

The Norbert P. Hennen Trust  
&  
Betty J. Hennen Trust Farms  
196.65 Acres +/-



**This property to be sold by One Chance Sealed Bid Auction**

Date & Time: Bids must be received by December 11, 2024 by 12:00pm

Note: See sealed bid instructions in brochure

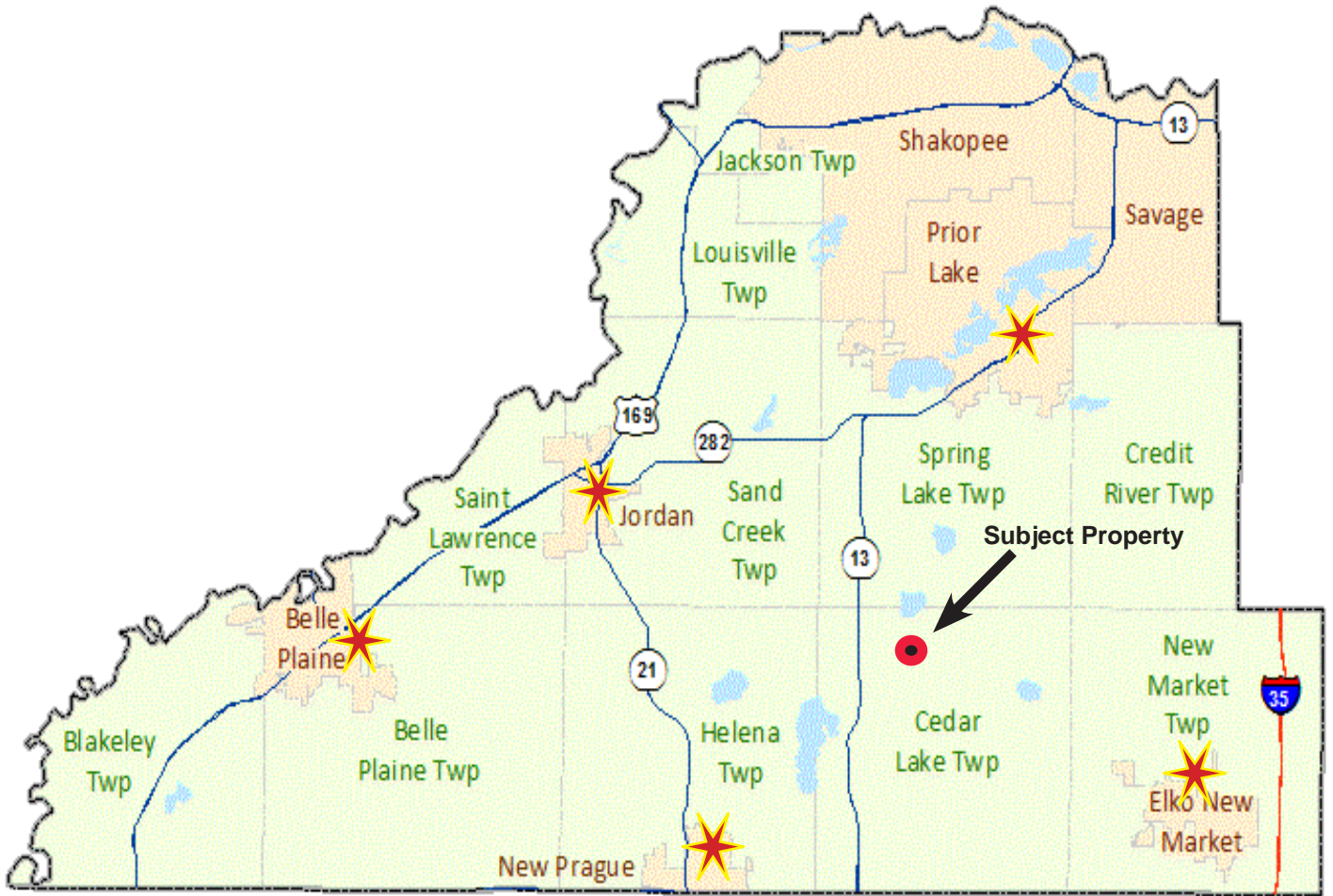
Agent Contact: Geoff Mead  
Phone: 507-317-6266  
Email: [geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)  
Web: [www.wingertlandservices.com](http://www.wingertlandservices.com)





