

***WE ARE PLEASED TO PRESENT***  
**Michael Wussow Estate**  
**80± Acres**  
**Le Ray Township, Blue Earth County, MN**  
**LAND AUCTION**



NOTE: Boundary Lines do not depict actual Property lines.

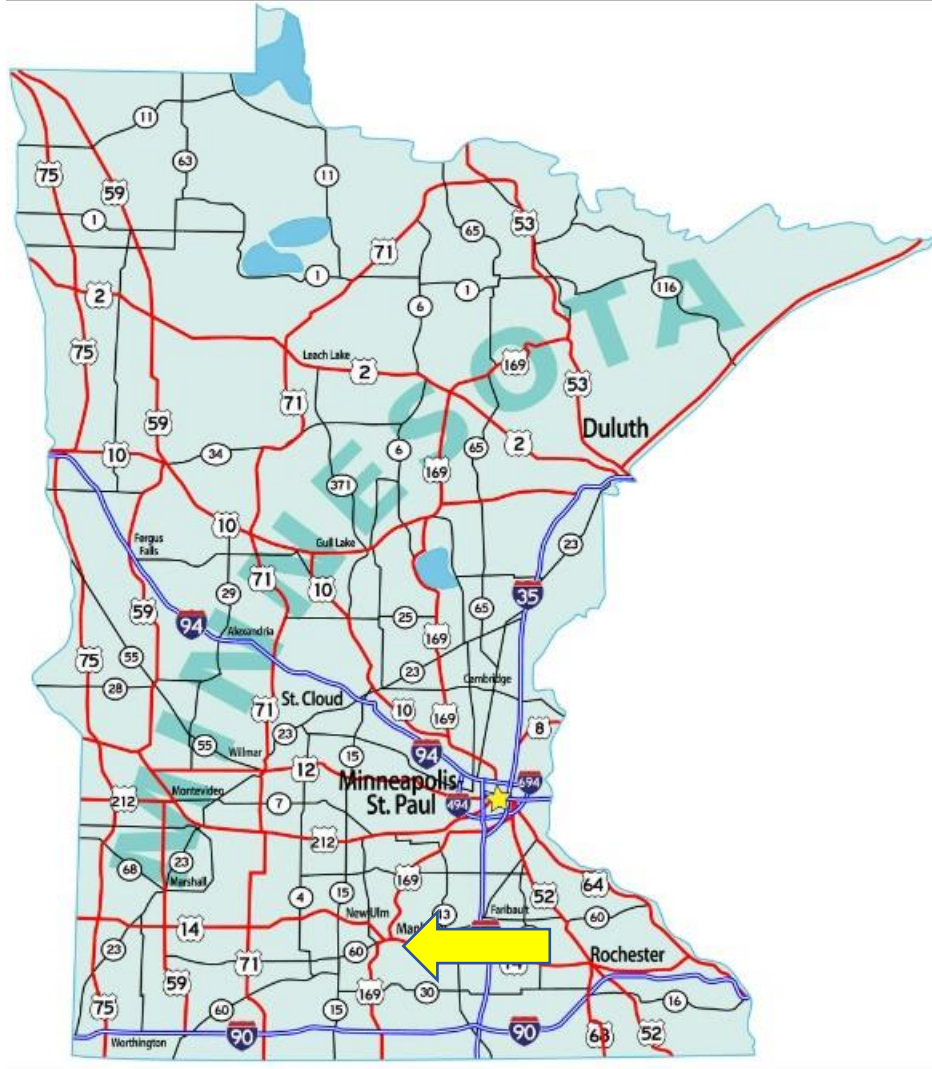
**This property to be sold via private, open-outcry auction**

**Owners:** The Estate of Michael Wussow  
**Owner's Attorney:** Kristin Gunsolus, Jones Law Office, Mankato, MN  
**Date and Time:** August 22nd, 2024 at 1 PM  
**Location:** Pioneer Bank, 1450 Adams St Mankato MN 56001  
**Note:** **Bidding information page in the back of this brochure for more details. Only registered bidders may attend. Must be pre-registered prior to auction date to attend.**

