

WE ARE PLEASED TO PRESENT

160± acres
Mapleton Township
Blue Earth County, Minnesota

Owners: Doris Bach Family

Owners Attorney: Marlin Kunard, Gislason & Hunter, LLP

Location: Two miles southeast of Mapleton, MN

Address: 540th Ave & 114th St, Mapleton MN 56065

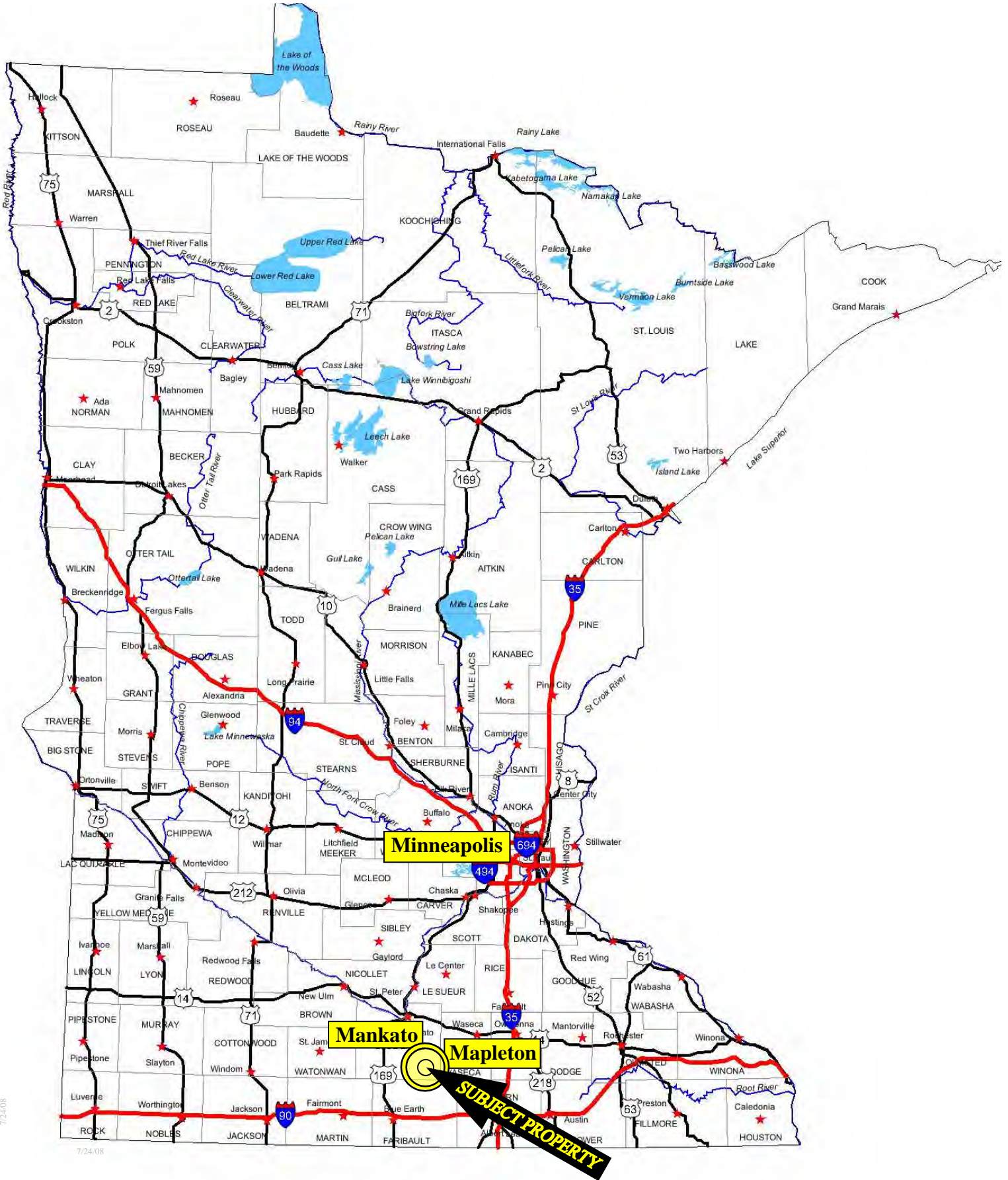
Description: NE¼, Section 23, T105N-R26W (Mapleton Township, Blue Earth County)

WINGERT REALTY & LAND SERVICES, INC. stipulates that they are representing the seller exclusively in this transaction.

