

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

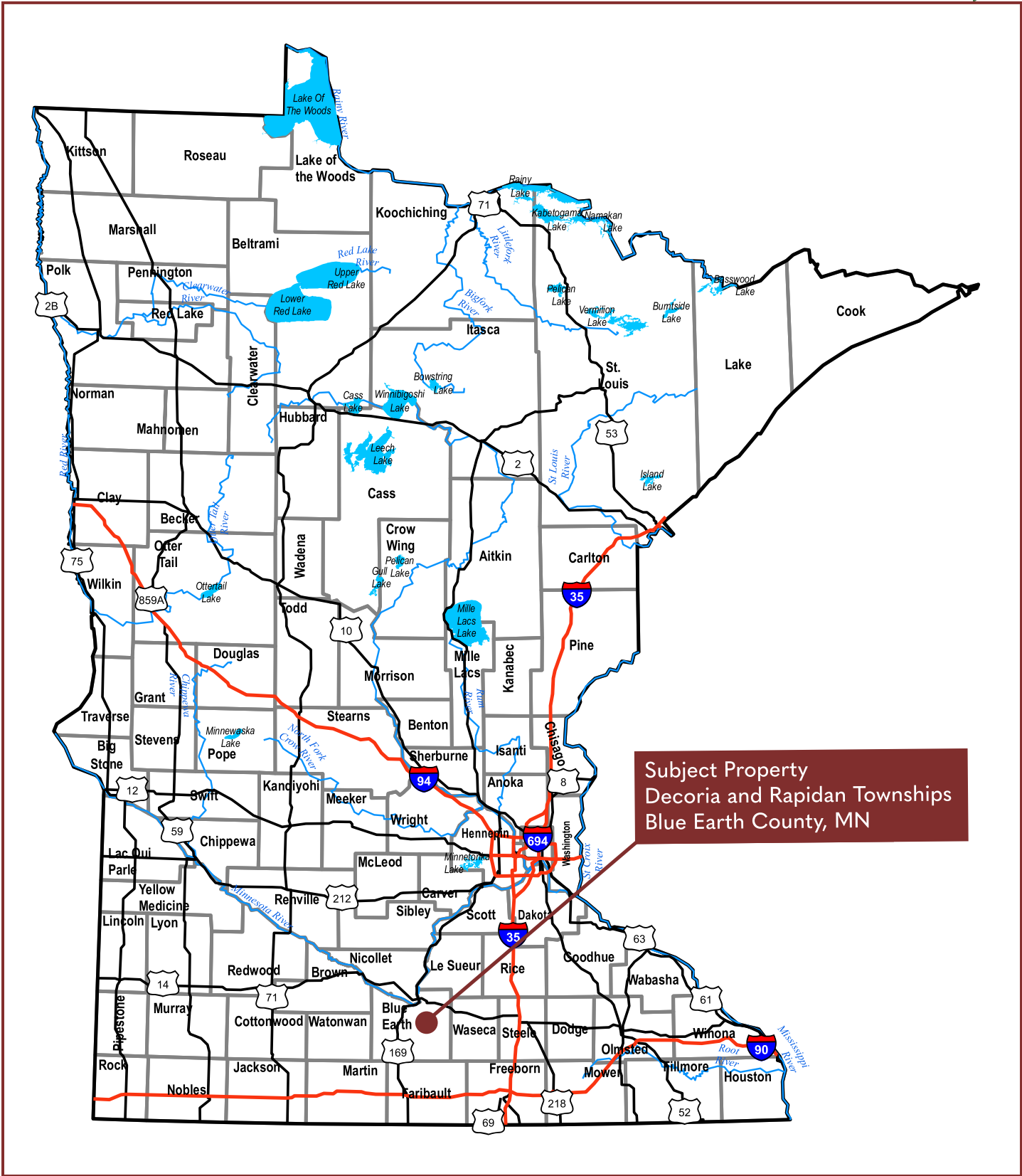
AUCTIONEER #83-50

geoff@wingertlandservices.com | C: 507.317.6266



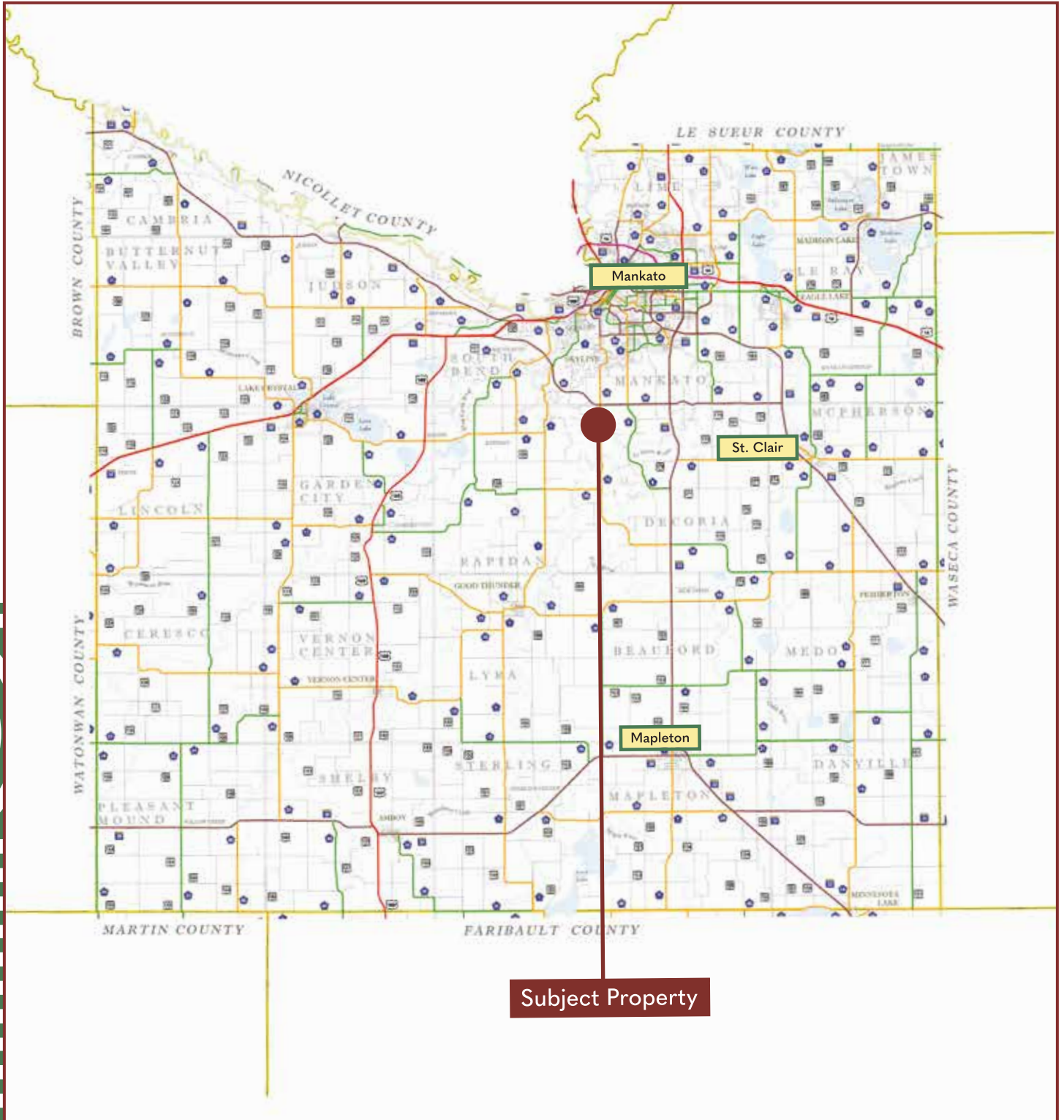
507.248.5263

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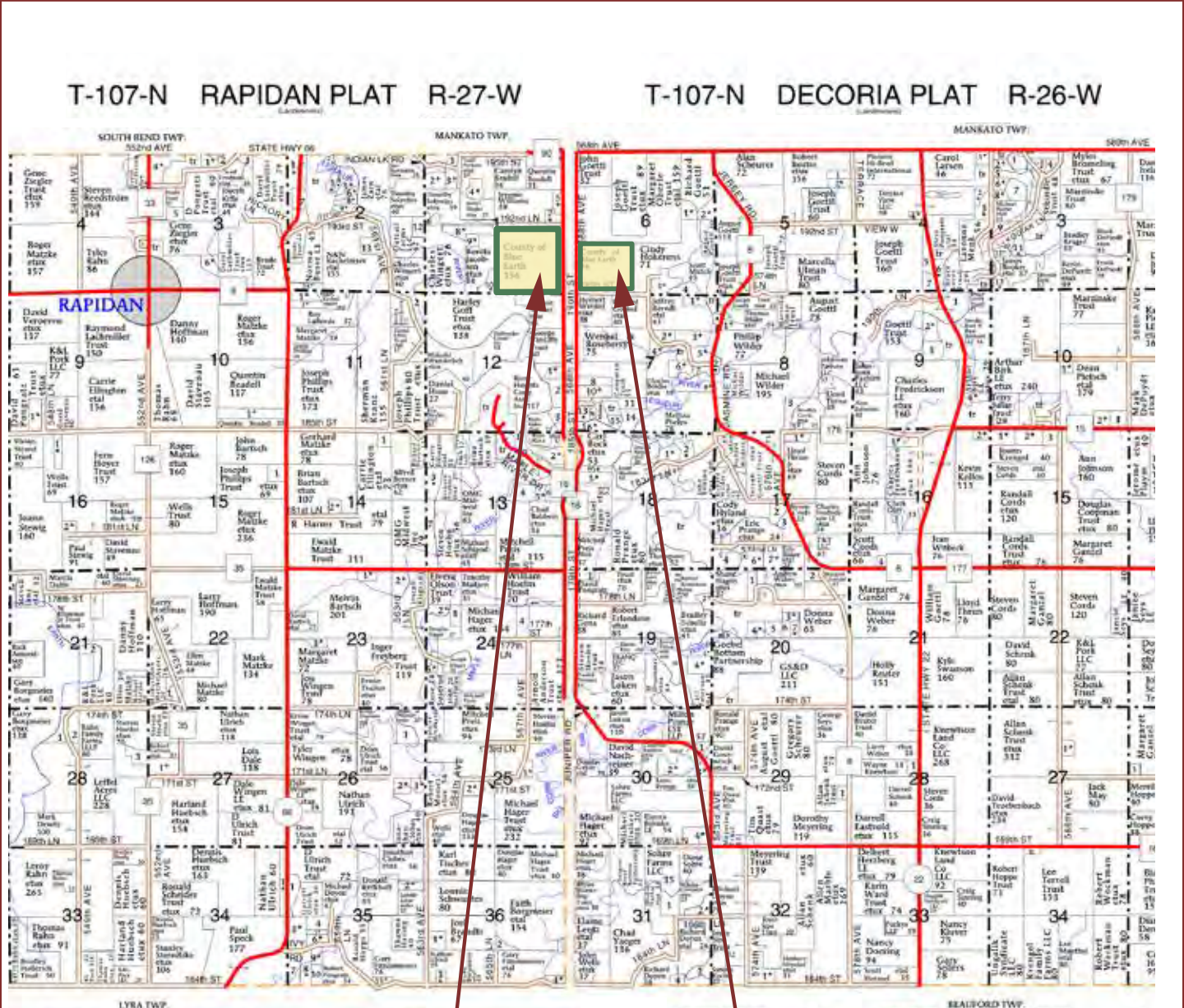
Subject Property
Decoria and Rapidan Townships
Blue Earth County, MN

Blue Earth County Minnesota



Rapidan and Decoria Township

Blue Earth County | T107N-R27W & T107N-R26W



Subject Property Subject Property