*Listing Agent: Adam Knewton*  
*Auctioneer Number 81-14*  
*Direct: 507-676-2970*  
**[AdamKnewton@KW.com](mailto:AdamKnewton@KW.com)**  
**[FullSailCRE.com](http://FullSailCRE.com)**



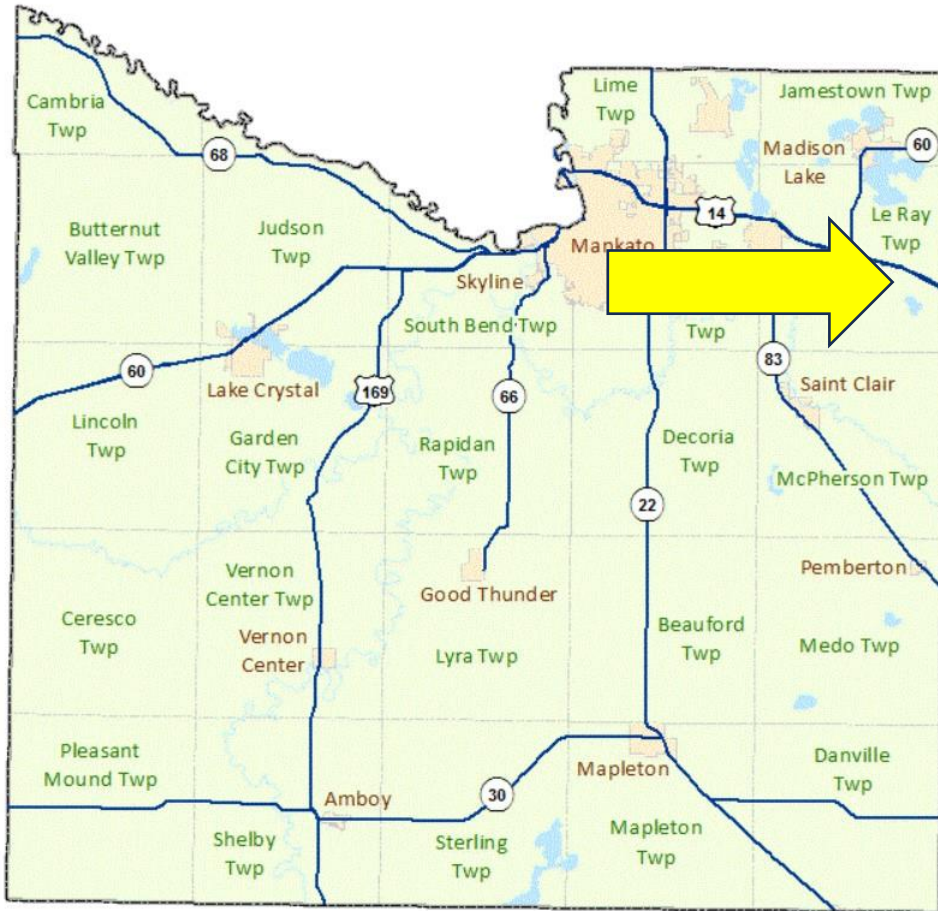