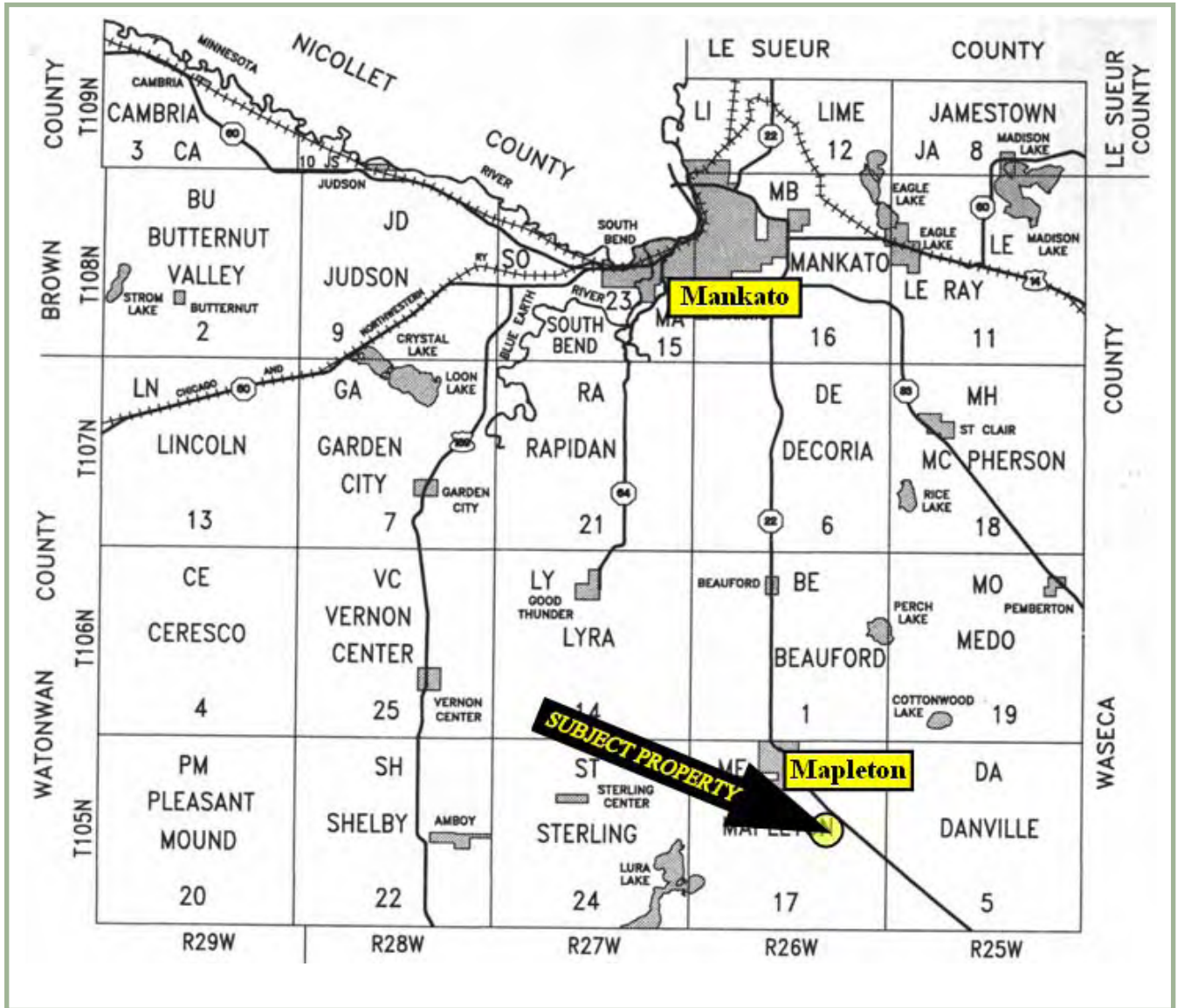
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by the Doris Bach Family, Wingert Realty & Land Services, Inc., or its staff. Package is subject to prior sale, price change, correction or withdrawal.

