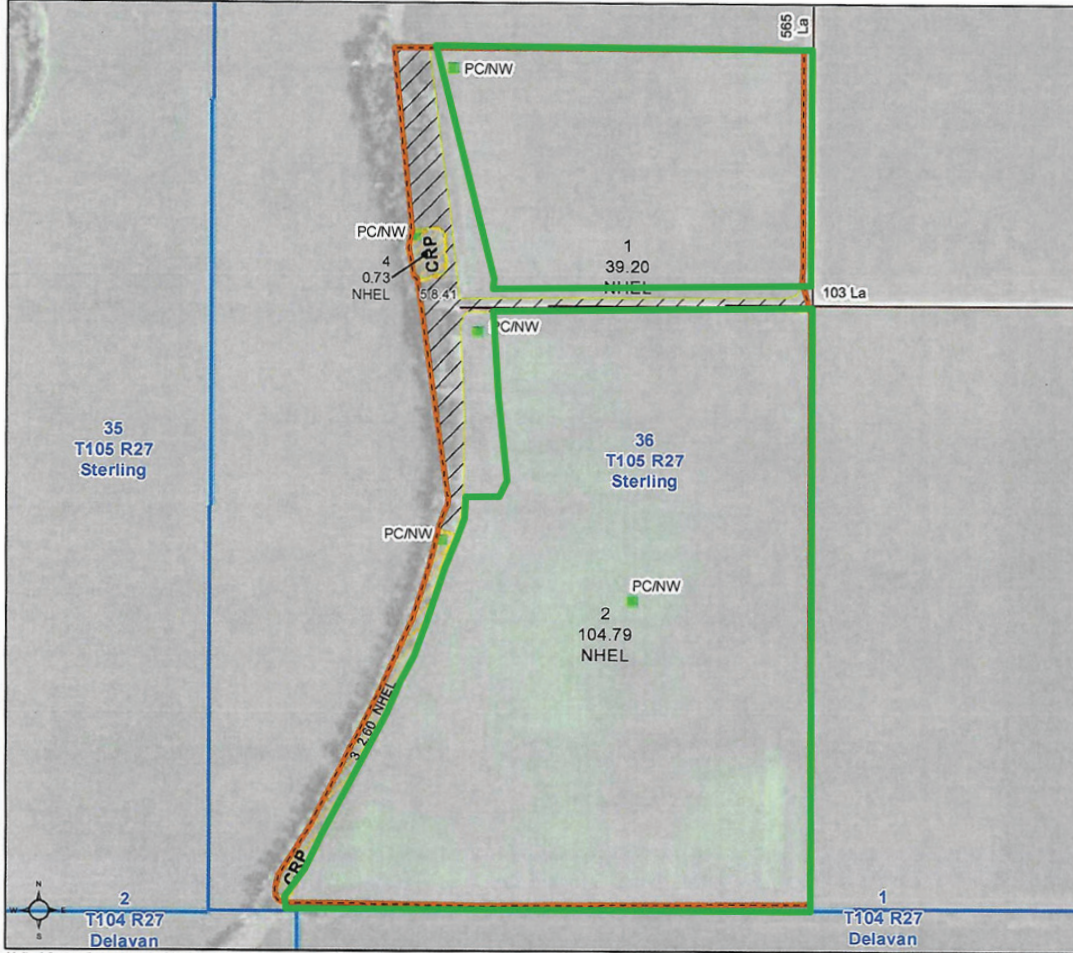
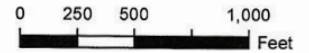
# FSA Aerial Map

USDA United States Department of Agriculture  
Blue Earth County, Minnesota

**Farm 2164**  
**Tract 4791**

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
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 147.32 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.

