

We are pleased to present  
**Bruce Piltz Farm**  
**132.65 ± Acres**  
Danville Township, Blue Earth County



*This property to be sold by 'Sealed Bid Auction'*

**Owner:** Bruce Piltz Farm  
**Attorney:** Molly Byron, Byron Law Office, Waseca, MN  
**Date & Time:** Wednesday, August 16, 2023 @ 10:00 a.m.  
**Location:** Waldorf Community Center  
109 Main Street, Waldorf, MN

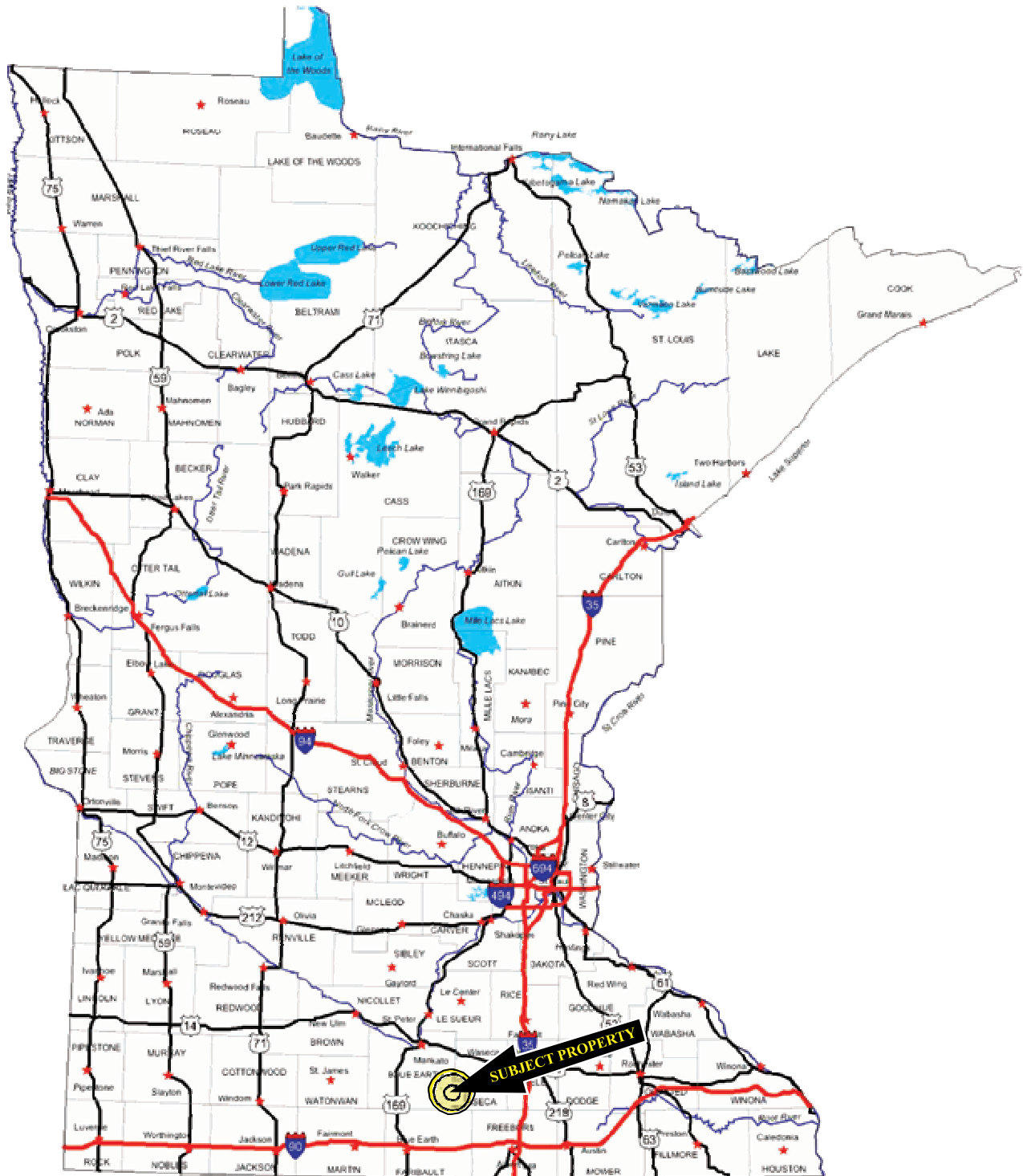
**Note:** See 'Sealed Bid Information' page in the back of this brochure for more details.  
*Only registered bidders may attend. Must be registered prior to auction date.*