# State Highway Map



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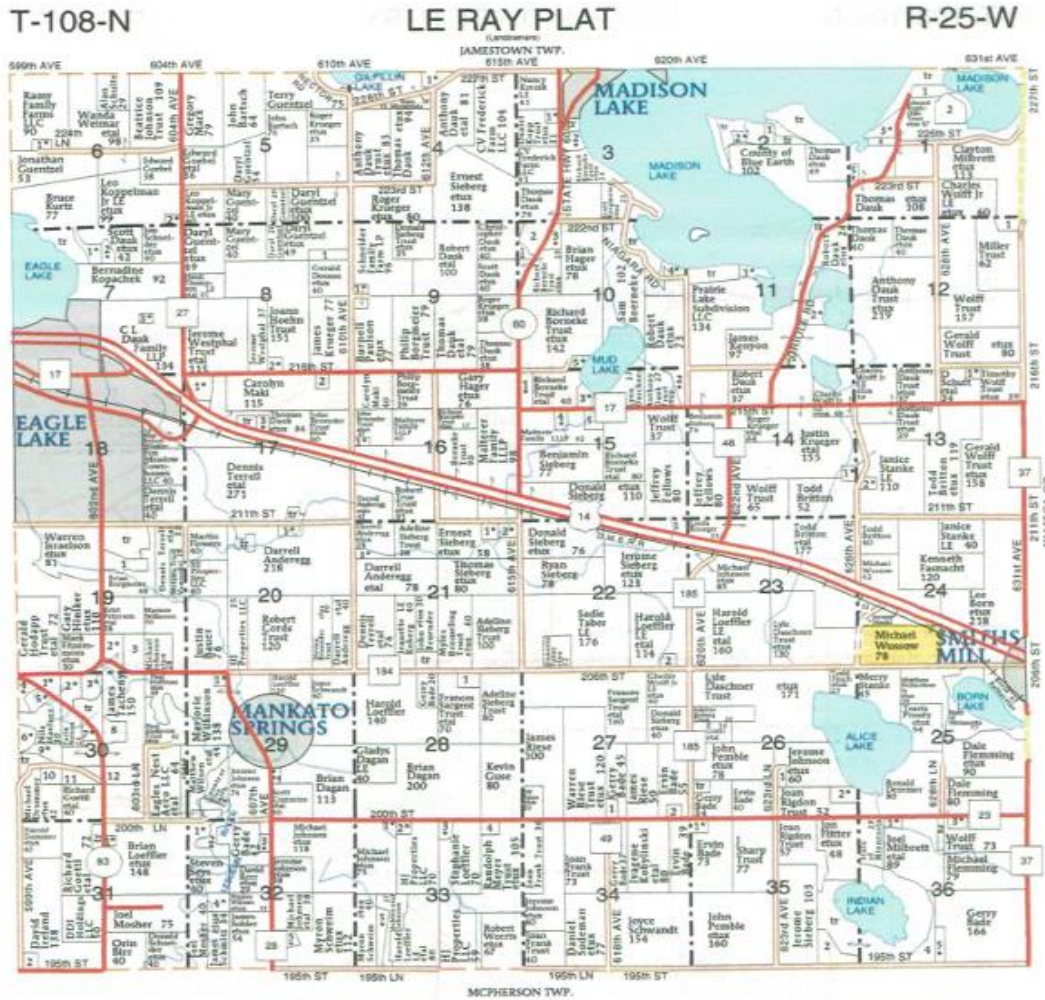
# Blue Earth County Minnesota



*Listing Agent: Adam Knewton*  
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**[FullSailCRE.com](http://FullSailCRE.com)**