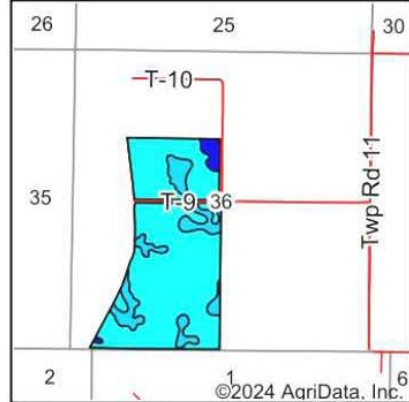
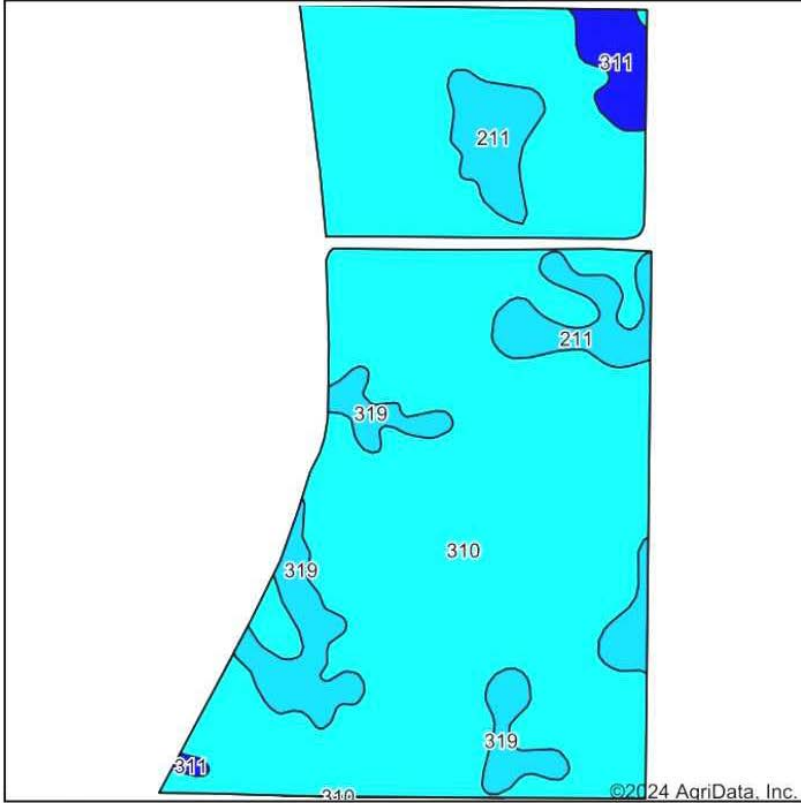
# Property Information

<b>DESCRIPTION:</b>	137.85± acres in SW1/4 & S1/2 of NW1/4 Section 36 T105N-R27W (Sterling Township, Blue Earth County, Minnesota)	
<b>TAX ID#:</b>	R51.23.36.300.007 (153.19 acres – before split)	
<b>REAL ESTATE TAXES:</b>	2024 Estimated Ag Non-Homestead Taxes	\$7,126.08
	Special Assessment – JD #1 1 yr maintenance	\$174.79
	Total Estimated Tax & Specials	\$7,300.87
	This parcel is being split from a larger parcel. The Blue Earth County Treasurer will recalculate the taxes after sale.	
<b>FSA INFORMATION:</b>	Total Acres	137.85± acres
	FSA Tillable Acres	137.04± acres
	Corn Base Acres	74.84± acres
	Corn ARC County Yield	156± bushels
	Soybean Base Acres	62.13± acres
	Soybean ARC County Yield	41± bushels
	This parcel is being split from a larger parcel. FSA will complete a reconstitution of the bases after the sale.	
<b>2024 RENT INFORMATION:</b>	Seller will receive all 2024 rent income and pay all real estate taxes and special assessments due and payable for 2024. Buyer will have possession for the 2025 crop year.	
<b>SOIL DESCRIPTION:</b>	Beauford Clay, Lura Silty Clay, Barbert Silt Loam, Shorewood Silty Clay. See Soil Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	78.4 CPI	
<b>TOPOGRAPHY:</b>	Level to slightly rolling.	
<b>DRAINAGE:</b>	Outlets: JD #1 and Two 7,000 gal/minute drainage pumps with 8" overflow. Private mains and system tiled. See Tile Map.	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
<b>ACCESS EASEMENT:</b>	There is an access easement for pump maintenance. Agreement provided upon request.	
<b>TERM:</b>	Property to be sold on a Contract for Deed. Contract terms will be provided to interested bidders. Can be purchased for cash or for contract for deed.	