**For Additional Information, contact:**

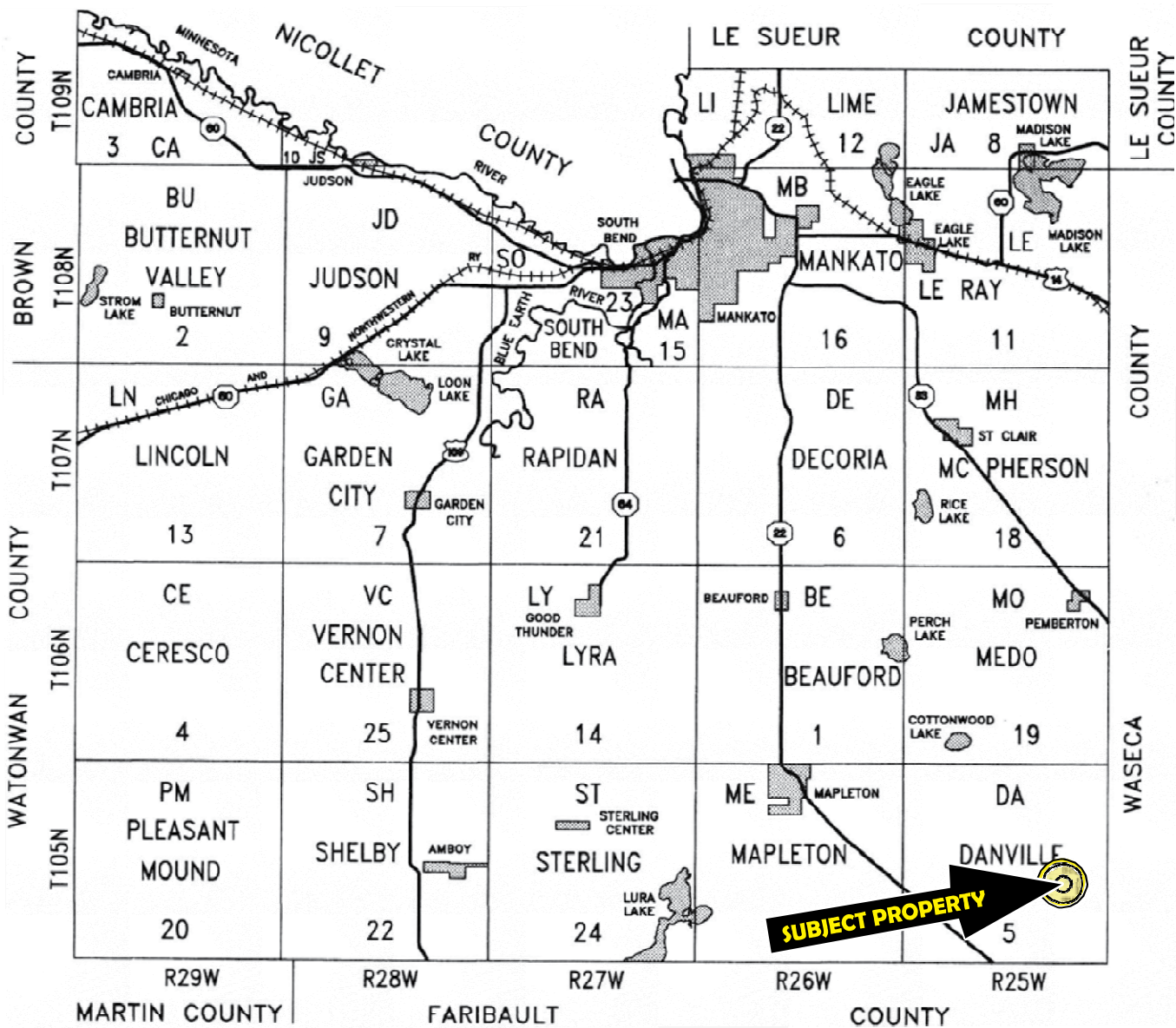
**Chuck Wingert, ALC Auctioneer #07-53**  
**Direct: 507-381-9790**