FSA Aerial Map

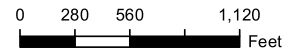


Blue Earth County, Minnesota

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	—	Centerline of Ravine per Aerial Photo
●	Iron Monument Found	—	Underground Utility Line
■	Mag Nail Found	—	Underground Gas Line (Pipeline Noted)
		△	Utility Marker



Property Information

Parcel 1

DESCRIPTION:	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".	
TAX ID#:	R481301400002 (Original PID, prior to split)	
REAL ESTATE TAXES:	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.	
FSA INFORMATION:	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.	
LEASE/RENT INFORMATION:	Open to farm, lease, or build in 2025.	
SOIL DESCRIPTION:	Waldorf Silty Clay Loam, Barrington Silty Loam, Reedslake-Le Sueur, Storden. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	86.5 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 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.	

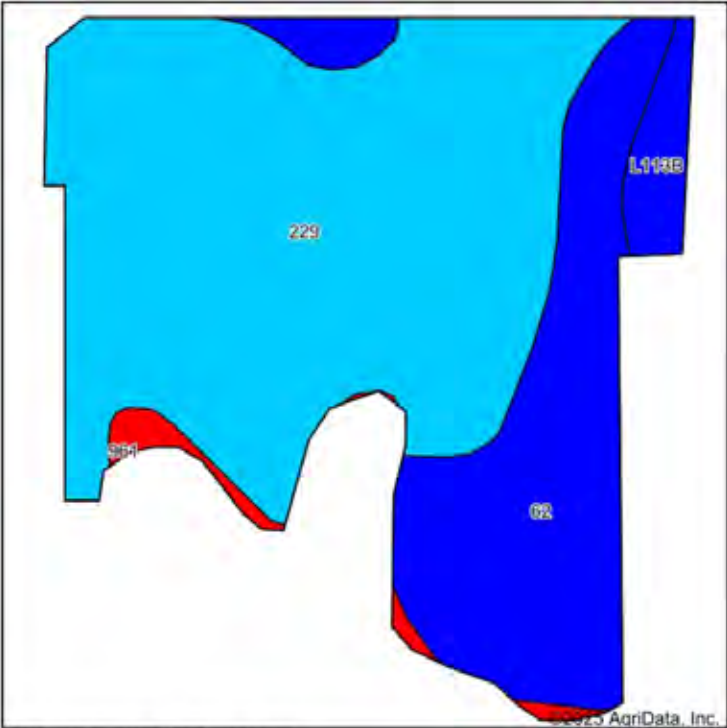
WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