Subject Proerpty  
Cedar Lake TWP  
Scott County, MN

# Scott County Map







# FSA Aerial Map



United States  
Department of  
Agriculture

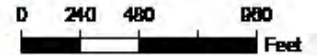
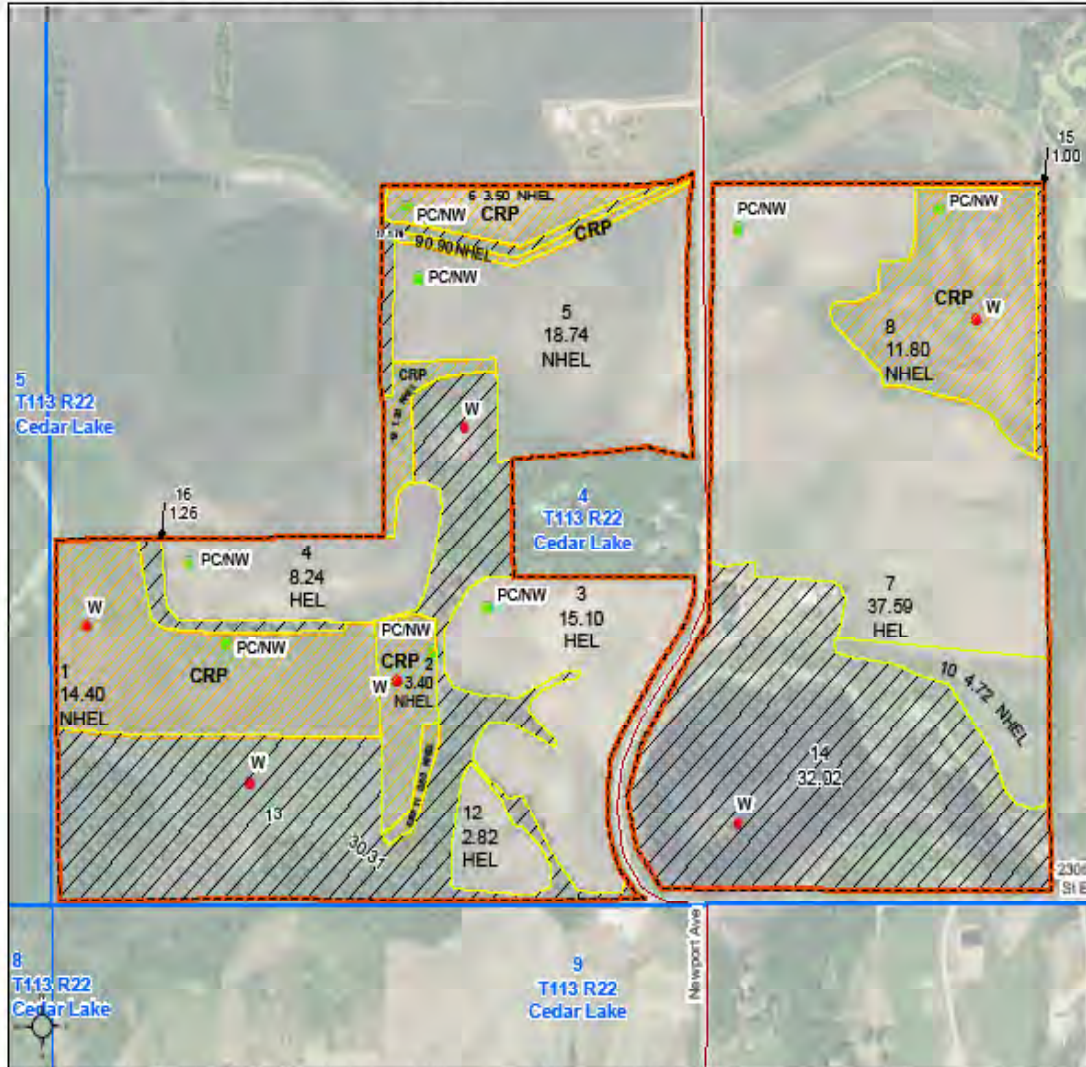
Scott County, Minnesota

Farm 260

Tract 926

2024 Program Year

Map Created April 30, 2024



Unless otherwise noted:  
 Acres are 100% operator  
 Crops are semi-irrigated  
 Cuts = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HW, BW = Grain  
 Sorghum = IS, Non-OS = Grain  
 Oats and Barley = Spring for grain  
 Rice = for grain  
 Peas = for grain  
 Alfalfa, Mixed Forage AGR, GMA, NGS = for forage  
 Beans = Dry Edible  
 BNG = for EZ  
 Corns = Spring for feed

### Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 123.71 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 Inventory Program (NAIP) imagery. The producer accepts the state 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 (CPN-05 and affected maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

## PROPERTY INFORMATION

### COMBINED PARCELS

<b>DESCRIPTION:</b>	E1/2 SW 1/4 Excluding 8.72ac +/- & SW1/4 SW1/4 & W1/2 SE1/4 & W 5.37 ac in E1/2 SE 1/4, SEC 24 -TWP113N - R 22W. (Cedar Lake Township, Scott County, Minnesota)	
<b>TAX ID #:</b>	039040030, 039040080	
<b>REAL ESTATE TAXES:</b>	2024 Ag-Homestead Taxes	= \$5,114.06
	Special Assessments	= \$27.00
	Ag & Rural Credits	= (\$1,407.06)
	Total Estimated Tax & Specials	= \$3,734.00
	<b>*Parcels are enrolled in Green Acres &amp; Rural Preserve. Deferred taxes due upon closing to non-qualifying parties</b>	
<b>FSA INFORMATION:</b>	Total Deeded acres:	= 196.65+/- acres
	FSA Tillable (Includes CRP Acres)	= 123.71 +/- acres
	Corn Base Acres	= 40.04 +/- acres
	Corn yield	= 129 +/- bushels
	Soybean base acres	= 42.66 +/- acres
	Soybean yield	= 38 +/- bushels
	Corn & Soybeans are ARC County	
<b>SOIL DESCRIPTION:</b>	Lester Loam, Webster-Le Sueur Silty Clay Loam, Webster-Glencoe	
<b>Crop Productivity Index:</b>	74.8 CPI	
<b>TOPOGRAPHY:</b>	Rolling	
<b>DRAINAGE:</b>	Natural Drainage	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW-Prior Converted/No Wetlands, HEL (Highly Erodable Land), NHEL (Non-Highly Erodable Land), Wetlands (See FSA Aerial)	
<b>CRP INFORMATION:</b>	36.5 acres are enrolled in the Conservation Reserve Program.	
<b>Dwelling:</b>	Rambler Style, 3 Bedroom, 1.75 Bath, Foundation 1,144SF, Above Grade 1,144SF, 624SF Garage, Built 1973	
<b>Well &amp; Septic:</b>	Well ID: 193348, Septic is considered non-compliant, Disclosures to be provided	