# State Map



# Blue Earth County Minnesota



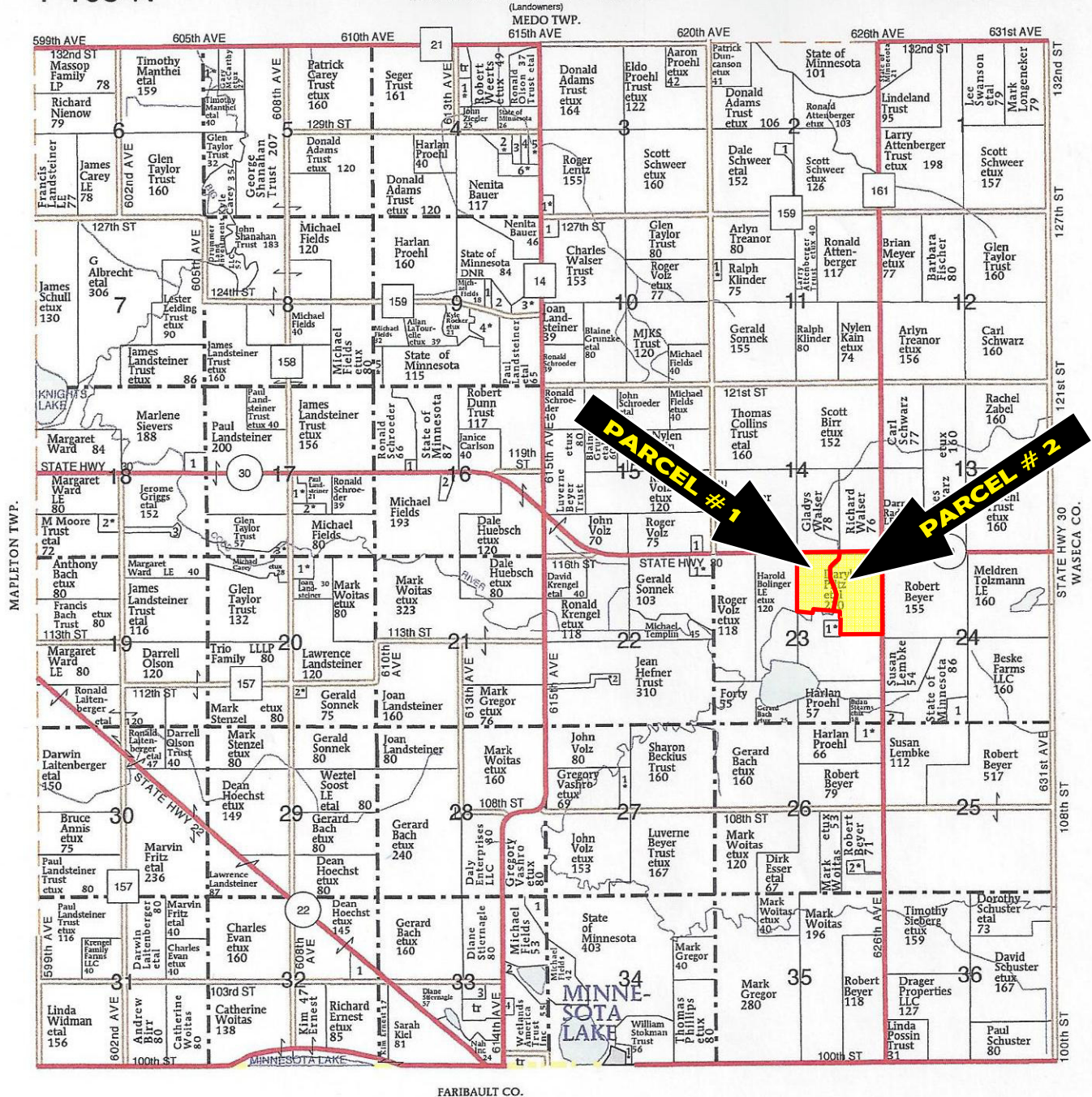


# Danville Township Blue Earth County

T-105-N

DANVILLE PLAT

R-25-W



FARIBAULT CO.





# FSA Aerial / Information



Waseca County, Minnesota

Farm 5230

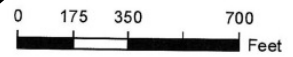
Tract 4502

2023 Program Year

Map Created January 10, 2023

**PARCEL # 1**

**PARCEL # 2**



- 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

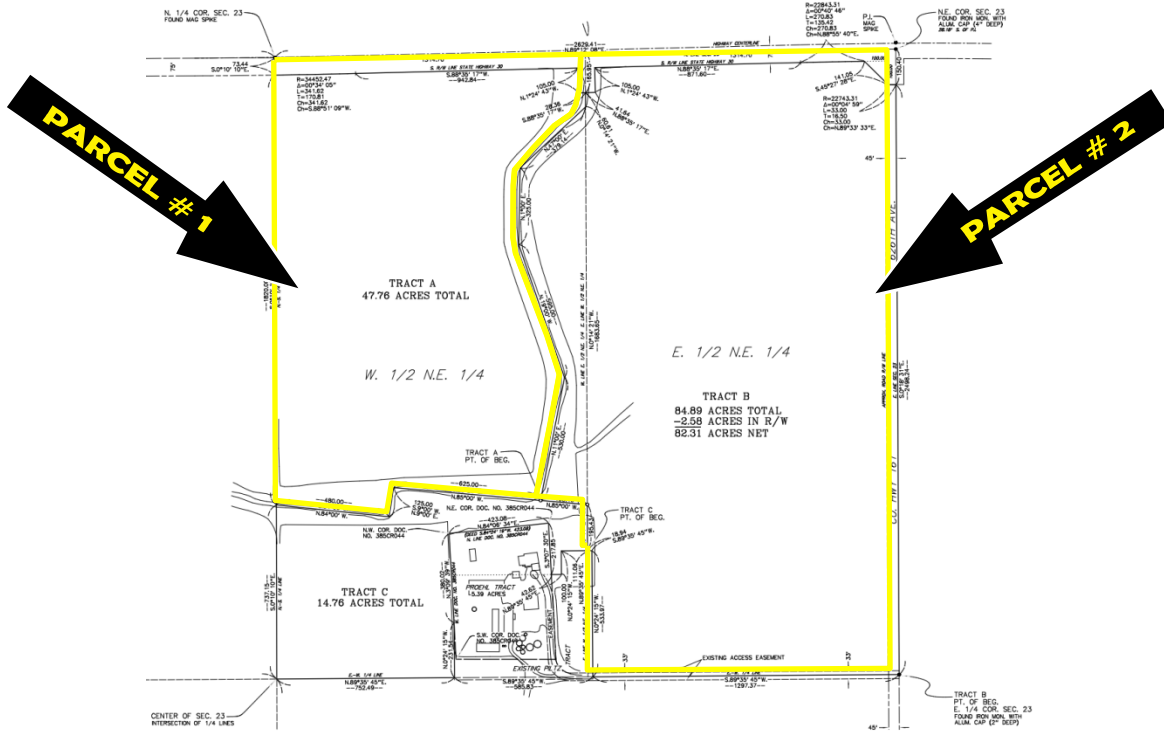
- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 142.40 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.