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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 NCGPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCGPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	11.94	65.5%		IIIw	85	70	65	67	68
62	Barrington silt loam, 1 to 3 percent slopes	4.95	27.2%		IIe	94	85	85	73	76
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.96	5.3%		IIe	98	81	78	73	81
981	Storden complex, very steep	0.36	2.0%		VIIe	4	16	16	14	9
Weighted Average						2.10	*n 73.6	*n 70.2	*n 67.9	*n 69.7

*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

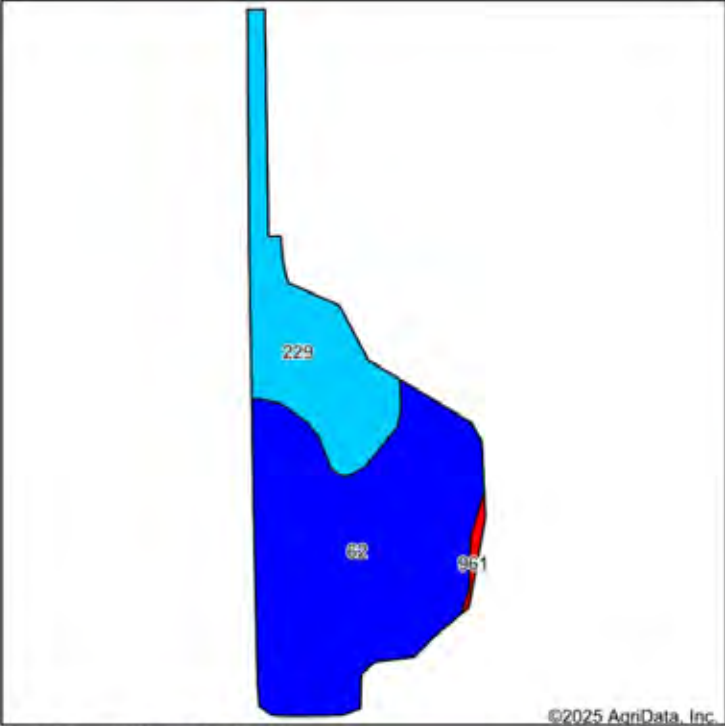
DESCRIPTION:	Abbreviated: 21.80± ac in the W 1/2 of SE 1/4 Sec 1 TWP 107 R 27W (Rapidan Township, Blue Earth County, Minnesota). See "Survey – West Side".	
TAX ID#:	R481301400002 (Original PID, prior to split)	
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes (County Estimate)	\$880.45
	Special Assessments	\$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%		Ilw	85	70	65	67	68	
961	Storden complex, very steep	0.11	1.1%		Vile	4	16	16	14	9	
Weighted Average						2.05	90.4	*n 79.8	*n 78.3	*n 70.6	*n 72.9

*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

DESCRIPTION:	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".	
TAX ID#:	R481301400002 (Original PID, prior to split)	
REAL ESTATE TAXES:	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.	
FSA INFORMATION:	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.	
LEASE/RENT INFORMATION:	Open to farm or lease in 2025.	
SOIL DESCRIPTION:	Spicer Silty Clay, Barrington Silt Loam, Reedslake-Le Sueur, Marna Silty Clay Loam, Muskego. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	85.4 CPI	
TOPOGRAPHY:	Level to rolling	
DRAINAGE:	Some tile present; private main and laterals with ravine outlet.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
OTHER:	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.	

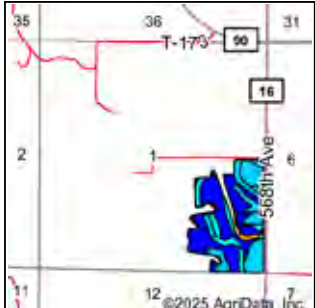
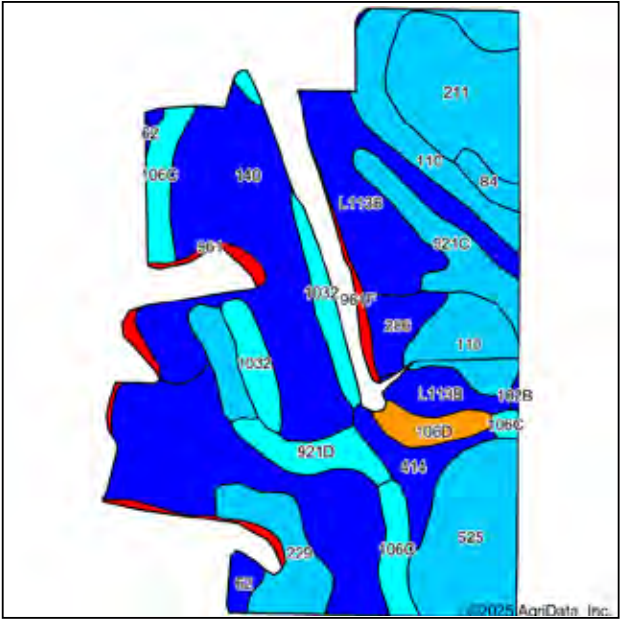
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Soils Map