# Le Ray Township Map



LE RAY TOWNSHIP		
SECTION 1	1 BORRKE, SAMUEL	8
2	KIPISCHKE, BRUCE	23
3	KIPISCHKE, BRUCE ETUX	14
4	STOCKLE, BONNIE	5
5	DAUK, CHRISTOPHER ETAL	5
SECTION 2	1 HOBBS TRUST, CYNTHIA	5
2	ANDERSON, KELLY ETAL	5
SECTION 3	1 NELSON, DONALD ETUX	7
2	R&B PROPERTIES LLC	12
SECTION 4	1 HAEFNER TRUST, GENE ETUX	14
SECTION 5	1 DETERMAN, ERIC ETUX	5
2	BENGE, JOHN ETUX	5
SECTION 6	1 SCHNIDER, JON ETUX	10
2	DILLAUD, DAVID ETUX	7
SECTION 7	1 SCHNIDER, JON ETUX	10
2	DILLAUD, DAVID ETUX	7
SECTION 8	1 CHRISTIANSON, EMILY	10
2	SCHMIT, KENNY ETUX	8
SECTION 9	1 SCHNEIDER, DONALD ETUX	11
SECTION 10	1 DAUK, THOMAS ETUX	14
2	KING, ROCK	5
3	DAUK, THOMAS ETUX	3
4	DAUK, ROBERT ETUX	33
5	SORNEKE TRUST, RICHARD ETUX	7
SECTION 11	1 BLITHEN, PETER ETUX	6
2	SHERNER, TROY ETAL	14
3	TIPLER, MICHAEL ETUX	6
SECTION 12	1 FISCHER TRUST	14
SECTION 13	1 WEINERT, ANDREW ETUX	5
2	GOODRICH, ERIC ETAL	10
SECTION 14	1 LUTZ, WINFRED ETUX	5
SECTION 15	1 BORNEKE TRUST, RICHARD ETUX	14
2	DAUK, ROBERT ETUX	13
3	BAKER, STEVEN ETUX	13
4	MAUCH, DAVID ETUX	7
5	SCHABILL, SCOTT	10
SECTION 16	1 REED, MICHAEL ETUX	5
SECTION 17	1 RECK, TODD ETUX	11
2	RASAK, CHARLES	5
3	EXSTEDT, CHAD ETUX	5
SECTION 18	1 CITY OF EAGLE LAKE	10
2	SCHABILL, THOMAS ETUX	16
3	BRUENDER TRUST, JOHN	14
SECTION 19	1 REISNER, ERIC ETUX	12
SECTION 20	1 SWARTZ, MICHAEL ETUX	12
2	MCQUIRE, ANDY ETUX	10
3	ANDEREGG, MITCHELL ETAL	9
SECTION 21	1 KRUGER, LINDA	15
2	DEFFLER, STEPHANE	6
SECTION 22	1 SEITZER, RONALD	5
2	FLUTTER, JON ETUX	10
SECTION 23	1 FLUTTER TRUST, KENDRA	5
2	BLADE, BERRY	5
SECTION 24	1 SARGENT TRUST, KEVIN	10
SECTION 25	1 WICHEL, JEFFREY ETUX	5
2	HOLBURG, DWILE ETUX	5
3	RICHTER, REBECCA	8
SECTION 26	1 BARTA, PAUL ETUX	5
SECTION 27	2 BARTA, PAUL ETUX	14
3	HANSON, MICHAEL ETUX	11
4	HUGHES, GREGORY ETUX	10
5	HENNIGER, DAVID ETUX	9
6	KEER, JULIE ETAL	8
7	FRON, PAUL ETAL	7
8	TACHERNY, PAUL	13
9	SCHMITZ, MICHAEL ETUX	13
10	ANDRYSKI, BRYAN	9
11	TACHERNY, BRENDA	15
12	TACHERNY, BRENDA	10
13	WILSON, MATTHEW ETAL	10
SECTION 28	1 MANS, LAWRENCE ETUX	6
2	HODAPP, STANLEY	9
SECTION 29	1 WAKEFIELD, WILLIAM ETUX	17
2	FRIEDRICH, NATHAN ETAL	23
3	ARNST, STEVEN ETUX	5
4	MEYER, AARON ETUX	5
5	SEYS, HODGER ETUX	7
SECTION 30	1 BLOCK, WAYNE ETAL	5
SECTION 31	1 EGGER, KENNETH ETUX	10
2	FRANK, BRIAN ETUX	8
3	PALMER, JAMES	5
4	JOHNSON, ADLEY ETAL	10
SECTION 32	1 BADE, IRVIN ETUX	8
2	STATE OF MINNESOTA	21
SECTION 33	1 WEBER, DUANE ETUX	5
2	SAM WISSER TRUST	5
3	WOLFE, JEREMY ETUX	7
4	STATE OF MINNESOTA	27
5	PEMBLE, JOHN ETUX	9

