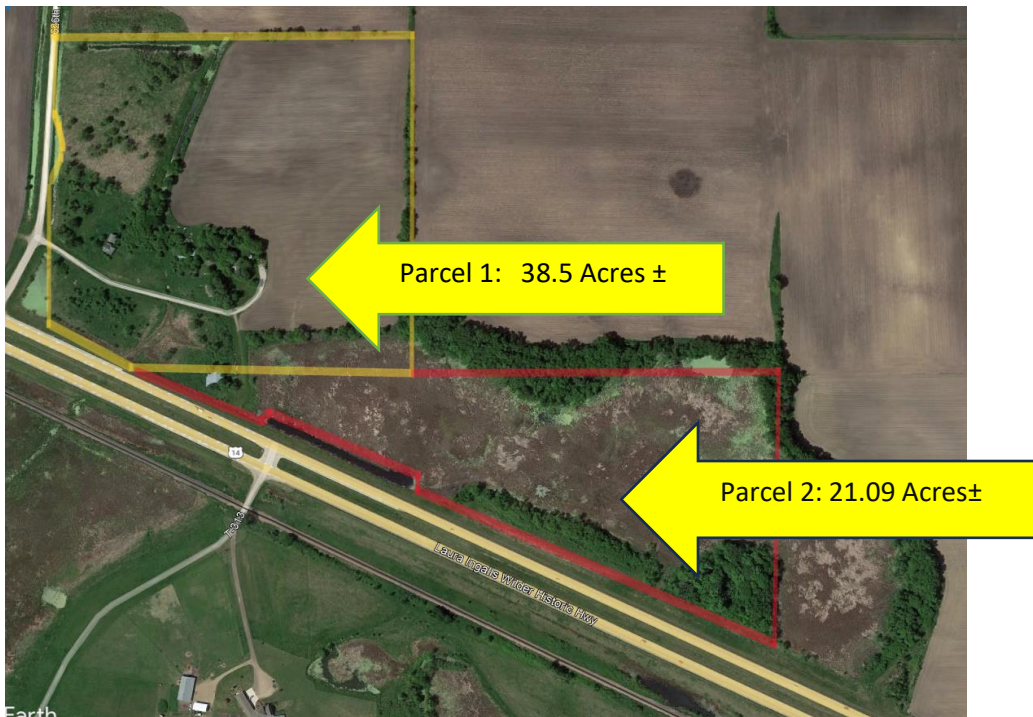


We are pleased to present

Michael F. Wussow Estate
38.51± and 21.09± Acres
TWO PARCELS SOLD AS ONE UNIT
Le Ray Township, Blue Earth County



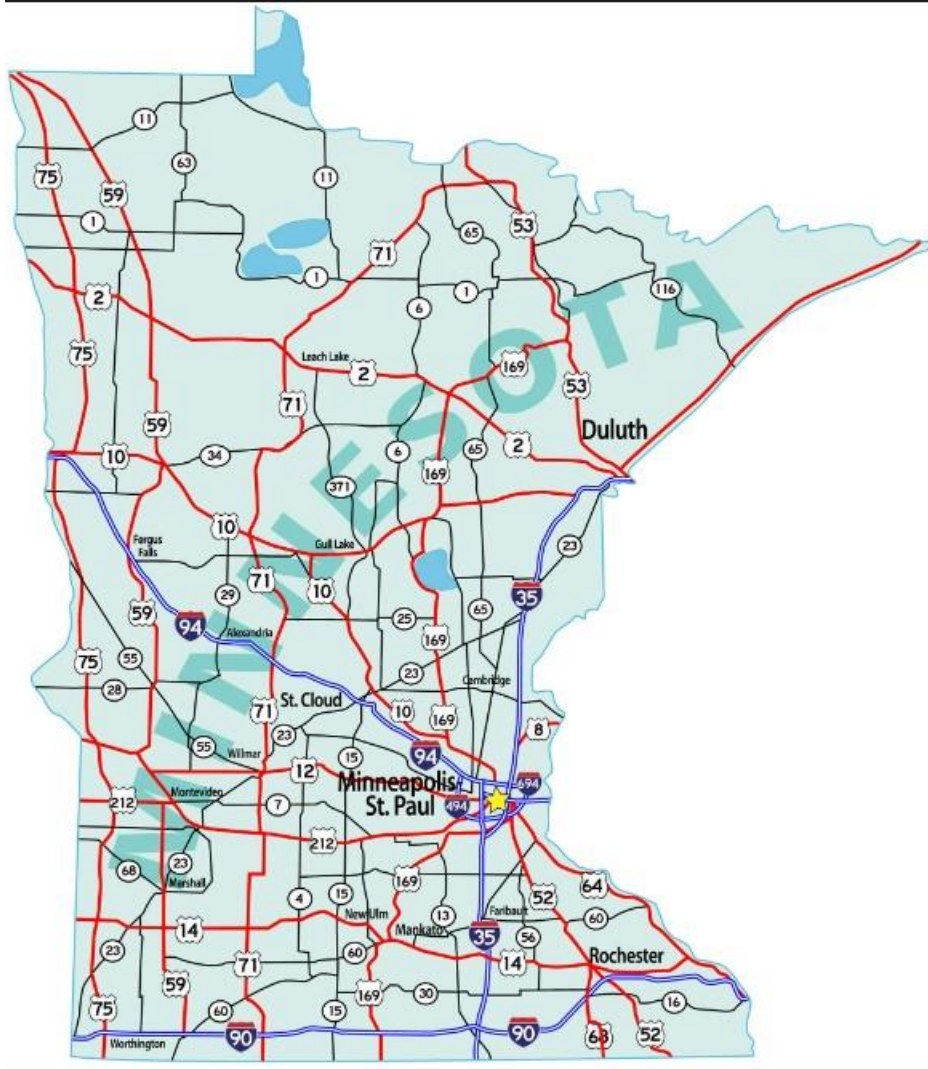
This property is to be sold via a private, open-outcry auction