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	Marna 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
Weighted Average						2.51	85.4	*n 72.6	*n 67.8	*n 60.5	*n 69.2

*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

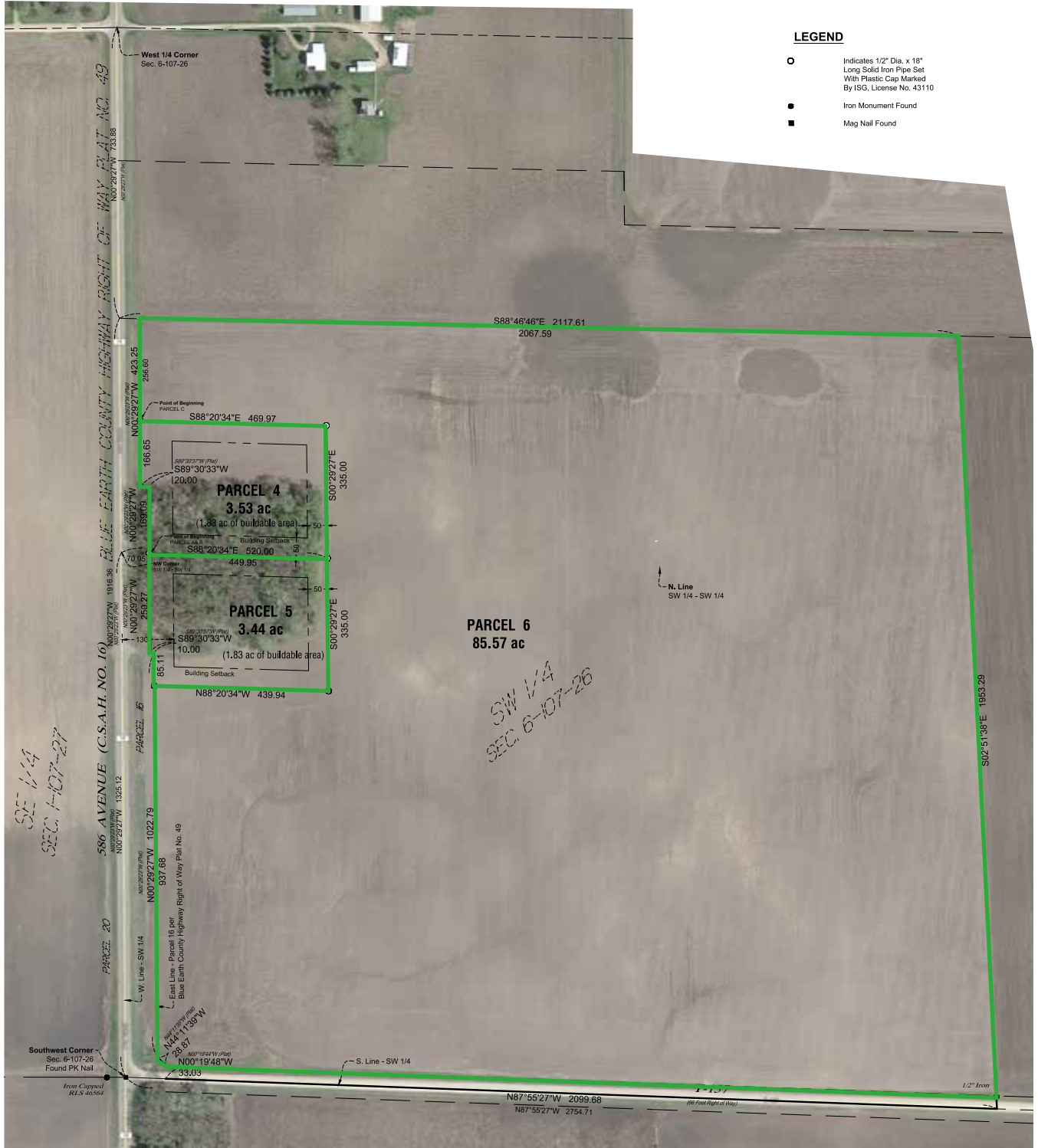
Parcel 3



Survey – East Side

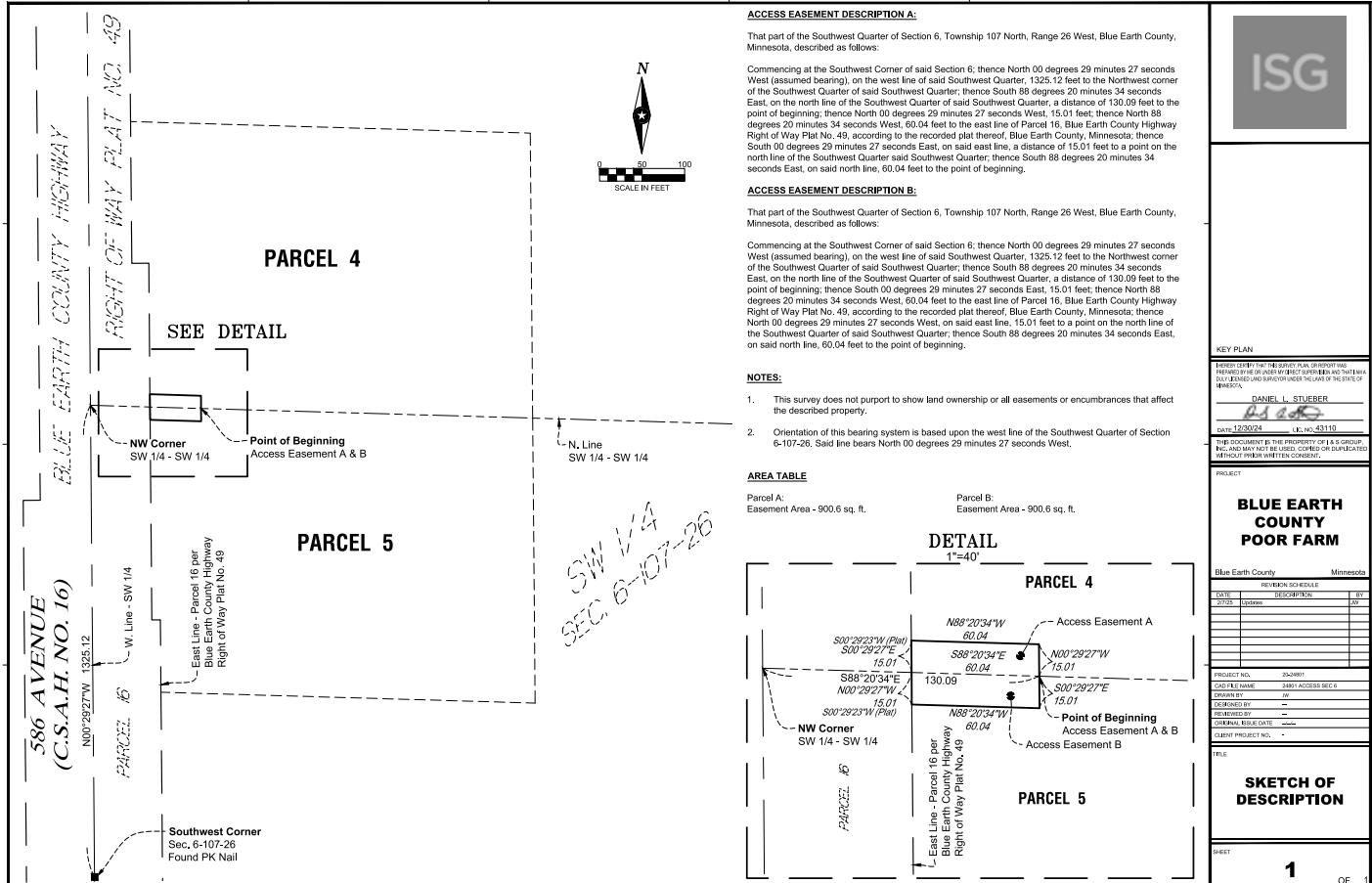
Parcels 4, 5 & 6

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

DESCRIPTION:	Abbreviated: 3.53± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)	
TAX ID#:	R351406300001 (Prior to Split)	
REAL ESTATE TAXES:	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.	
FSA INFORMATION:	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.	
LEASE/RENT INFORMATION:	Open to farm, lease, or build in 2025.	
SOIL DESCRIPTION:	Le Sueur, Reedslake	
CROP PRODUCTIVITY INDEX (CPI):	95.8 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	N/A	
OTHER:	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

DESCRIPTION:	Abbreviated: 3.43± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)	
TAX ID#:	R351406300001 (Prior to Split)	
REAL ESTATE TAXES:	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.	
FSA INFORMATION:	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.	
LEASE/RENT INFORMATION:	Open to farm, lease, or build in 2025.	
SOIL DESCRIPTION:	Clarion, Le Sueur	
CROP PRODUCTIVITY INDEX (CPI):	92.0 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	N/A	
OTHER:	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