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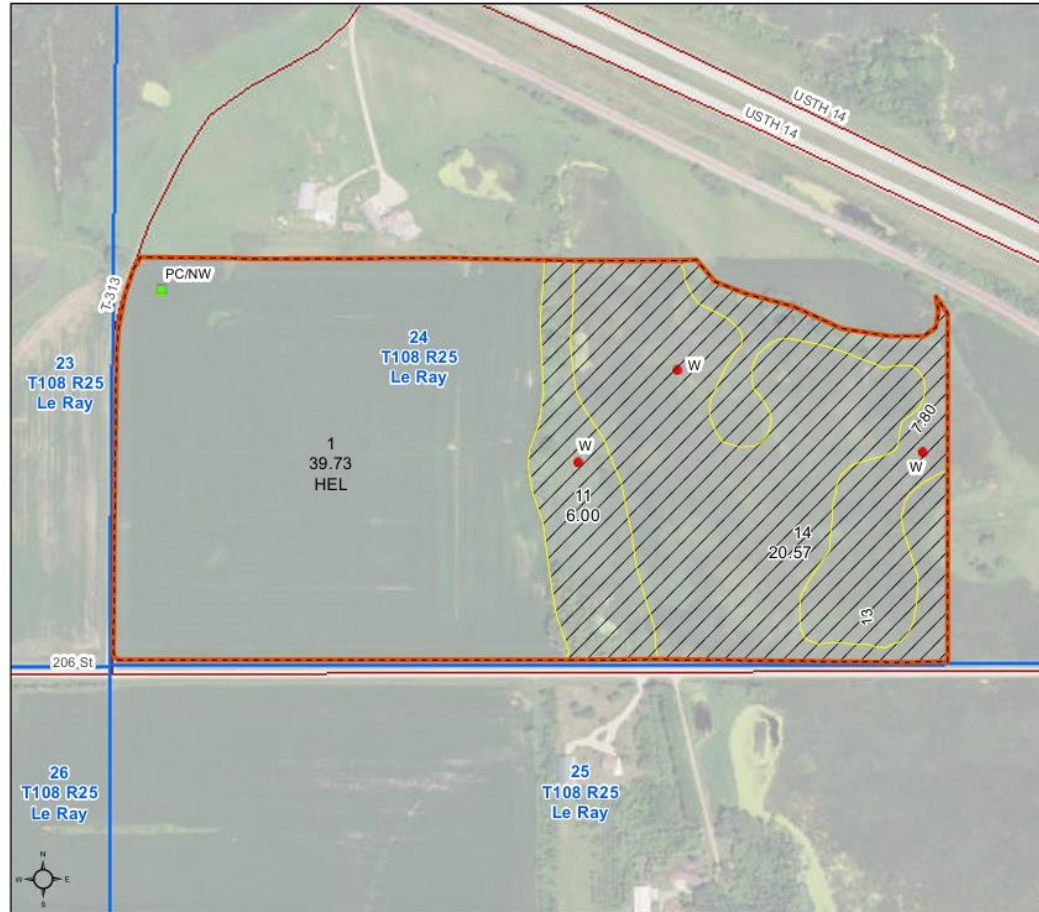
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# FSA Aerial Map

NOTE: Lines do not depict property border

USDA United States Department of Agriculture  
Blue Earth County, Minnesota

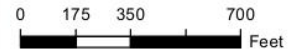


Farm 9614

Tract 13333

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: 39.73 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.

**This property is depicted separately from the 2.5 acres in the northeast corner because the Mankato FSA office is administering it. A reconstitution will be performed by the FSA.**

**Listing Agent: Adam Knewton**

**Auctioneer Number 81-14**

**Direct: 507-676-2970**

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# FSA Aerial Map

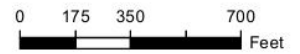
**Note: Lines do not depict property boarder**

**USDA** United States Department of Agriculture  
**Waseca County, Minnesota**

**Farm 5258**  
**Tract 4515**

2024 Program Year

Map Created April 15, 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**  
 Cropland  
 Tract Boundary

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 2.70 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.

**This property is depicted separately from the 2.5 acres in the northeast corner because it is being administered by the Waseca/Steele FSA office. A reconstitution will be performed by the FSA**