Owners: The Estate of Michael Wussow
Seller'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 on the back of this brochure for more details. Only registered bidders may attend. Bidders must be pre-registered before the auction date to attend.

Listing Agent: Adam Knewton
Auctioneer Number 81-14
Direct: 507-676-2970
AdamKnewton@KW.com
FullSailCRE.com



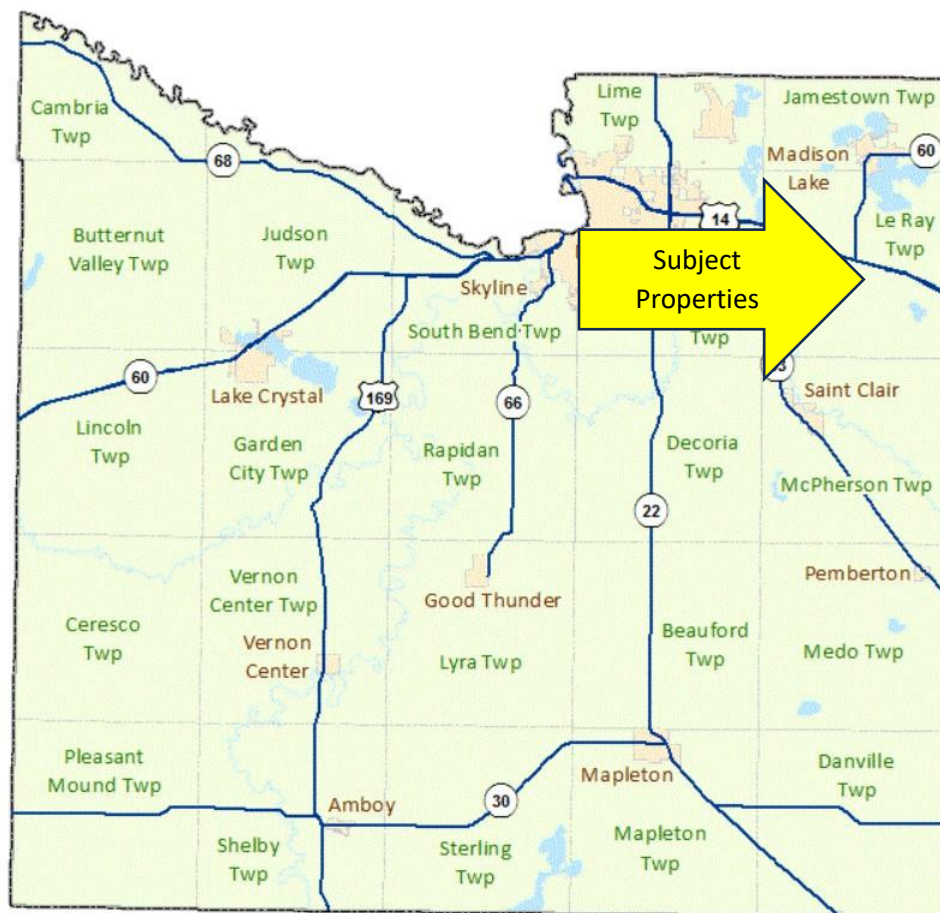
STATE HIGHWAY MAP



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BLUE EARTH COUNTY MAP



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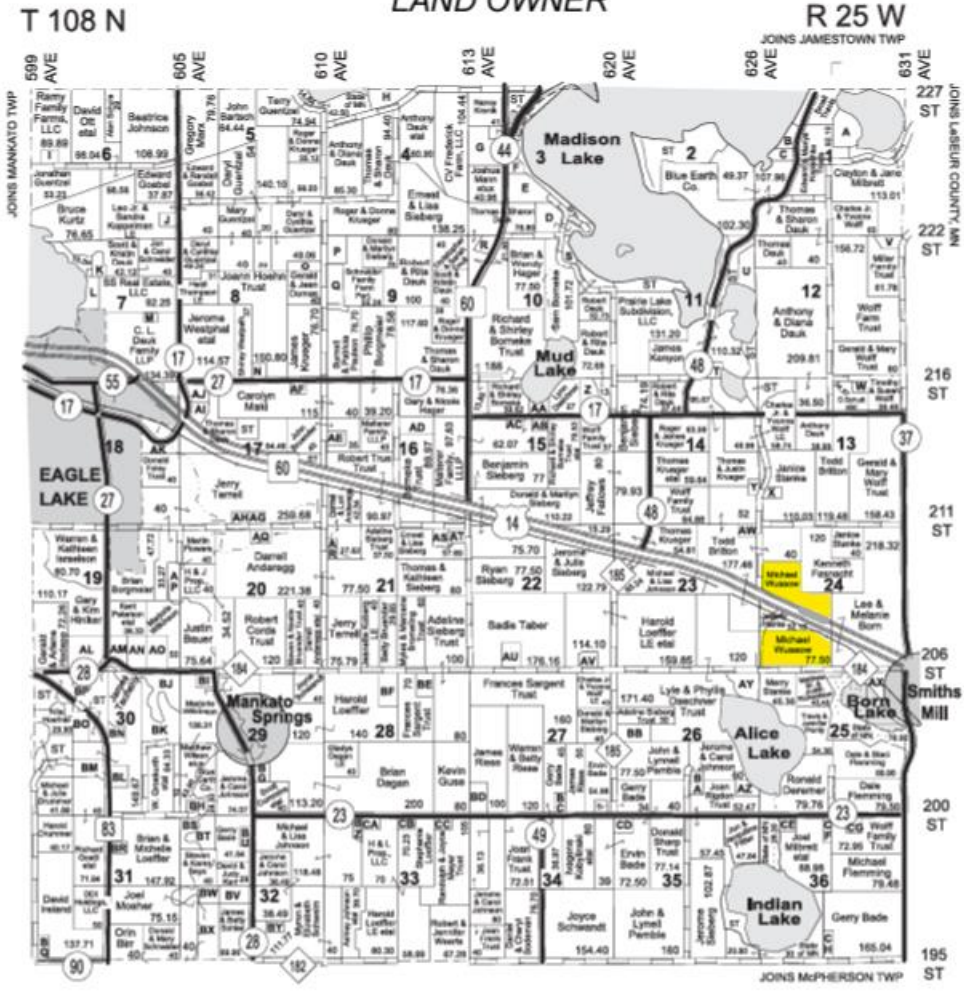


Le Ray Township Plat

LE RAY TWP LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS



R 29 W R 28 W R 27 W R 26 W R 25 W

COUNTY	LINE	SECTION
BUTTERNUT VALLEY	SECTION 36	SECTION 35
LINCOLN	SECTION 34	SECTION 33
CHASE	SECTION 32	SECTION 31
FLASKAMP WOODS	SECTION 30	SECTION 29

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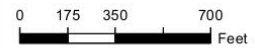
FSA AERIAL MAP

USDA United States Department of Agriculture
Blue Earth County, Minnesota



Farm 9614
Tract 2182

2023 Program Year
Map Created April 24, 2023



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: 18.35 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.

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Property Information

DESCRIPTION: 38.5 Acres MOL SW1/4 of NW1/4 Excluding 1.49 Acres State Hwy, Section 24, Range 108, Township 25; and 21.09 Acres N1/2 of SW1/4 lying north of Hwy 14, Except Parcel 212 MN DOT ROW PLAT 07-12 & Parcel 312 MN DOT ROW PLAT 07-65, Section 24, Range 108, Township 25, Le Ray Township, Blue Earth County, Minnesota, USA.