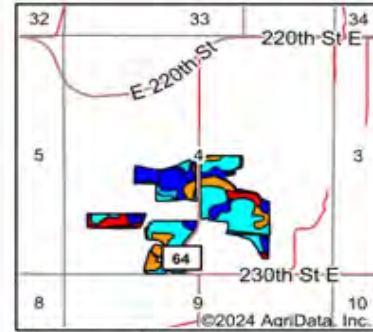
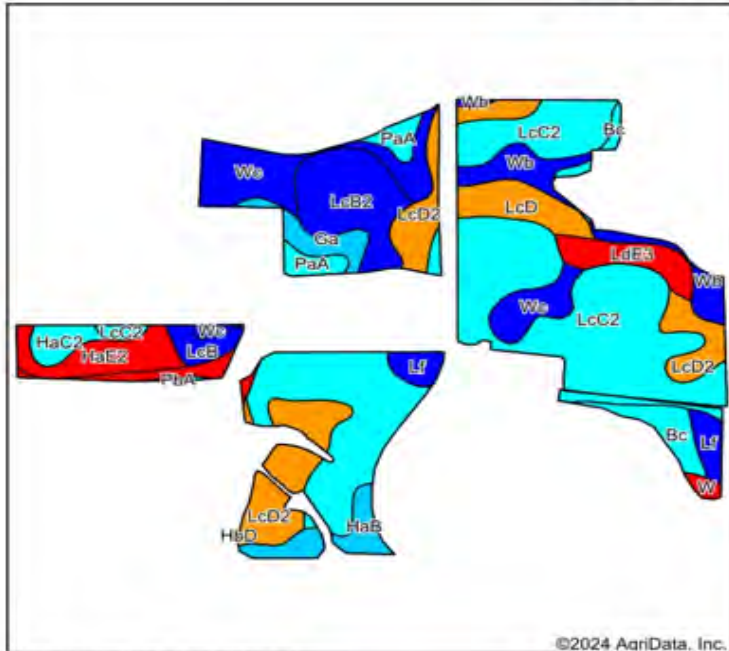
WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

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- Entire Parcel

## Soils Map



State: **Minnesota**  
 County: **Scott**  
 Location: **4-113N-22W**  
 Township: **Cedar Lake**  
 Acres: **85.67**  
 Date: **9/16/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN139, Soil Area Version: 19

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	
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	33.54	39.1%		IIIe	76	77	77	63	69	
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	10.37	12.1%		IVe	67	73	72	59	63	
Wc	Webster-Le Sueur silty clay loams	7.95	9.3%		IIw	95	82	82	72	75	
LcB2	Lester loam, 2 to 6 percent slopes, moderately eroded	6.14	7.2%		IIe	91	78	78	65	71	
Wb	Webster-Glencoe silty clay loams	3.86	4.5%		IIw	91	80	80	59	79	
HaE2	Hayden loam, 18 to 25 percent slopes	3.37	3.9%		VIe	29	64	64	46	46	
LcD	Lester loam, 10 to 16 percent slopes	2.99	3.5%		IVe	67	77	76	67	73	
LdE3	Lester soils, 18 to 25 percent slopes	2.57	3.0%		VIIe	34	53	53	41	43	
Bc	Blue Earth mucky silt loam, 0 to 1 percent slopes	2.47	2.9%		IIW	77	74	67	68	74	
HaB	Hayden loam, 2 to 6 percent slopes	2.35	2.7%		IIe	85	86	86	73	81	
Lf	Le Sueur-Lester complex, 1 to 6 percent slopes	2.12	2.5%		IIe	95	86	86	74	83	
PaA	Klossner muck, 0 to 1 percent slopes	1.80	2.1%		IIW	77	84	78	79	84	
Ga	Glencoe silty clay loam, 0 to 1 percent slopes	1.75	2.0%		IIW	86	80	77	73	79	
HaC2	Hayden loam, 6 to 10 percent slopes, moderately eroded	1.35	1.6%		IIIe	71	81	81	66	70	
Bb	Beach materials and muck	1.29	1.5%		Vw	15	80	80	32	63	
LcB	Lester loam, 2 to 6 percent slopes	1.26	1.5%		IIe	91	82	80	72	81	
W	Water	0.39	0.5%			0					
PbA	Houghton muck, 0 to 1 percent slopes	0.10	0.1%		IIW	74	79	74	73	78	
<b>Weighted Average</b>						<b>-</b>	<b>74.8</b>	<b>*n 76.4</b>	<b>*n 75.8</b>	<b>*n 62.8</b>	<b>*n 69</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

## PROPERTY INFORMATION

### Parcel 1

**DESCRIPTION:** E1/2 SW 1/4 Excluding 8.72ac +/- & SW1/4 SW1/4 SEC 24 -TWP113N - R 22W (Cedar Lake Township, Scott County, Minnesota)

**TAX ID #:** 039040030

**REAL ESTATE TAXES:** 2024 Ag-Homestead Taxes = \$2,040.00  
Special Assessments = \$0.00  
Ag Credits = (\$532.00)  
Total Estimated Tax & Specials = \$1,508.00  
**\*Parcel IS enrolled in Green Acres & Rural Preserve. Deferred taxes due upon closing to non-qualifying parties**

**FSA INFORMATION:** Total acres: = 111.28 +/- acres  
FSA Tillable (Includes CRP Acres) = 69.6 +/- acres  
Corn Base Acres = 20.42 +/- acres  
Corn yield = 129 +/- bushels  
Soybean base acres = 21.75 +/- acres  
Soybean yield = 38 +/- bushels  
Corn & Soybeans are ARC County  
**\*Corn & soybean base acres are a prorated estimate subject to change upon FSA reconstitution.**