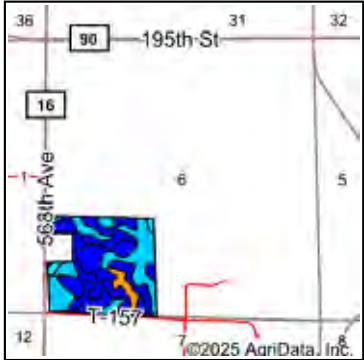
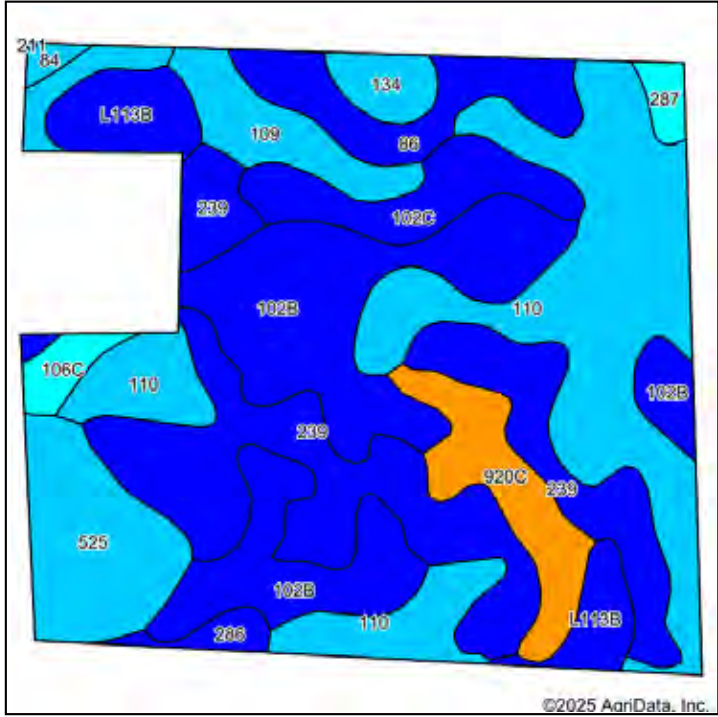
DESCRIPTION:	Abbreviated: 85.57± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)	
TAX ID#:	R351406300001 (Prior to Split)	
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes (County Estimate)	\$6,270.22
	Special Assessments	\$0.00
	Total Estimated Tax & Specials	\$6,270.22
	Due to parcels being split, property taxes will be due in full at closing.	
FSA INFORMATION:	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.	
LEASE/RENT INFORMATION:	Open to farm in 2025.	
SOIL DESCRIPTION:	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.	
CROP PRODUCTIVITY INDEX (CPI):	90.2 CPI	
TOPOGRAPHY:	Level to rolling	
DRAINAGE:	Some tile present; private main and laterals.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	N/A	
OTHER:	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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Soils Map Parcel 6



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



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 22

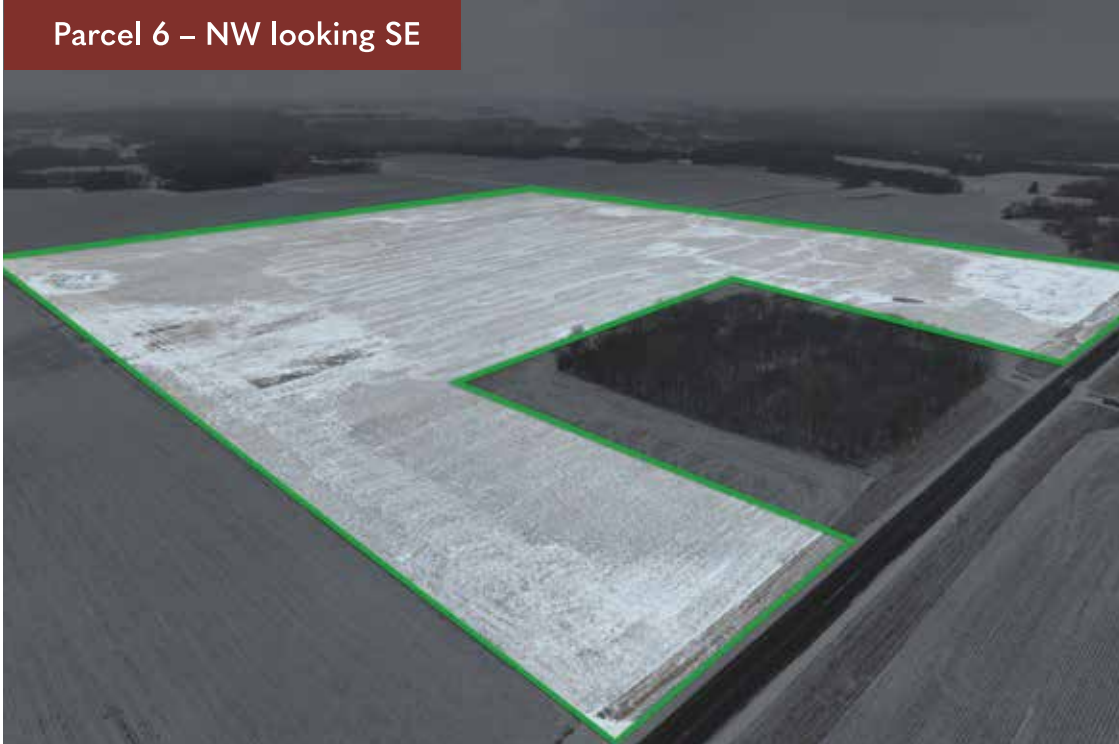
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
110	Marna silty clay loam, 0 to 2 percent slopes	20.95	25.1%		IIw	87	77	77	68	72	
239	Le Sueur loam, 1 to 3 percent slopes	16.96	20.3%		Iw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