# LEGAL SURVEY



## TRACT A LEGAL DESCRIPTION

That part of the West Half of the Northeast Quarter of Section 23, Township 105 North, Range 25 West, Blue Earth County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 23; thence South 89 degrees 35 minutes 45 seconds West (bearings based on the Blue Earth County Coordinate System NAD83 1996 adjustment), along the east-west quarter line of said section, a distance of 1297.37 feet; thence North 0 degrees 24 minutes 15 seconds West a distance of 533.97 feet; thence South 89 degrees 35 minutes 45 seconds West a distance of 18.94 feet to an iron monument located on the east line of the West Half of the Northeast Quarter of said section; thence North 0 degrees 14 minutes 21 seconds West, along said west line, a distance of 195.43 feet to an iron monument; thence North 85 degrees 00 minutes West a distance of 198.16 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence North 11 degrees 00 minutes East a distance of 530.00 feet; thence North 19 degrees 00 minutes West a distance of 595.00 feet; thence North 1 degree 00 minutes East a distance of 325.00 feet; thence North 47 degrees 00 minutes East a distance of 379.14 feet to said east line of the West Half of the Northeast Quarter; thence North 0 degrees 14 minutes 21 seconds West, along said west line, a distance of 60.61 feet to the south right-of-way line of Minnesota State Highway No. 30; thence North 88 degrees 35 minutes 17 seconds West, along said south right-of-way line, a distance of 28.36 feet; thence North 1 degree 24 minutes 43 seconds West, along said south right-of-way line, a distance of 105.00 feet; thence South 88 degrees 35 minutes 17 seconds West, along said south right-of-way line, a distance of 942.84 feet; thence westerly, along said south right-of-way line, along a tangential curve, concave to the North, having a radius of 34,452.47 feet, a central angle of 0 degrees 34 minutes 05 seconds, a chord bearing of South 88 degrees 51 minutes 09 seconds West, a chord distance of 341.62 feet, an arc distance of 341.62 feet to the north-south quarter line of said section; thence South 0 degrees 10 minutes 10 seconds East, along said north-south quarter line a distance of 1820.00 feet; thence South 84 degrees 00 minutes East a distance of 480.00 feet; thence North 9 degrees 00 minutes East a distance of 125.00 feet; thence South 85 degrees 00 minutes East a distance of 625.00 feet to the point of beginning, containing 47.76 acres, subject to easements now of record in said county and state.

## TRACT B LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 23, Township 105 North, Range 25 West, Blue Earth County, Minnesota, described as follows:

Beginning at the East Quarter corner of said Section 23; thence South 89 degrees 35 minutes 45 seconds West (bearings based on the Blue Earth County Coordinate System NAD83 1996 adjustment), along the east-west quarter line of said section, a distance of 1297.37 feet; thence North 0 degrees 24 minutes 15 seconds West a distance of 533.97 feet; thence South 89 degrees 35 minutes 45 seconds West a distance of 18.94 feet to an iron monument located on the east line of the West Half of the Northeast Quarter of said section; thence North 0 degrees 14 minutes 21 seconds West, along said west line, a distance of 195.43 feet to an iron monument; thence North 85 degrees 00 minutes West a distance of 198.16 feet to an iron monument; thence North 11 degrees 00 minutes East a distance of 530.00 feet; thence North 19 degrees 00 minutes West a distance of 595.00 feet; thence North 1 degree 00 minutes East a distance of 325.00 feet; thence North 47 degrees 00 minutes East a distance of 379.14 feet to said east line of the West Half of the Northeast Quarter; thence North 0 degrees 14 minutes 21 seconds West, along said west line, a distance of 60.61 feet to the south right-of-way line of Minnesota State Highway No. 30; thence North 88 degrees 35 minutes 17 seconds East, along said south right-of-way line, a distance of 41.64 feet; thence North 1 degree 24 minutes 43 seconds West, along said south right-of-way line, a distance of 105.00 feet; thence North 88 degrees 35 minutes 17 seconds East, along said south right-of-way line, a distance of 871.60 feet; thence easterly, along said south right-of-way line, along a tangential curve, concave to the south, having a radius of 22,843.31 feet, a central angle of 0 degrees 40 minutes 46 seconds, a chord bearing of North 88 degrees 55 minutes 40 seconds East, a chord distance of 270.83 feet, an arc distance of 270.83 feet to the east line of said section; thence South 45 degrees 27 minutes 28 seconds East, along said south right-of-way line, a distance of 141.05 feet; thence easterly, along said south right-of-way line, along a non-tangential curve, concave to the south, having a radius of 22,743.31 feet, a central angle of 0 degrees 04 minutes 59 seconds, a chord bearing of North 89 degrees 33 minutes 33 seconds East, a chord distance of 33.00 feet, an arc distance of 33.00 feet to the east line of said section; thence South 0 degrees 18 minutes 31 seconds East, along said east line, a distance of 2498.24 feet to the point of beginning, containing 84.89 acres, subject to easements now of record in said county and state.