The buyer must make their own independent investigation of the property. The buyer is purchasing the property "as is".

STATE HIGHWAY MAP



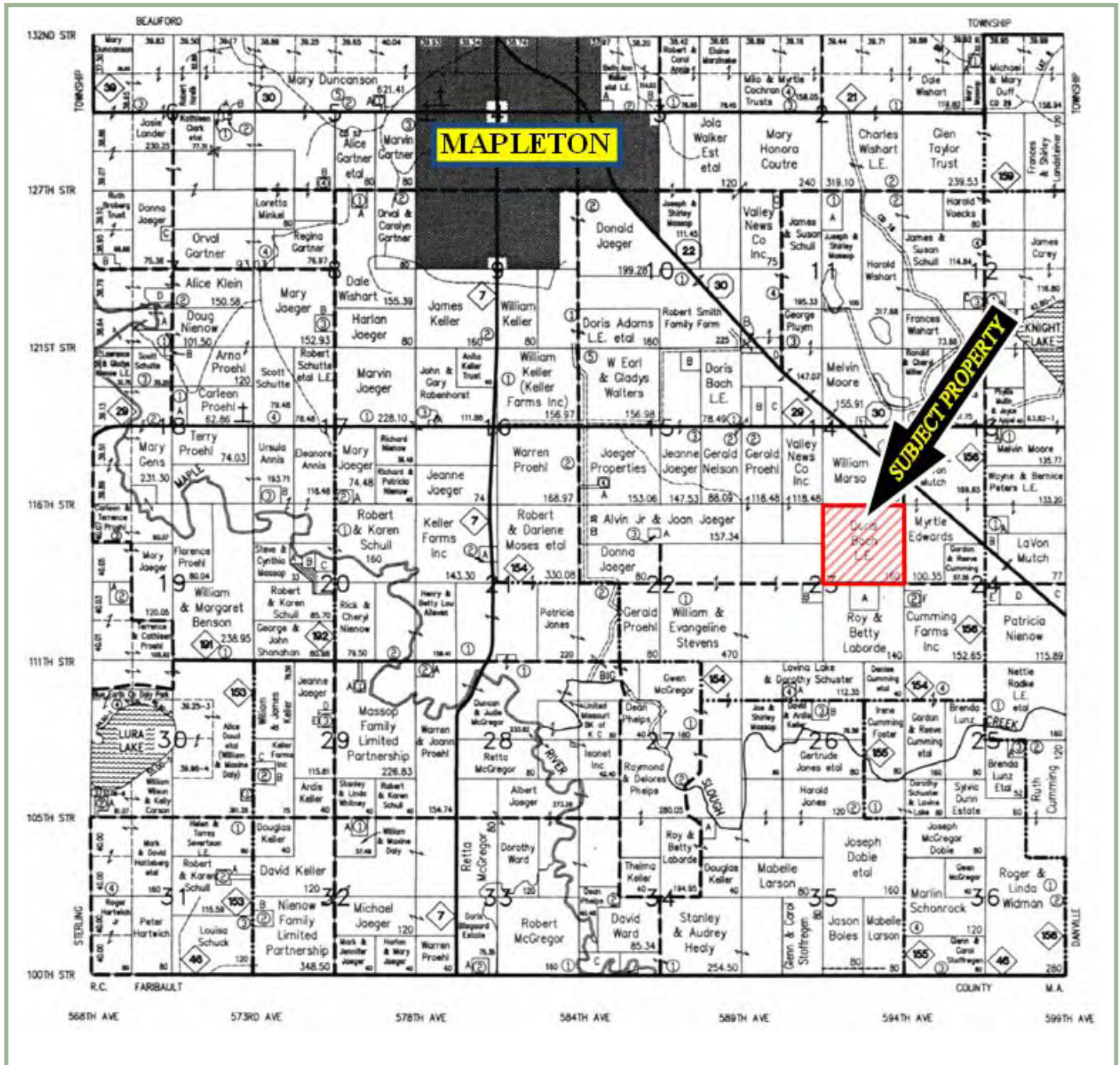
BLUE EARTH COUNTY MINNESOTA



MAPLETON TOWNSHIP

BLUE EARTH COUNTY

MINNESOTA



Doris Bach Family Property Information

Description: NE¼, Section 23, T105N-R26W (Mapleton Township, Blue Earth County)