**SOIL DESCRIPTION:** Lester Loam, Webster-Le Sueur Silty Clay Loam, Webster-Glencoe

**Crop Productivity Index:** 75.3 CPI

**TOPOGRAPHY:** Rolling

**DRAINAGE:** Natural Drainage

**NRCS CLASSIFICATION ON TILLABLE ACRES:** PC/NW-Prior Converted/No Wetlands, HEL (Highly Erodable Land), NHEL (Non-Highly Erodable Land), Wetlands (See FSA Aerial)

**CRP INFORMATION:** 24.7 acres are enrolled in the Conservation Reserve Program.

**Well & Septic:** N/A

**Scott County Zoning:** TR - Transition Reserve

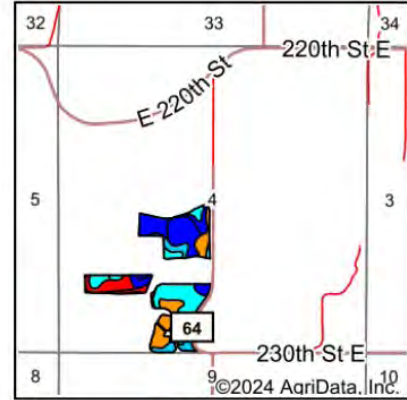
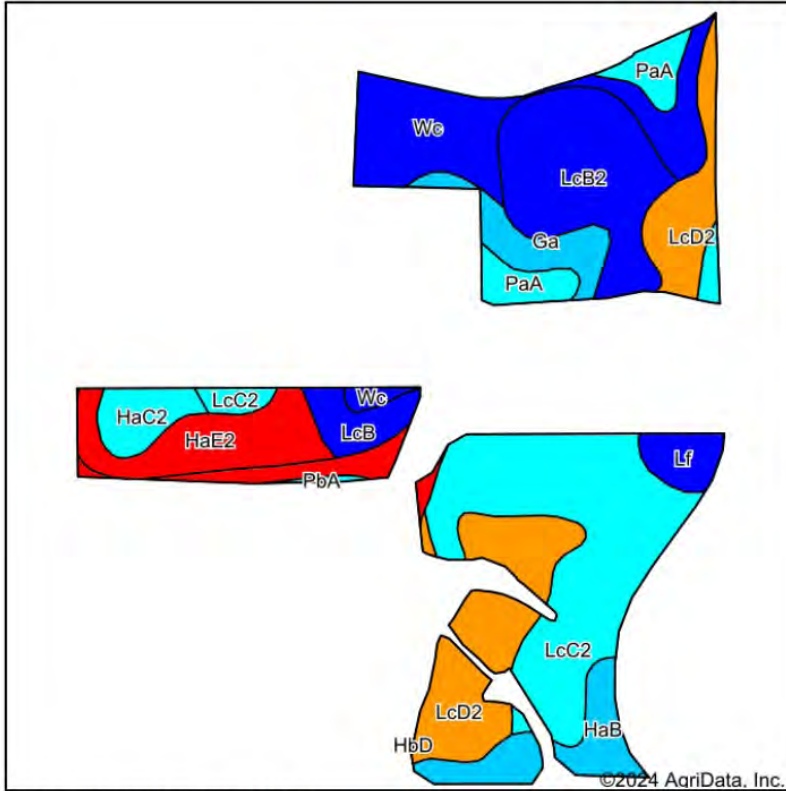
**2040 Comp Planned Land Use:** Transition Area (1 per 10 Cluster)

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# Soils Map Parcel 1



State: **Minnesota**  
 County: **Scott**  
 Location: **4-113N-22W**  
 Township: **Cedar Lake**  
 Acres: **44.18**  
 Date: **9/16/2024**

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

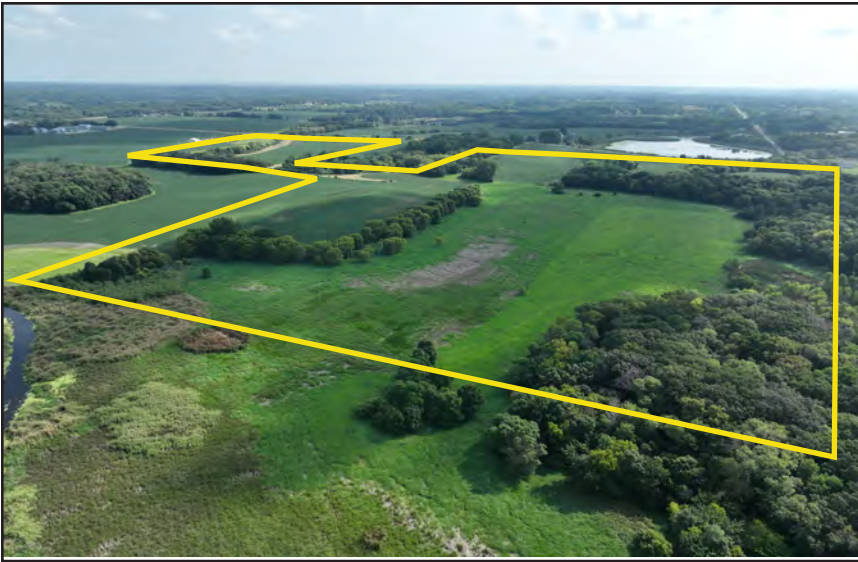
Area Symbol: MN139, Soil Area Version: 19