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: **36-105N-27W**  
 Township: **Sterling**  
 Acres: **143.98**  
 Date: **12/16/2024**



Soils data provided by USDA and NRCS.

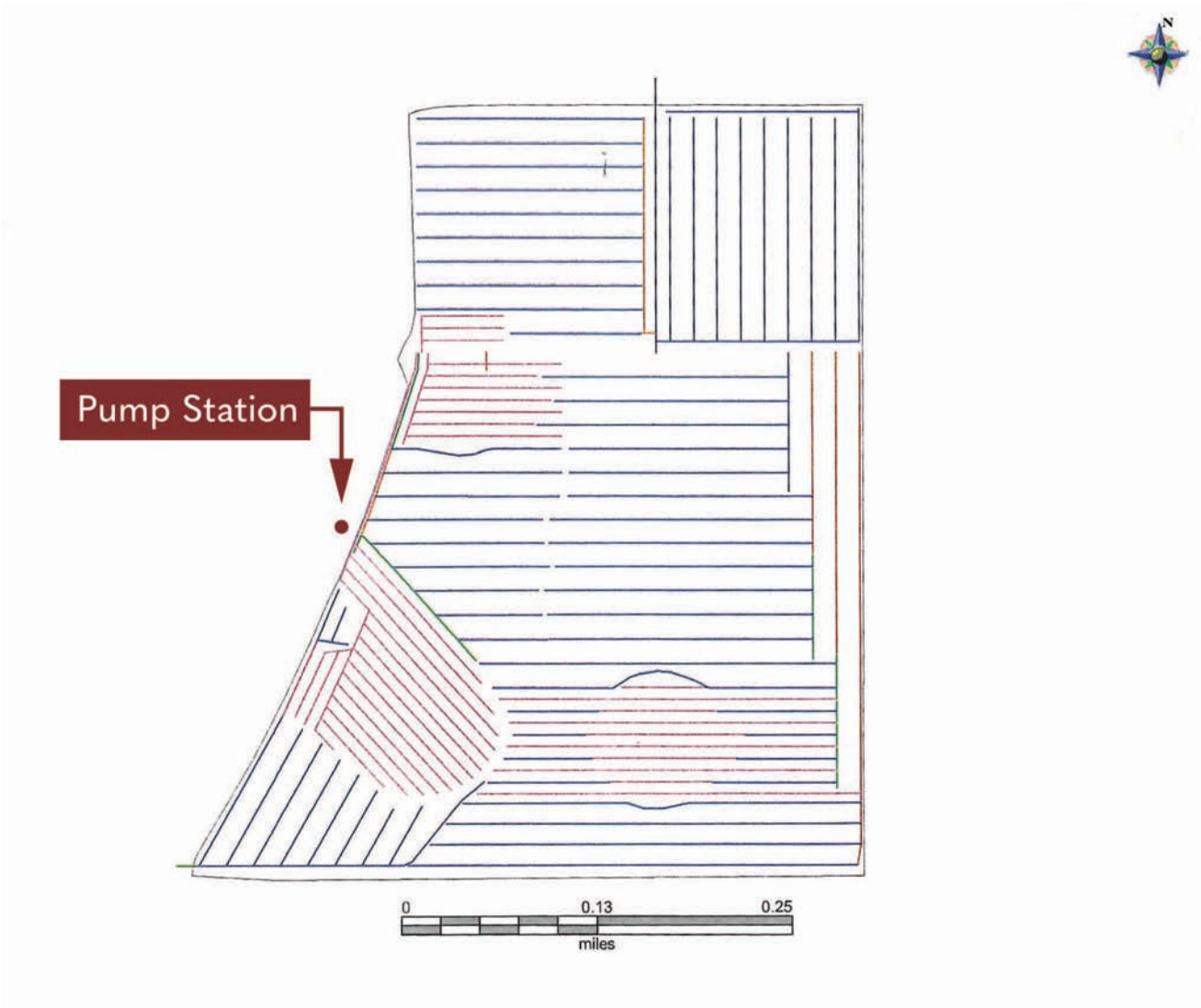
Area Symbol: MN013, Soil Area Version: 22  
 Area Symbol: MN043, Soil Area Version: 21