Buildings: One wire corn crib. Buildings buried in 1960s

<u>Real Estate Taxes:</u>	2008 Ag Non-Homestead Tax	=	\$ 3,445.00	
	Special Assessments	=	\$ 0.00	
	Total 2008 Tax	=	\$ 3,445.00	

<u>CFSA Information:</u>	Estimated Total acres	=	160.0	acres ±			
	Estimated Tillable acres	=	155.9	acres ±	<u>Direct Yield</u>	<u>Counter Cyclical</u>	
	Corn base	=	78.2	acres ±			
	Corn yield	=			109.0 bushels	133.0 bushels	
	Soybean base	=	70.1	acres ±			
	Soybean yield	=			34.0 bushels	40.0 bushels	
	Wheat base	=	6.3	acres ±			
	Wheat yield	=			38.0 bushels	32.0 bushels	

Soil Description: Beauford clay, Lura silty clay
See Soil Map and Interpretation sheets.

Topography: Level to rolling

Drainage: Outlet: County Ditch # 95. See County Tile map.
Pattern Tiled, Waterway for surface runoff. See Tile Map page.
See enclosed Tile Map page.

NRCS Classification on tillable acres: PC/NW – Prior converted / No Wetland
NHEL – Non-Highly erodible lands.

Zoning: Agricultural

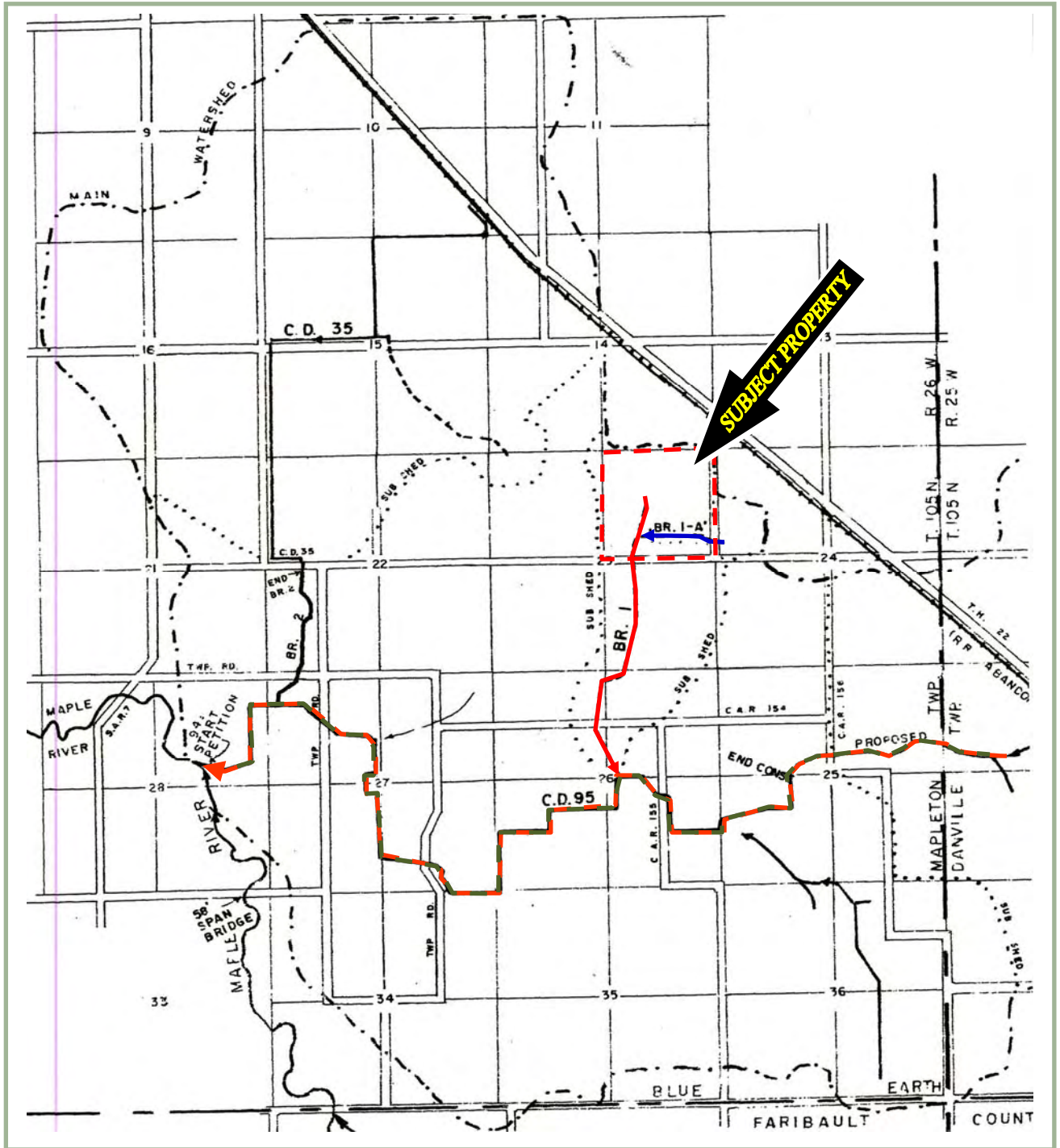
Well: Shallow well was abandoned & buried along with building site in 1960s.
See estimated location on tile map.