## PARCEL # 1

### PROPERTY INFORMATION

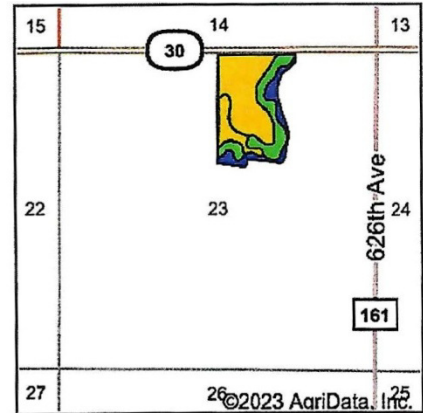
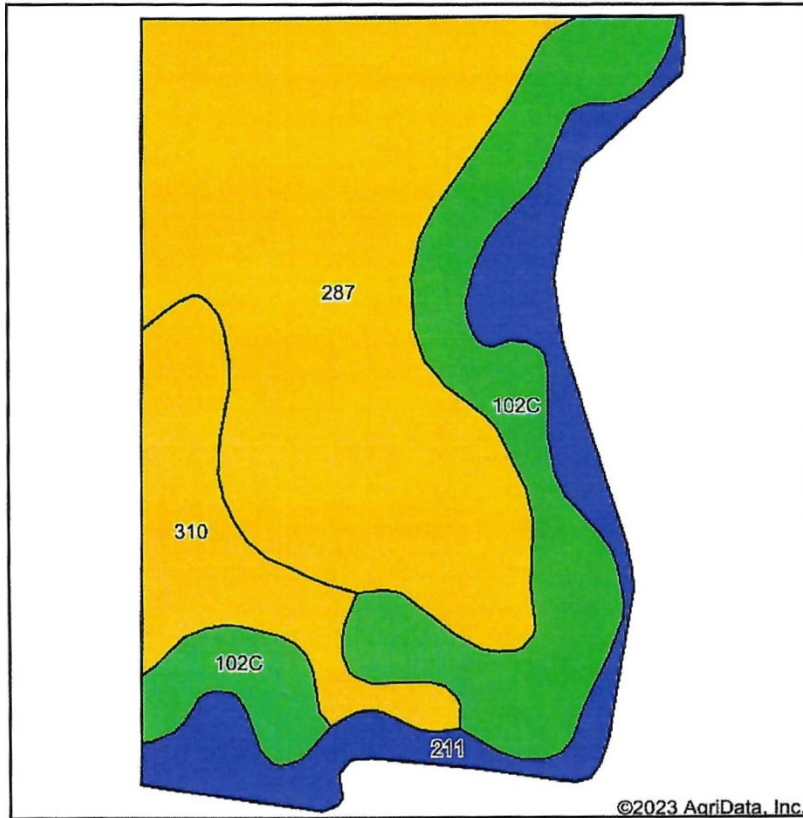
<b>DESCRIPTION:</b>	W1/2 of NE1/4 lying north and west of open ditch centerline, Section 23, T105N-R25W. See survey drawing and legal Description for Tract A	
<b>TAX ID:</b>	R34.25.23.200.001(40a) & R34.25.23.200.007 (32a) Property is being split from a larger parcel.	
<b>REAL ESTATE TAXES:</b>	2023 Est. Ag Non-Homestead Tax	= \$2,054.84
	Special Assessment	= \$ 15.26
	Total Estimated tax including Specials	= \$2,070.10
<b>FSA INFORMATION:</b>	Total acres	= 47.76 +/- acres
	FSA tillable (including 3.52 CRP)	= 45.80 +/- acres
	Corn base acres – ARC County	= 24.75 +/- acres
	Corn yield	= 167
	Soybean base acres – ARC County	= 17.53 +/- acres
	Soybean yield	= 49
	Property is being split from a larger parcel. FSA will recalculate base acres after ownership change.	
<b>2023 LEASE INFO:</b>	Property is leased for 2023 crop year. Seller will retain the 2023 lease income and pay all 2023 real estate taxes and special assessments due and payable in 2023.	
<b>SOILS DESCRIPTION &amp; CPI:</b>	Clarion Loam, Minnetonka Silty Clay Loam, Lura Silty clay and Beauford Clay. Average Crop Production Index = 81.3	
<b>DRAINAGE:</b>	Outlet: Private and JD # 51 open ditch. Private Tile: Substantially System tiled. See Tile Map	
<b>TOPOGRAPHY:</b>	Level to Rolling	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW–Prior Converted/No Wetlands. NHEL–No highly Erodible Soils	
<b>CRP INFORMATION:</b>	3.52+/- acres of open ditch buffer are enrolled in CRP. \$188/acre w/\$661 annual payment. Contract expired 9/30/2030.	