*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

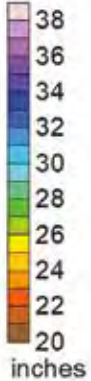
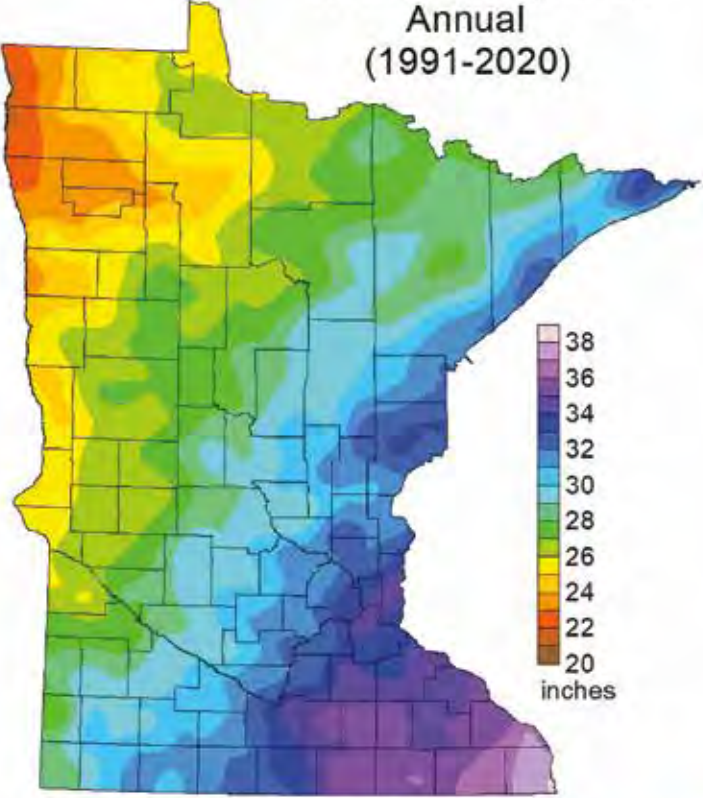


Parcel 6 – SE looking NW



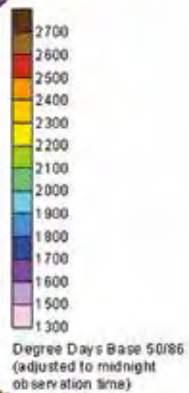
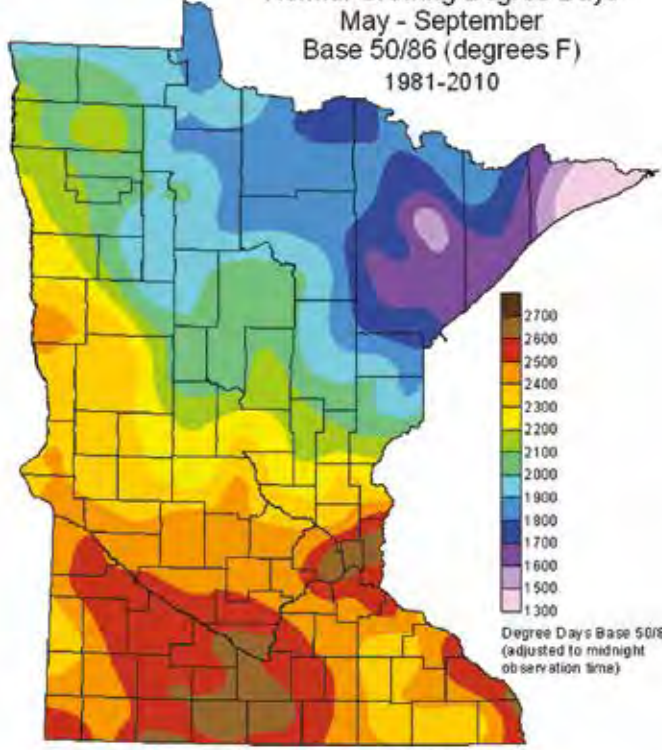


Normal Precipitation
Annual
(1991-2020)



DNR State Climatology Office, April 16, 2021

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



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 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

Geoff Mead, ALC, Licensed Broker

Auctioneer #83-50

507.317.6266

geoff@wingertlandservices.com

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.



	ACRES	TOTAL BID AMOUNT (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
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507.248.5263 | wingertlandservices.com