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
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	10.68	24.1%		IIle	76	77	77	63	69
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	7.36	16.7%		IVe	67	73	72	59	63
LcB2	Lester loam, 2 to 6 percent slopes, moderately eroded	6.14	13.9%		IIe	91	78	78	65	71
Wc	Webster-Le Sueur silty clay loams	5.70	12.9%		IIw	95	82	82	72	75
HaE2	Hayden loam, 18 to 25 percent slopes	3.37	7.6%		VIe	29	64	64	46	46
HaB	Hayden loam, 2 to 6 percent slopes	2.35	5.3%		IIe	85	86	86	73	81
PaA	Klossner muck, 0 to 1 percent slopes	1.80	4.1%		IIIw	77	84	78	79	84
Ga	Glencoe silty clay loam, 0 to 1 percent slopes	1.75	4.0%		IIIw	86	80	77	73	79
HaC2	Hayden loam, 6 to 10 percent slopes, moderately eroded	1.35	3.1%		IIle	71	81	81	66	70
Bb	Beach materials and muck	1.29	2.9%		Vw	15	80	80	32	63
LcB	Lester loam, 2 to 6 percent slopes	1.26	2.9%		IIe	91	82	80	72	81
Lf	Le Sueur-Lester complex, 1 to 6 percent slopes	1.03	2.3%		IIe	95	86	86	74	83
PbA	Houghton muck, 0 to 1 percent slopes	0.10	0.2%		IIIw	74	79	74	73	78
<b>Weighted Average</b>					<b>3.08</b>	<b>75.3</b>	<b>*n 77.6</b>	<b>*n 77</b>	<b>*n 63.8</b>	<b>*n 69.5</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Parcel 1 Aerial Photos



Southwest looking Northeast

Northeast looking Southwest



Southeast looking Northwest



\*All boudnary lines are approximate

## PROPERTY INFORMATION

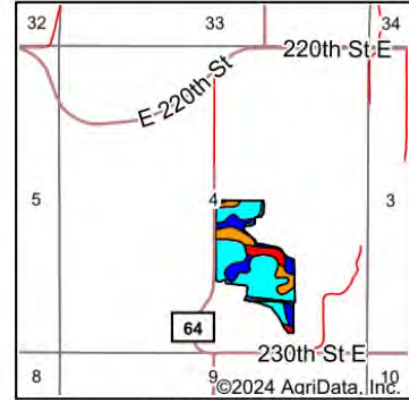
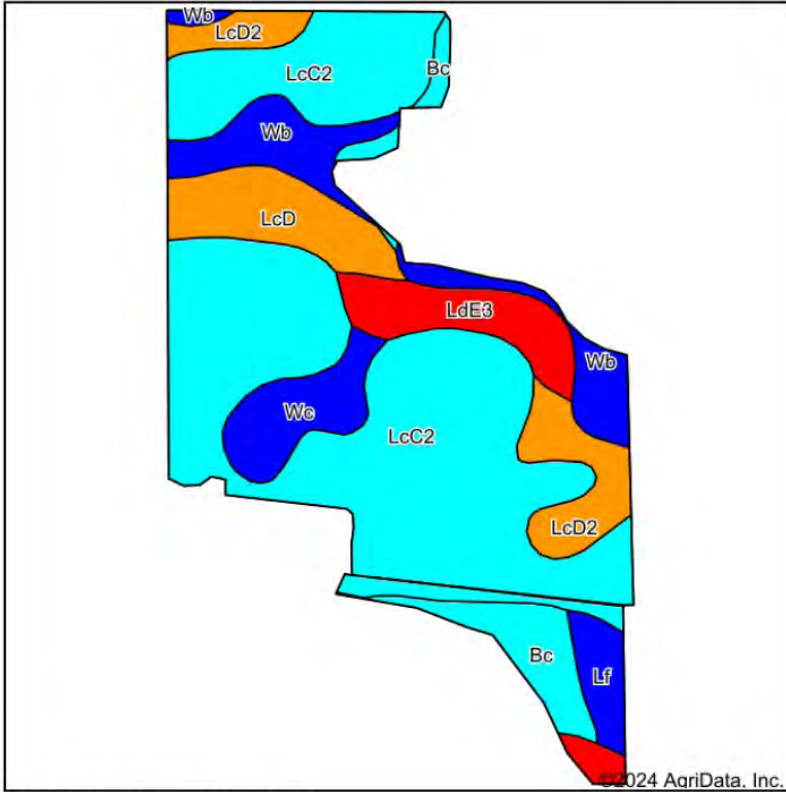
### Parcel 2

<b>DESCRIPTION:</b>	W1/2 SE1/4 & W 5.73 ac in E1/2 SE 1/4, SEC 24 -TWP113N - R 22W (Cedar Lake Township, Scott County, Minnesota)	
<b>TAX ID #:</b>	039040080	
<b>REAL ESTATE TAXES:</b>	2024 Ag-Homestead Taxes	= \$3,074.06
	Special Assessments	= \$27.00
	Ag Credits	= (\$875.06)
	Total Estimated Tax & Specials	= \$2,226.00
	<b>*Parcel IS enrolled in Green Acres &amp; Rural Preserve. Deferred taxes due upon closing to non-qualifying parties</b>	
<b>FSA INFORMATION:</b>	Total acres:	= 85.37 +/- acres
	FSA Tillable (Includes CRP Acres)	= 54.11 +/- acres
	Corn Base Acres	= 19.62 +/- acres
	Corn yield	= 129 +/- bushels
	Soybean base acres	= 20.91 +/- acres
	Soybean yield	= 38 +/- bushels
	Corn & Soybeans are ARC County	
	<b>*Corn &amp; soybean base acres are a prorated estimate subject to change upon parcel split</b>	
<b>SOIL DESCRIPTION:</b>	Lester Loam, Webster-Le Sueur Silty Clay Loam, Webster-Glencoe	
<b>Crop Productivity Index:</b>	75.3 CPI	
<b>TOPOGRAPHY:</b>	Rolling	
<b>DRAINAGE:</b>	Natural Drainage	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW-Prior Converted/No Wetlands, HEL (Highly Erodable Land), NHEL (Non-Highly Erodable Land), Wetlands (See FSA Aerial)	
<b>CRP INFORMATION:</b>	11.80 acres are enrolled in the Conservation Reserve Program.	
<b>Dwelling:</b>	Rambler Style, 3 Bedroom, 1.75 Bath, Foundation 1,144SF, Above Grade 1,144SF, 624SF Garage, Built 1973	
<b>Well &amp; Septic:</b>	Well ID:193348, Septic is considered non-compliant, Disclosures to be provided	
<b>Scott County Zoning:</b>	RR-Rural Residential	
<b>2040 Comp Planned Land Use:</b>	1 Building Site per 10 acres, 10 acre minimum building site	