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## Property Information

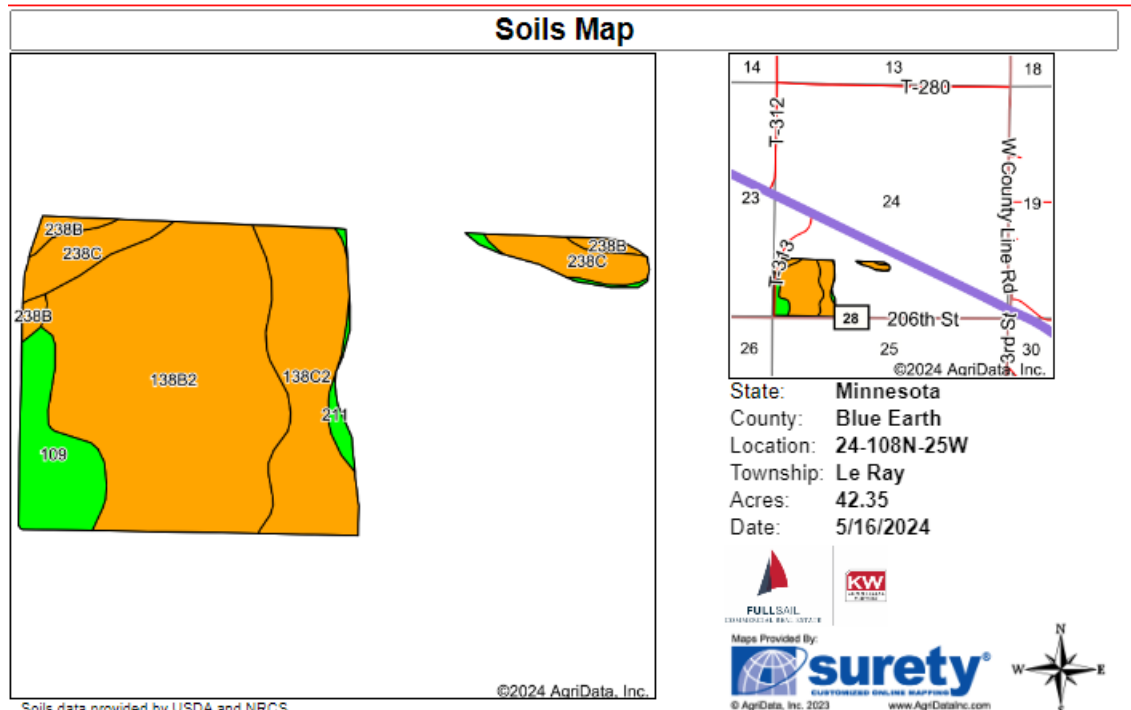
- DESCRIPTION:** 80 acres MOL South Half of Southwest Quarter, Section Twenty Four (24), Township One Hundred Eight (108), Range Twenty Five West (25W), Excluding Railroad Right of Way, and Highway Right of way, including Railroad Easement, Le Ray Township, Blue Earth County, Minnesota, USA.
- TAX PID:** Property ID: R39.10.24.300.003
- REAL ESTATE TAXES:** Ag non-Homestead 2024 \$1,360.00. All taxes have been paid. A tax reconstitution will need to be performed after the land consolidation. To be prorated to the day of closing.
- FSA INFORMATION:**
- |                      |              |                |
|----------------------|--------------|----------------|
| Total Acres:         | 80.0         | ± acres        |
| FSA Tillable Acres * | 2.70 + 39.73 | = 42.43 ±acres |
| Corn Base Acres *    | 2.02 + 19.87 | = 21.89 ±acres |
| Corn PLC Yield *     |              | = 160.2        |
| Soybean Base Acres * | 0.68 + 19.86 | = 20.54 ±acres |
| Soybean PLC Yield *  |              | = 36.36        |
- Farm enrolled in ARC.
- CPI:**
- |              |        |
|--------------|--------|
| Large Tract: | = 79.8 |
| Small Tract: | = 75.2 |
- SOIL DESCRIPTION:** Lerdal Silty Clay Loams, Cordova Clay Loam, Kilkenny Clay Loams, Lura Silty Clay, Klossner Muck,
- BUILDINGS:** NONE – No electricity, no well.
- TOPOGRAPHY:** Level to rolling, several tile inlets, terraced ground on the east side of tillable acres, wetland on the east side of the farm.
- TILE:** The family does not have any tile maps. The family knows that tile inlets exist, but do not know where they run.
- NRCS CLASSIFICATIONS:** NHEL – Non-Highly Erodible Land, PC/NW; a wetland exists on this property.
- ACCESS EASEMENT:** An access easement has NOT been provided to to access 2.5 acres in the northeast corner.

Full Sail CRE and KWC Midwest stipulate that they represent 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, Seller's Agent, Full Sail CRE, KWC Midwest, or its staff. The package is subject to prior sale, price change, correction, or withdrawal. The buyer must make an independent investigation of the property. The buyer is purchasing the property "as is".