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	
310	Beauford clay, 0 to 2 percent slopes	118.97	82.7%		IIw	77	56	56	52	53	
211	Lura silty clay, 0 to 1 percent slopes	11.23	7.8%		IIIw	81	59	55	22	55	
319	Barbert silt loam	10.11	7.0%		IIIw	86	83	83	26	70	
311	Shorewood silty clay, 1 to 6 percent slopes	3.61	2.5%		Ile	95	79	79	67	65	
310	Beauford clay, 0 to 2 percent slopes	0.06	0.0%		IIw	77	56	56	52	53	
<b>Weighted Average</b>						<b>2.15</b>	<b>78.4</b>	<b>*n 58.7</b>	<b>*n 58.4</b>	<b>*n 48.2</b>	<b>*n 54.7</b>

\*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



Township: Sterling  
 Section 36  
 August 2020

0 in	1510.90 ft
4" Corrugated	46012.15 ft
5" Corrugated	1445.75 ft
6" Corrugated	4559.57 ft
12" Corrugated	965.54 ft
Future	20048.56 ft
Non-perf 4"	2061.61 ft
Non-perf 6"	393.13 ft



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





SW Corner Looking NE



NE Corner Looking SW



NW Corner Looking SE

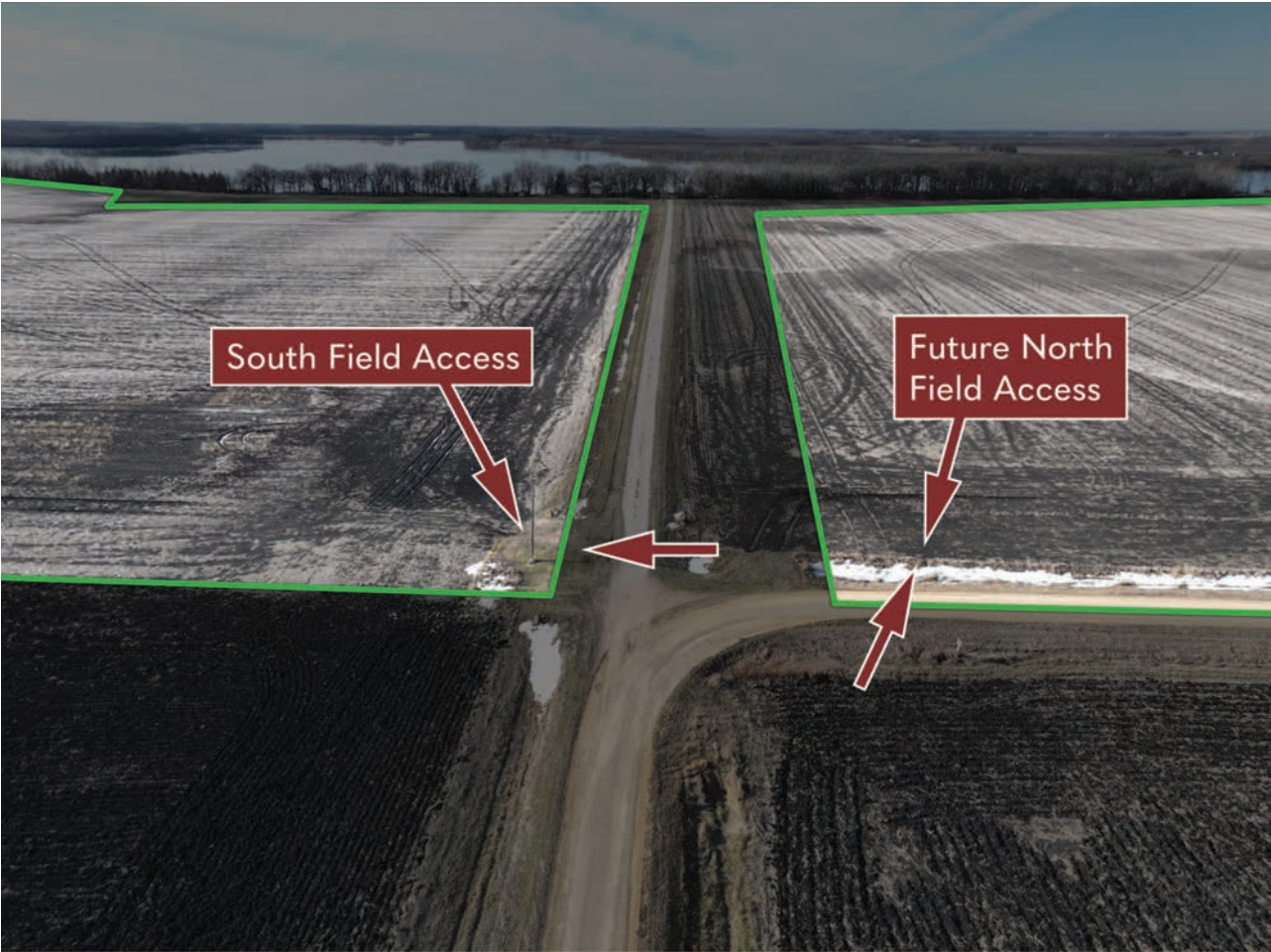


SE Corner Looking NW

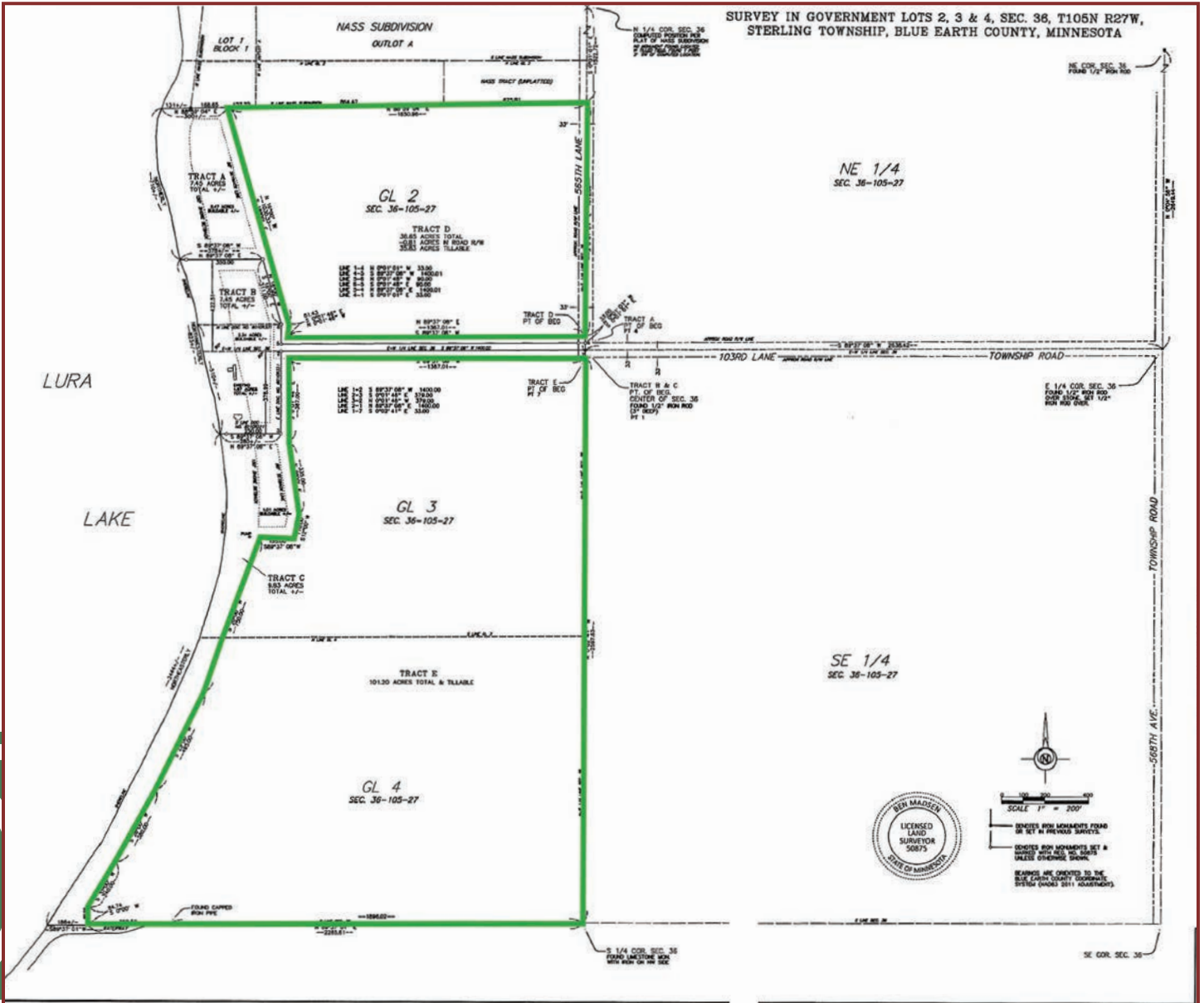




# Field Access



# Legal Survey



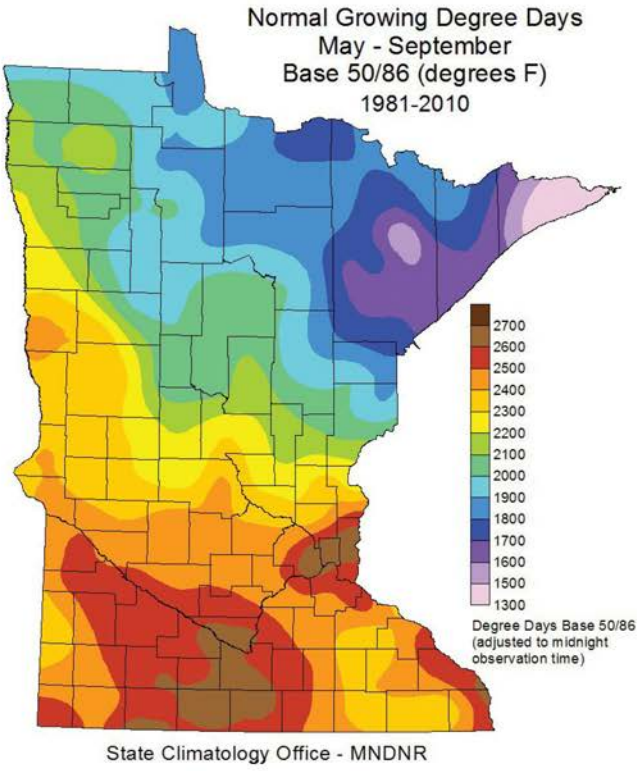
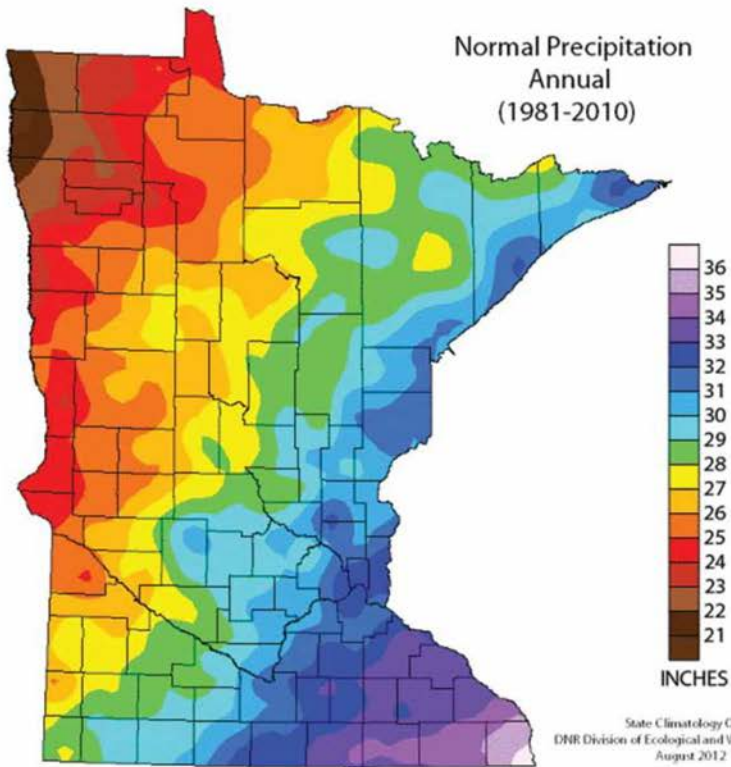
**TRACT D  
LEGAL DESCRIPTION**