TAX PID: Property ID: R39.10.24.100.003 and R39.10.24.300.004

REAL ESTATE TAXES: Ag Homestead 2024: \$1,780.00 for R39.10.24.300.003. Ag Homestead 2024: \$150 all taxes have been paid. A tax reconstitution will need to be performed after the land consolidation.

FSA INFORMATION:

Total Acres:	37.69± acres
FSA Tillable Acres *	18.35 ±acres
Corn Base Acres *	9.18 ±acres
Corn PLC Yield *	159.0
Soybean Base Acres *	9.17 ±acres
Soybean PLC Yield *	36.0
Farm enrolled in ARC.	

CPI: 85.5

SOIL DESCRIPTION: Shorewood Silty Clay Loams, Kilkenny Clay Loams, Glencoe Silty Clay Loams, Klossner Muck,

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BUILDINGS: ONE – 60’ x 60’ Pole Building, no electricity. Electricity feed stops at the power pole, one sealed well, one non-sealed well that could function with an electricity source.

TOPOGRAPHY: Level to rolling.

TILE: The family does not have any tile maps.

NRCS CLASSIFICATIONS: NHEL – Non-Highly Erodible Land, PC/NW; a wetland exists on this property.

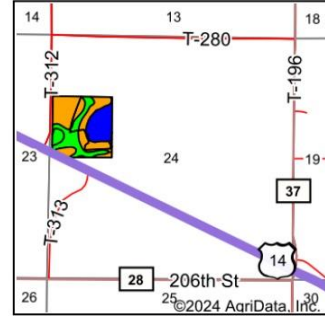
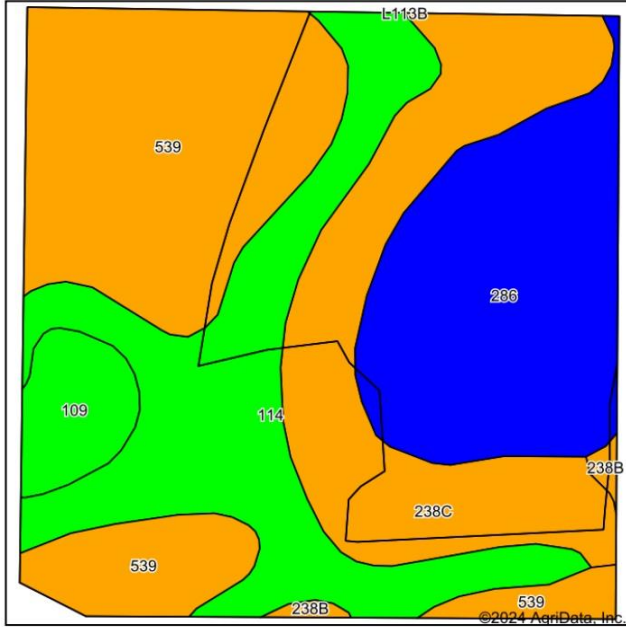
PLANNING AND ZONING: This property has three building rights with restrictions. The property allows three building rights and does not have enough road frontage for all rights. A variance can be applied to request the current driveway become a common interest to all parties.

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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Soils Map



State: **Minnesota**
 County: **Blue Earth**
 Location: **24-108N-25W**
 Township: **Le Ray**
 Acres: **38.8**
 Date: **7/31/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	11.53	29.7%		Illw	77
114	Glencoe silty clay loam, 0 to 1 percent slopes	8.96	23.1%		Illw	86
286	Shorewood silty clay loam, 1 to 6 percent slopes	8.45	21.8%		Ile	95
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	7.99	20.6%		Ille	74
109	Cordova clay loam, 0 to 2 percent slopes	1.63	4.2%		Ilw	87
238B	Kilkenny clay loam, 2 to 6 percent slopes	0.24	0.6%		Ile	79
Weighted Average					2.73	82.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Looking Southeast



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Looking Northwest



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Looking Northeast



***Note- The only remaining building is the 60' x 60' Pole Barn**

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Looking Southwest



NOTE- The only remaining building is the 60' x 60' Pole Building

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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 15th, 2024, to:
Full Sail CRE
Attn: Adam Knewtson
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 Knewtson at 507-676-2970, or AdamKnewtson@KW.com**

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Auctioneer Number 81-14
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AdamKnewtson@KW.com
FullSailCRE.com



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)

38.5 ± 21.09 \$ _____

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.

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Auctioneer Number 81-14

Direct: 507-676-2970

AdamKnewtson@KW.com

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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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