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, 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'.



# PARCEL # 1 SOIL MAP



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **23-105N-25W**  
 Township: **Danville**  
 Acres: **45.8**  
 Date: **3/26/2023**





Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Soils data provided by USDA and NRCS.

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Area Symbol: MN013, 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	
287	Minnetonka silty clay loam	22.27	48.6%		Ilw	77	80	80	62	71	
102C	Clarion loam, 6 to 10 percent slopes	11.31	24.7%		Ille	92	80	76	60	80	
211	Lura silty clay, 0 to 1 percent slopes	6.52	14.2%		Illw	81	59	55	19	55	
310	Beauford clay	5.70	12.4%		Ilw	77	56	56	45	53	
<b>Weighted Average</b>						<b>2.39</b>	<b>81.3</b>	<b>*n 74</b>	<b>*n 72.5</b>	<b>*n 53.3</b>	<b>*n 68.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





**PARCEL # 1 - NW Corner Looking SE**



**PARCEL # 1 - SE Corner of Looking NW**



## PARCEL # 2

### PROPERTY INFORMATION

<b>DESCRIPTION:</b>	E1/2 of NE1/4 exc W22.63' of S533.97' and exc E45' of N2,500' of HWY and part of W1/2 of NE1/4 lying east of open ditch centerline, Section 23, T105N-R25W. See survey drawing and legal description for Tract B	
<b>TAX ID:</b>	R34.25.23.200.004 (77.19a), R34.25.23.200.001 (40a) & R34.25.23.200.007 (32a) Property is being split from a larger parcel.	
<b>REAL ESTATE TAXES:</b>	2023 Est. Ag Non-Homestead Tax	= \$3,720.50
	Special Assessment	= \$ 8.26
	Total Estimated tax including Specials	= \$3,728.76
<b>FSA INFORMATION:</b>	Total acres	= 84.89 +/- acres
	FSA tillable (including 1.45+/- CRP)	= 80.65 +/- acres
	Corn base acres – ARC County	= 46.04 +/- acres
	Corn yield	= 167
	Soybean base acres – ARC County	= 32.61 +/- acres
	Soybean yield	= 49
	Property is being split from a larger parcel. FSA will recalculate base acres after ownership change.	
<b>2023 LEASE INFO:</b>	Property is leased for 2023 crop year. Seller will retain the 2023 lease income and pay all 2023 real estate taxes and special assessments due and payable in 2023.	
<b>SOILS DESCRIPTION &amp; CPI:</b>	Clarion Loam, Minnetonka Silty Clay Loam, Lura Silty clay, Marna Silty Clay Loam, Beauford Clay and Guckeen Silty Clay Loam. Average Crop Production Index = 82.5	
<b>DRAINAGE:</b>	Outlet: Private and JD # 51 open ditch. Private Tile: Substantially System tiled. See Tile Map	
<b>TOPOGRAPHY:</b>	Level to Rolling	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW–Prior Converted/No Wetlands. NHEL–No highly Erodible Soils	
<b>CRP INFORMATION:</b>	1.45 +/- acres of open ditch buffer is enrolled in CRP. \$188/acre w/\$272 annual payment. Contract expired 9/30/2030.	

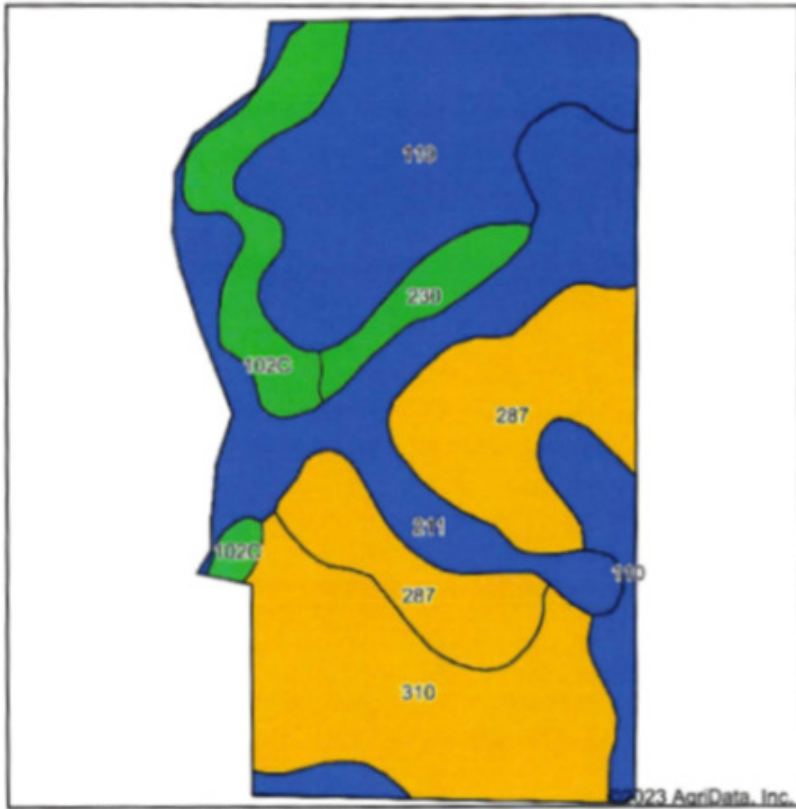
WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