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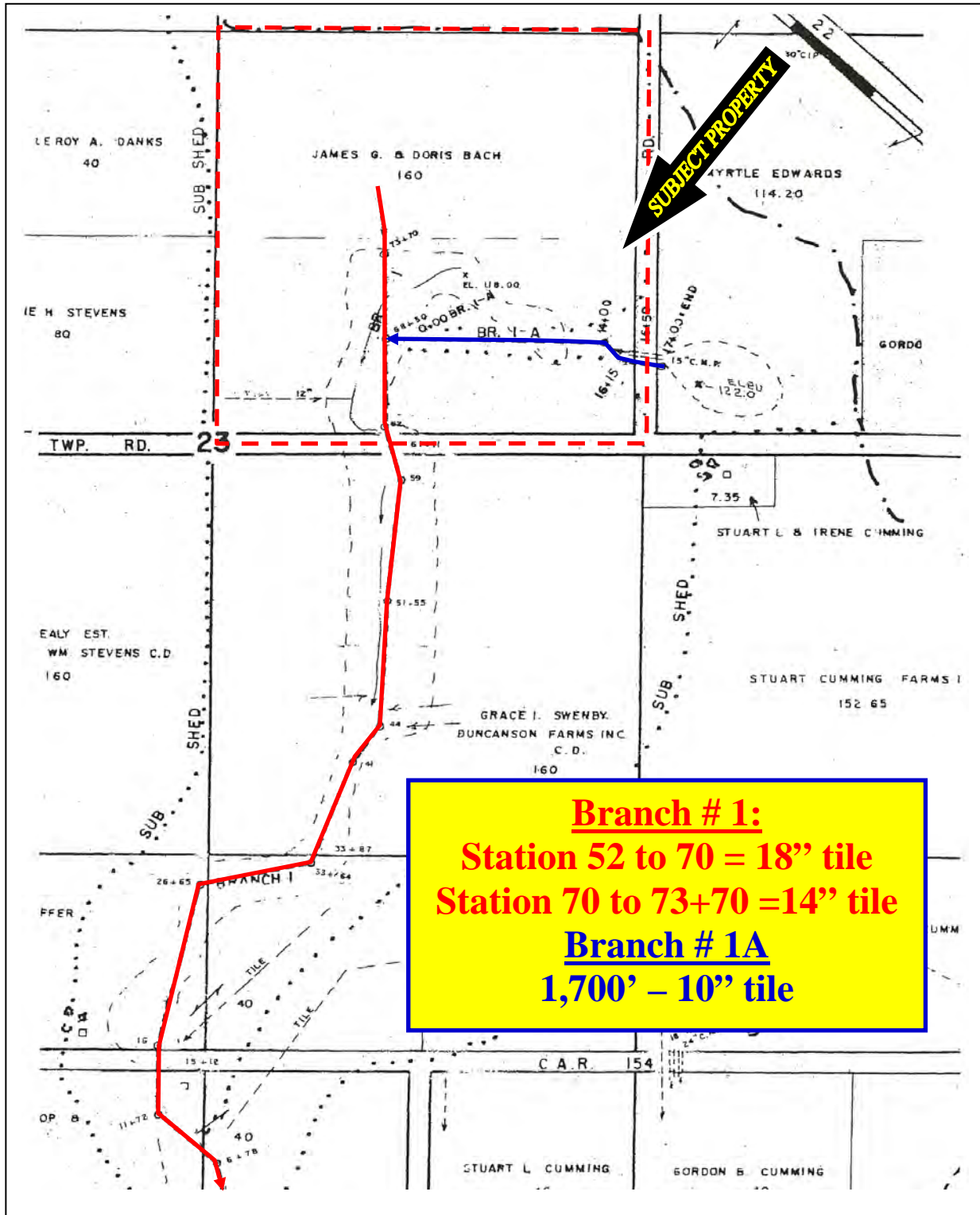
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COUNTY DITCH # 95