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**Auctioneer Number 81-14**  
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**[FullSailCRE.com](http://FullSailCRE.com)**



# SOILS MAP



Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	23.64	55.8%		IIe	80
138C2	Lerdal silty clay loam, 6 to 15 percent slopes, eroded	8.75	20.7%		IIIe	77
109	Cordova clay loam, 0 to 2 percent slopes	4.32	10.2%		IIw	87
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	3.82	9.0%		IIIe	74
238B	Kilkenny clay loam, 2 to 6 percent slopes	1.11	2.6%		IIe	79
211	Lura silty clay, 0 to 1 percent slopes	0.71	1.7%		IIIw	81
<b>Weighted Average</b>					<b>2.31</b>	<b>79.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## TILE MAP



**Red X indicates Intakes**

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# LOOKING NORTHWEST



**Northeast Looking Southwest**



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**Northeast Looking Southwest of tillable acres.  
Yellow arrows indicate terrace.  
Red arrow indicates tile inlet.**



**Southwest looking Northeast**

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[AdamKnewton@KW.com](mailto:AdamKnewton@KW.com)  
[FullSailCRE.com](http://FullSailCRE.com)***



## Bidding Instructions

### Auction Time and Location:

Pioneer Bank, 1450 Adams St Mankato MN 56001  
August 22, 2024 at 1 PM

### Bidding Instructions:

- 1) **Only registered bidders may attend. Must be registered prior to auction date.** All potential bidders shall deliver or mail a sealed bid, postmarked by August 15<sup>th</sup>, 2024, to:  
**Full Sail CRE**  
**Attn: Adam Knewton**  
**501 Madison Ave**  
**Suite 2**  
**Mankato MN 56001**  
If you are unable to get a postmarked bid in on time, call our office for other arrangements.
- 2) All bids must be accompanied by a \$5,000 check for earnest money made out to KWC Midwest
- 3) The written bid shall state the total price for total deeded acres.
- 4) All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
- 5) The premises described herein will be sold in "as is, where is" condition.
- 6) All taxes have been paid on the premises described herein. Seller will retain all rental income for 2024.
- 7) Purchaser shall pay taxes and special assessments in 2025 and beyond.
- 8) 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.
- 9) A 2% buyer premium will be added to the final bid price to arrive at the final contract price.
- 10) The entire balance of the purchase price, without interest, will be due and payable on September 23, 2024, at which time possession and marketable title shall be conveyed.
- 11) All checks will be returned to the unsuccessful bidders.
- 12) The Sellers/Co-Administrators reserve the right to reject any and all bids and to waive any irregularities in the bidding.
- 13) Announcements made the day of the auction take precedence over written and previously conveyed information and material.

For additional information, contact Adam Knewton at 507-676-2970, or AdamKnewton@KW.com



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## Registration/Bidding Form

### Bid Submitting Instructions:

- Write your total price for total deeded acres for each parcel you would like to bid on
- Write your name, address, telephone number and email address
- All bids must be accompanied by a \$5,000 check (this check covers all the parcels you wish to bid on) for earnest money made out to KWC Midwest
- **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall deliver or mail a sealed bid postmarked by August 15, 2024, to:

Full Sail CRE

Attn: Adam Knewtson

501 Madison Ave

Suite 2

Mankato MN 56001

**If you are unable to get postmarked bid in on time, call my cell for other arrangements.**



Acres

**TOTAL BID AMOUNT  
(Nearest \$1,000)**

80±

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

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

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

CITY AND ZIP: \_\_\_\_\_

CELL PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

If you are the successful bidder the day of the auction, we will need the following information: Your attorney, attorney's address, attorney's phone;  
Your Lender, Lender's address, and Lender's phone and email address.

*Listing Agent: Adam Knewtson*

*Auctioneer Number 81-14*

*Direct: 507-676-2970*

**[AdamKnewtson@KW.com](mailto:AdamKnewtson@KW.com)**

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



# Thank You

*for the opportunity to offer this property to you. We hope that all your questions have been answered.*

*If we have not answered all your questions, please call me at 507-676-2970*



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