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# PARCEL # 2 SOIL MAP



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **23-105N-25W**  
 Township: **Danville**  
 Acres: **80.61**  
 Date: **5/30/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN013, 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	
110	Marna silty clay loam, 0 to 2 percent slopes	23.40	29.0%	■	llw	87	77	77	59	72	
211	Lura silty clay, 0 to 1 percent slopes	16.54	20.5%	■	lllw	81	59	55	19	55	
310	Beauford clay	16.02	19.9%	■	llw	77	56	56	45	53	
287	Minnetonka silty clay loam	15.81	19.6%	■	llw	77	80	80	62	71	
102C	Clarion loam, 6 to 10 percent slopes	6.28	7.8%	■	llle	92	80	76	60	80	
230	Guckeen silty clay loam, 1 to 3 percent slopes	2.56	3.2%	■	llw	95	81	81	63	74	
<b>Weighted Average</b>						<b>2.28</b>	<b>82.5</b>	<b>*n 70.1</b>	<b>*n 69</b>	<b>*n 48.8</b>	<b>*n 65.2</b>

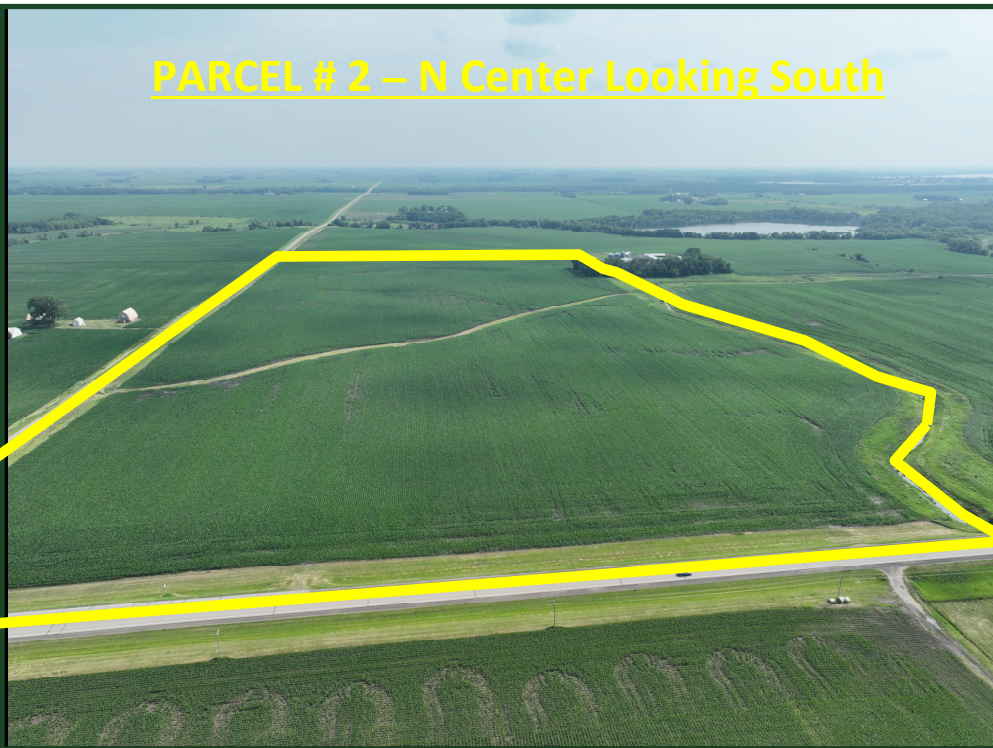
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**PARCEL # 2 - SW Corner Looking NE**