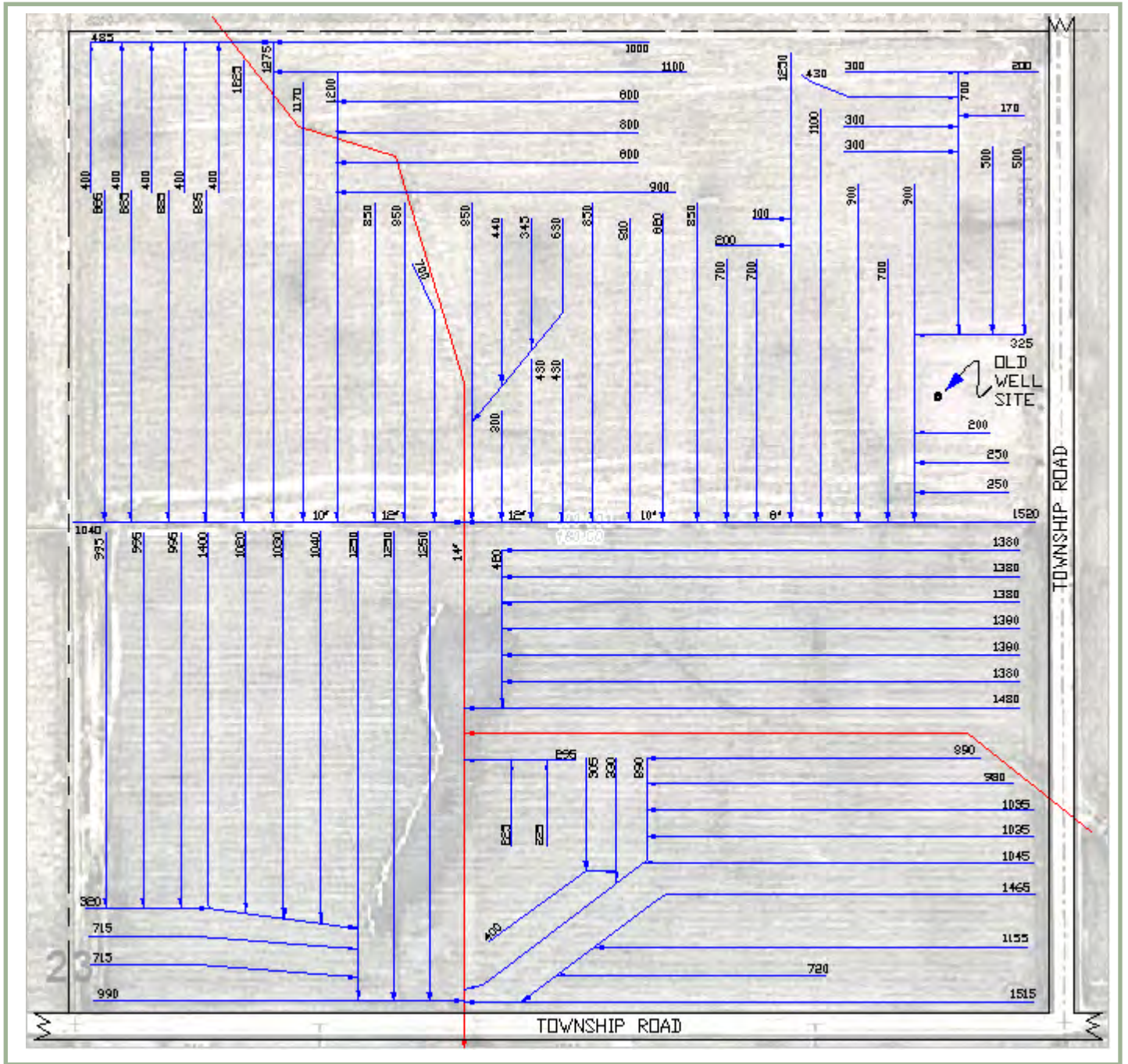


COUNTY DITCH # 95

BRANCH # 1 & #1A



TILE MAP



Note: This map was drawn from aerial photos and land owner tile records.
No guarantee of tile size, depth, grade, location or condition.

Doris Bach Family

Replacement Cost of Existing Improvements

Tile Size	Tile Cost / ft	Installation Cost / ft
4" plastic	\$0.32	\$0.45
6" x 1' concrete	\$1.08	\$2.00
8" x 1'	\$1.80	\$2.00
10" x 1'	\$2.98	\$2.25
12" x 1'	\$3.91	\$2.50
14" x 2.5'	\$5.14	\$2.75
18" x 2.5'	\$8.68	\$3.25

Tile	Footage	Cost Installed
4" plastic	26,565'	\$20,455.05
6" concrete	43,215'	\$133,102.20
8"	2,340'	\$8,892.00
10"	870'	\$4,550.00
12"	800'	\$5,128.00
14"	550'	\$4,339.00
18"	<u>850'</u>	<u>\$10,140.50</u>
Total	75,190'	\$186,606.75

\$186,606.75 / 155.9 tillable acres = \$1,197 per acre replacement cost of existing improvements.

Note: These calculations are estimates only. Purchasers to complete their own evaluation for accounting purposes.

SOIL MAP



SOIL #	SOIL NAME	ACRES*	C.E.R.**
310	Beauford clay	118.5	65
211	Lura silty clay	41.5	60
*Acres are approximate **C.E.R. = Crop Equivalency Ratings			

C.E.R. = 64 - Crop Equivalency Rating

Note: C.E.R. Values are not a complete indication of farm quality. The heavy clay loam and heavy silty clay loam soils found in Mapleton Township can out-produce soils in other areas with comparable or higher C.E.R. values when properly tilled and with progressive crop production management practices.

BEAUFORD SERIES – SOIL # 310

These wet soils are clay throughout. They typically have A horizons that are black in the upper part and very dark gray in the lower part, mottled olive gray B horizons and mottled grayish brown C horizons.

GEOGRAPHIC SETTING: These soils have slightly convex to slightly concave, nearly level (0 to 2 percent) slopes on glacial lake plains. They formed in 50 inches or more of clayey calcareous lacustrine sediments. Loamy glacial till commonly underlies the sediments at depths of less than 10 feet. The climate is humid continental with warm summers and cold winters. Mean annual temperature ranges from 45 to 50 degrees F., and mean annual precipitation ranges from 28 to 32 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: The main ones are the very poorly drained Lura soils which formed in similar sediments and are in depressions. A unnamed soil in the very fine, montmorillonitic family of Aquic Hapludolls is a common associated on gentle rises. Also, the moderately well and somewhat poorly drained Guckeen and Collinwood soils which are on higher lying more sloping terrain are associates in some places

DRAINAGE AND PERMEABILITY: Poorly drained. Surface runoff is slow. Permeability is slow.