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# Soils Map - Parcel 2



State: **Minnesota**  
 County: **Scott**  
 Location: **4-113N-22W**  
 Township: **Cedar Lake**  
 Acres: **41.59**  
 Date: **8/22/2024**

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

Area Symbol: MN139, Soil Area Version: 19

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	
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	22.87	54.9%		IIle	76	77	77	63	69	
Wb	Webster-Glencoe silty clay loams	3.86	9.3%		IIw	91	80	80	59	79	
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	3.02	7.3%		Ive	67	73	72	59	63	
LcD	Lester loam, 10 to 16 percent slopes	2.99	7.2%		Ive	67	77	76	67	73	
LdE3	Lester soils, 18 to 25 percent slopes	2.57	6.2%		VIIe	34	53	53	41	43	
Bc	Blue Earth mucky silt loam, 0 to 1 percent slopes	2.52	6.1%		IIIw	77	74	67	68	74	
Wc	Webster-Le Sueur silty clay loams	2.25	5.4%		IIw	95	82	82	72	75	
Lf	Le Sueur-Lester complex, 1 to 6 percent slopes	1.10	2.6%		Ile	95	86	86	74	83	
W	Water	0.41	1.0%			0					
<b>Weighted Average</b>						-	<b>74.3</b>	<b>*n 75.1</b>	<b>*n 74.5</b>	<b>*n 61.7</b>	<b>*n 68.5</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Parcel 2 Aerial Photos



Northwest looking Southeast

Northeast looking Southwest



South looking North

\*All boudnary lines ar approximate



## Parcel 2 Home Photos



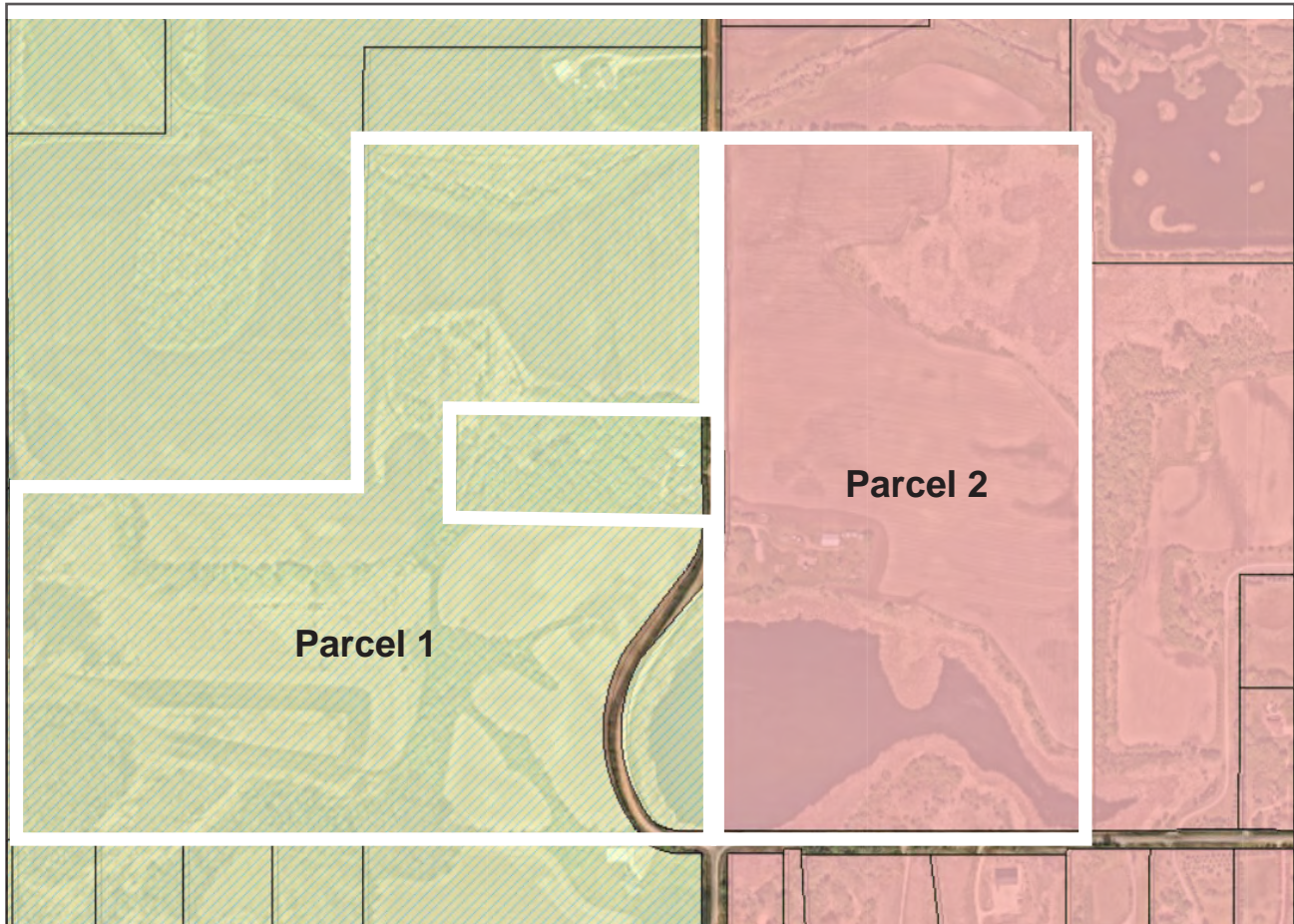


## Parcel 2 Home Photos





# Planning & Zoning Districts



- Agricultural Preservation (1 per 40)
- Urban Expansion (1 per 40)
- Transition Area (1 per 10 cluster)
- Rural Residential Reserve (1 per 10)
- Rural Residential Growth (1 per 2.5)
- Park/Open Space
- Commercial
- Industrial
- Rural Business Reserve
- Urban Business Reserve
- Hamlet Mixed Use
- (Not Under County Planning Authority)