**PARCEL # 2 – N Center Looking South**



**WINGERT**  
LAND SERVICES

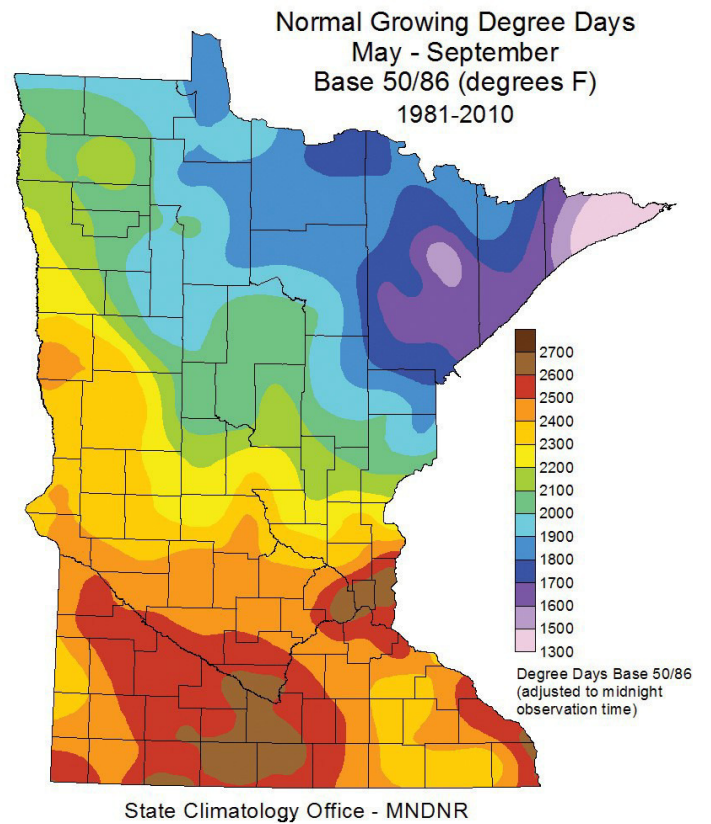
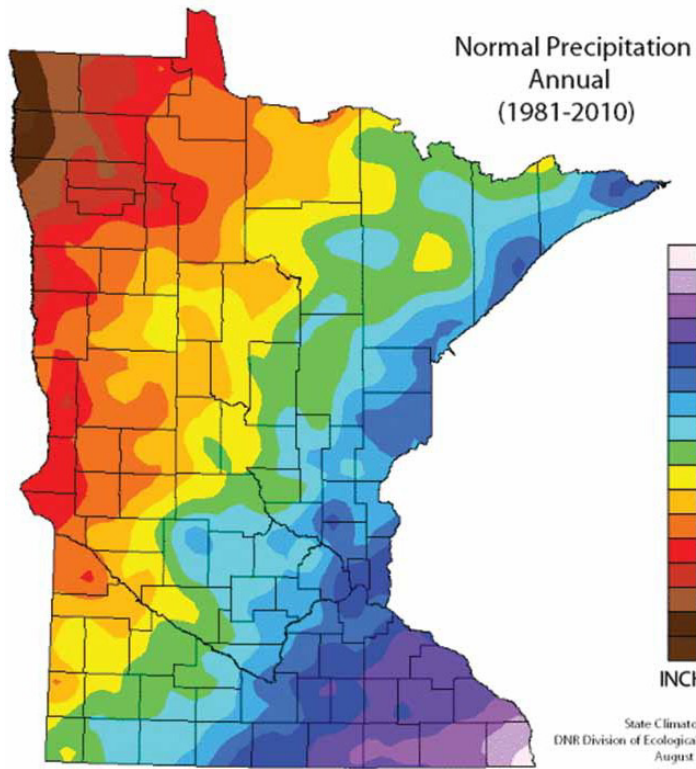


# TILE MAP



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





## SEALED BID AUCTION INSTRUCTIONS

### **Sealed Bid Time and Location:**

Wednesday, August 16, 2023 @ 10:00 a.m.  
109 Main Street, Waldorf Community Center

### **Sealed Bid Instructions:**

1. ***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 Monday, August 14, 2023 to:  
Wingert Land Services  
18928 Jasmine Road  
Mankato, MN 56001
2. The written bid shall state the *total price for total deeded acres.*
3. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
4. The premise described herein will be sold "as is, where is".
5. Seller will retain the 2023 lease income and pay the real estate taxes and special assessments due and payable for 2023. Buyer will have possession after the 2023 crop is harvested.
6. 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.
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 September 21, 2023 at which time marketable title shall be conveyed.
9. The Seller(s) reserves the right to reject any and all bids and to waive any irregularities in the bidding.
10. Announcements made the day of the auction take precedence over written material.

For additional information, contact:

Charles 'Chuck' Wingert, ALC, Auctioneer #07-53

Cell: 507-381-9790

Email: [Charles@WingertLandServices.com](mailto:Charles@WingertLandServices.com)

# REGISTRATION / BIDDING FORM

## Bid Submitting Instructions:

- Write in your total price for total deeded acres for each parcel you would like to bid on
- Write in your name, address, telephone number and e-mail address
- 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.

- *Only registered bidders may attend. Must be registered prior to auction date.* All potential buyers shall deliver or mail a sealed bid, postmarked by Monday, August 14, 2023 to:

Wingert Land Services, Inc.,  
Attn: Charles Wingert  
18928 Jasmine Rd  
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	47.76±	\$ _____
PARCEL # 2	84.89±	\$ _____
PARCEL # 3	132.65±	\$ _____

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY / STATE / ZIP: \_\_\_\_\_

CELL PHONE: (\_\_\_\_) \_\_\_\_\_ /RESIDENTIAL (\_\_\_\_) \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**\*\*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's:

- Name
- Office Name & City
- Office Phone Number
- Email Address