That part of Government Lot 2 of Section 36, Township 105 North, Range 27 West, Blue Earth County, Minnesota, described as follows:  
Commencing at the East Quarter corner of said Section 36, thence South 89 degrees 37 minutes 06 seconds West, bearings based on the Blue Earth County Coordinate System, NAD83, 2011 adjustment, along the east-west quarter line of said section, a distance of 2636.42 feet to a 1/2 inch iron rod monument marking the Center of said section; thence North 0 degrees 01 minutes 01 seconds West, along the north-south quarter line of said section, a distance of 33.00 feet to an iron monument; thence continuing North 0 degrees 01 minutes 01 seconds West, along said north-south quarter line, a distance of 33.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence South 89 degrees 37 minutes 06 seconds West a distance of 814.3 feet to an iron monument; thence North 0 degrees 01 minutes 40 seconds West a distance of 1367.01 feet to an iron monument; thence North 18 degrees 00 minutes 00 seconds West a distance of 1050.26 feet to an iron monument located on the north-south quarter line of said section; thence South 0 degrees 01 minutes 01 seconds East, along said north-south quarter line, a distance of 107.00 feet to the point of beginning, containing 36.65 acres, subject to easements now of record in said county and state.

**TRACT E  
LEGAL DESCRIPTION**

That part of Government Lots 3 and 4 of Section 36, Township 105 North, Range 27 West, Blue Earth County, Minnesota, described as follows:  
Commencing at the East Quarter corner of said Section 36, thence South 89 degrees 37 minutes 06 seconds West, bearings based on the Blue Earth County Coordinate System, NAD83, 2011 adjustment, along the east-west quarter line of said section, a distance of 2636.42 feet to a 1/2 inch iron rod monument marking the Center of said section; thence South 0 degrees 02 minutes 41 seconds East, along the north-south quarter line of said section, a distance of 33.00 feet to an iron monument; thence South 0 degrees 01 minutes 46 seconds East a distance of 1367.00 feet to an iron monument; thence South 9 degrees 00 minutes East a distance of 333.00 feet to an iron monument; thence South 89 degrees 37 minutes 06 seconds West a distance of 110.00 feet to an iron monument; thence South 12 degrees 00 minutes West a distance of 150.00 feet to an iron monument; thence South 20 degrees 00 minutes West a distance of 750.00 feet to an iron monument; thence South 25 degrees 00 minutes West a distance of 495.00 feet to an iron monument; thence South 28 degrees 00 minutes West a distance of 380.00 feet to an iron monument; thence South 32 degrees 00 minutes West a distance of 240.00 feet to an iron monument; thence South 0 degrees 00 minutes West a distance of 84.74 feet to the south line of said section; thence North 89 degrees 37 minutes 01 seconds East, along said south line, a distance of 2285.81 feet to the South Quarter corner of said Section 36, thence North 0 degrees 02 minutes 41 seconds West, along the north-south quarter line of said section, a distance of 2597.83 feet to the point of beginning, containing 101.20 acres, subject to easements now of record in said county and state.

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.   BEN MADSEN DATE: 10-08-2024 LICENSE NO. 50675	<b>MILLER FAMILY TRUST</b> BAK TEL: (507) 235-3700 FAX: 24211  378 EAST BLUE EARTH AVENUE FARIBOUT, MINNESOTA 56031		<b>1</b> FILED 24211
	10/08/2024 10:08 AM 10/08/2024 10:08 AM		



# Sealed Bid Auction Instructions

## SEALED BID LOCATION AND TIME:

Mapleton Community Center  
304 2nd Ave NE  
Mapleton, MN 56065

Friday, January 24, 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 21, 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".
- 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 pay all real estate taxes and special assessments for 2025 and beyond. Buyer will have possession after 2024 crops are removed.
- 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.
- Property will be sold for cash of contract for deed. Contract for deed terms will be provided upon request.
- Cash Option: The entire balance of the purchase price, without interest, will be due and payable on Thursday, February 27, 2025 at which time marketable title shall be conveyed.
- Contract for Deed Option: 20% down payment will be due date of closing and a contract for deed will be entered into Thursday, February 27, 2025.
- 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

**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 21, 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)

137.85±

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

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