Parcel 1 : Zoned TR - Transition Reserve  
- 1 building right per 10 acres in cluster.

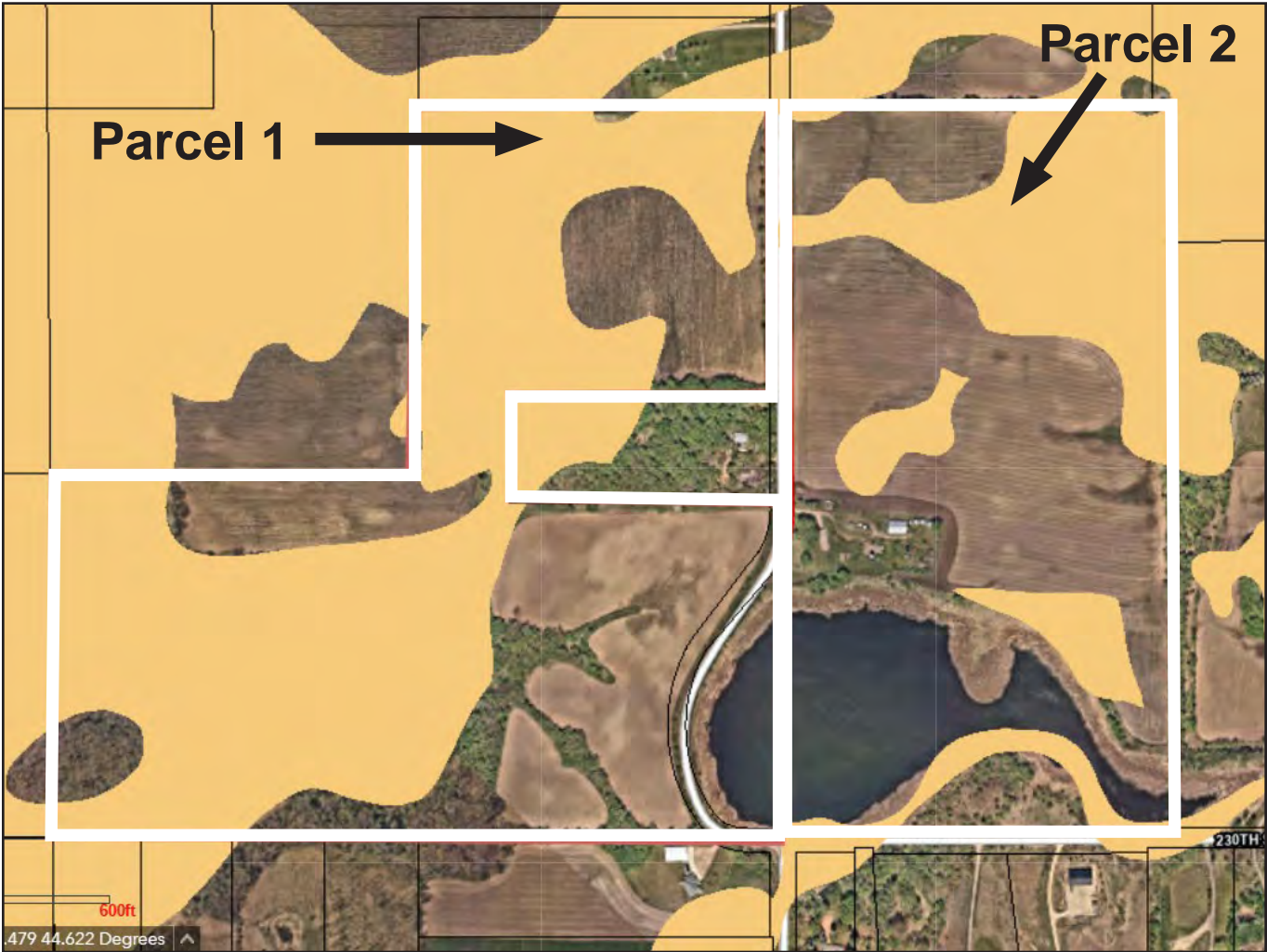
Parcel 2: Zoned RR-1 Rural Residential  
- 1 building right per 10 acres. Min. 10  
acre building lot.

\*Note creating parcels less than 40 acres requires the full platting process. Please contact Scott County Planning and Zoning for further information and due diligence.

\*This information was obtained from Scott County GIS. Buyer is responsible to perform their own due diligence to form conclusions. Number of building sites allowed must be confirmed through platting process.

Wingert Land Services does not guarantee this information.

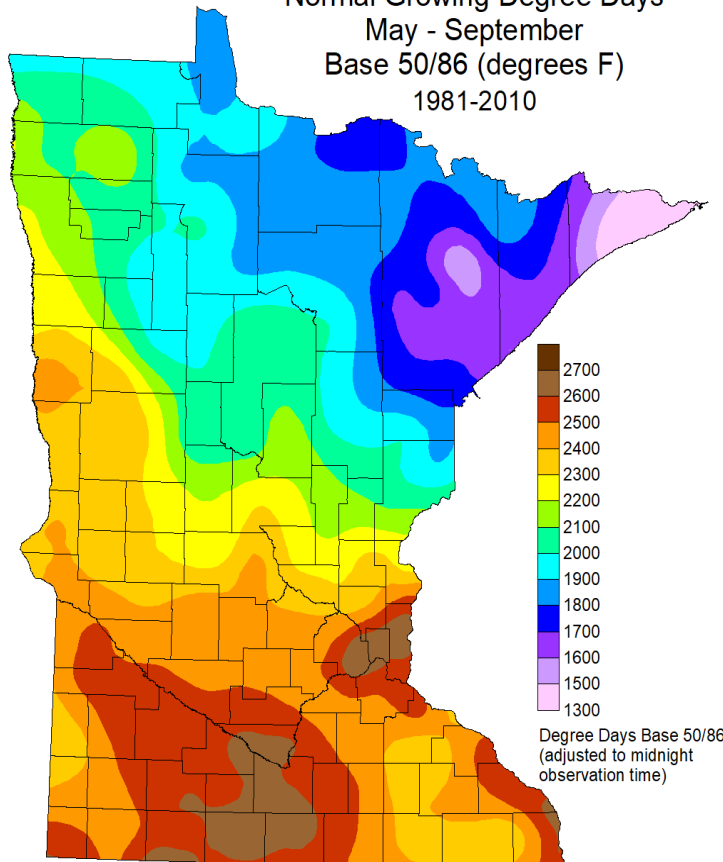
# Hydric Soil Map



- \*Obtained from Scott County GIS
- \*Boundary lines are approximate
- \*Yellow indicates possible hydric soils



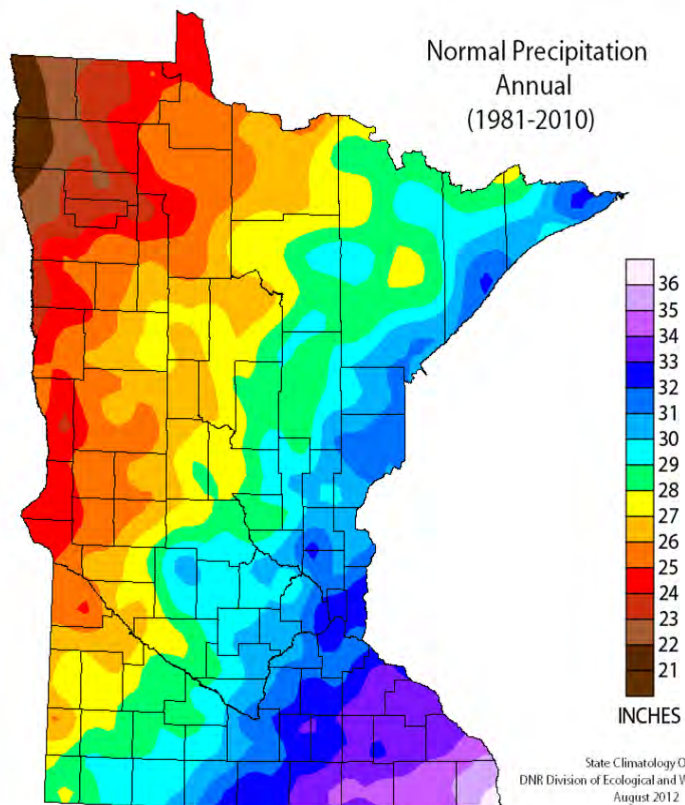
Normal Growing Degree Days  
 May - September  
 Base 50/86 (degrees F)  
 1981-2010



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

State Climatology Office - MNDNR

Normal Precipitation  
 Annual  
 (1981-2010)



INCHES

State Climatology Office  
 DNR Division of Ecological and Water Resources  
 August 2012

# One Chance Sealed Bid Instructions

1. To request a bid packet, please contact Geoff Mead at 507-317-6266.  
Email: geoff@wingertlandservices.com
2. All sealed bids shall be submitted on purchase contract forms provided by Wingert Land Services and shall state the total price for total deeded acres.
3. Bids must be received on or before December 11, 2024 by 12:30pm to be considered.  
  
**- If you are unable to postmark your bid on time please call Geoff Mead at 507-317-6266 to make other arrangements.**
4. The sealed bids will be reviewed on December 11, 2024 and all bidders will be notified whether their bid was accepted or rejected by 12:00pm December 12, 2024
5. The parcels are being offered individually and in combination. The highest total offer will be considered.
6. Seller reserves the right to reject any and all bids.
7. In the event a bid is accepted the successful bidder must provide earnest money in the amount of 10% of the total purchase price within 24 hours. Check or wired funds will be accepted.
8. A 2% Buyer Premium will be added to the purchase price and paid at closing. The Buyer Premium will be reflected on the contract forms provided by Wingert Land Services, Inc.
9. The winning Bidder(s) is purchasing with no financing contingencies and must be prepared to close on or before February 5, 2025. Possession to be given at settlement upon receipt of certified check or wire transfer funds.
10. Wingert Land Services, Inc. stipulated they are representing the Seller exclusively in this transaction
11. Information provided within this brochure is from sources deemed reliable but Wingert Land Services, Inc. makes no guarantee as to its accuracy. Prospective Buyers are urged to perform their own due diligence prior to making any offers on the subject property and to rely on their own conclusions.
12. Seller is selling the property in "As-Is, Where-Is, with All Faults" condition.

## Mail Address:

Att: Geoff Mead

Wingert Land Services, Inc.

1160 Victory Drive South, Suite 6

Mankato, MN 56001