LURA SERIES – SOIL # 211

The Lura series consists of very deep, very poorly drained and poorly drained soils that formed in clayey glacial lacustrine sediments on glacial lake plains, and ground moraines. These soils have slow permeability. They have slopes of 0 to 2 percent. Mean annual precipitation is about 28 inches. Mean annual air temperature is about 48 degrees F.

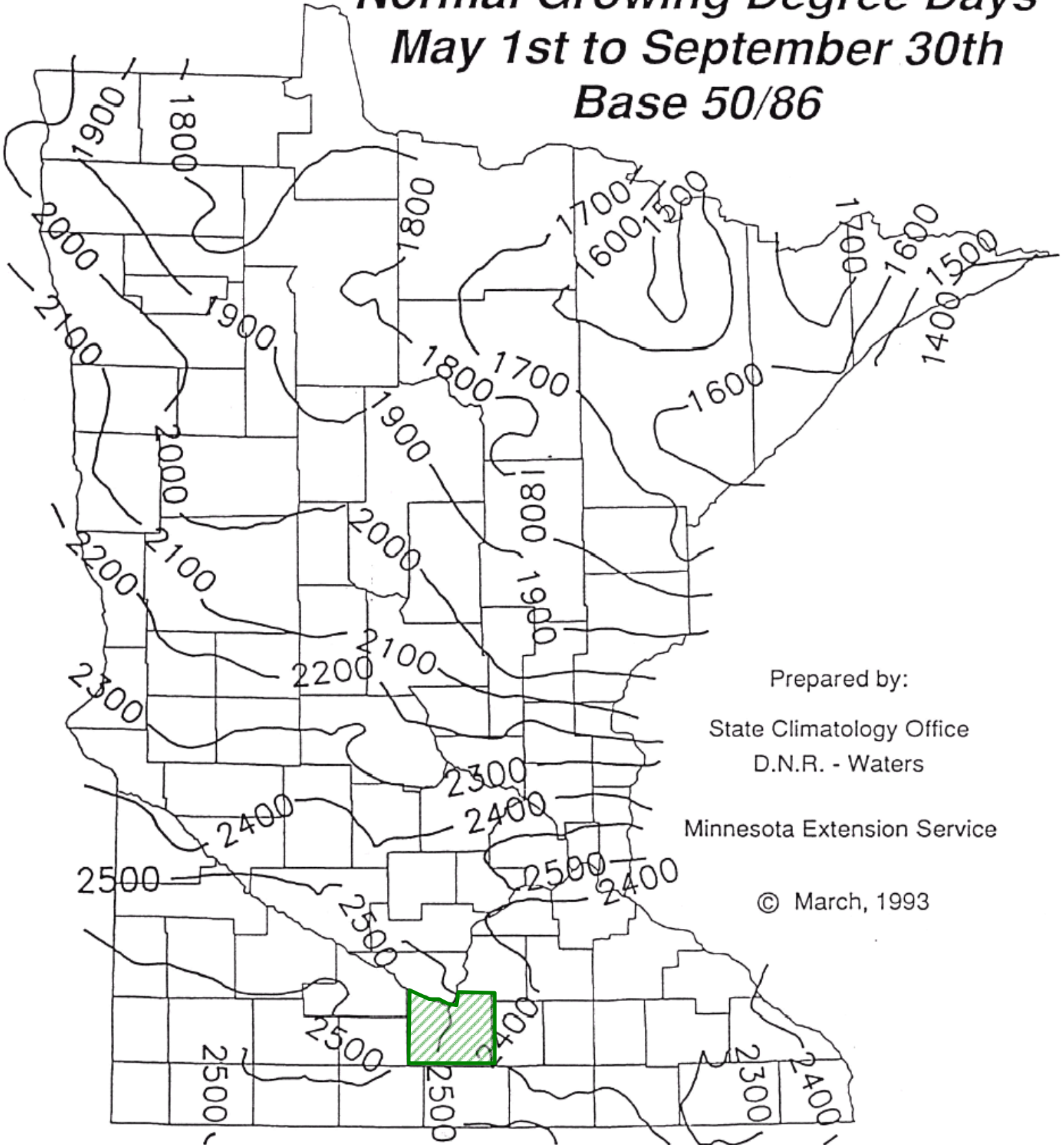
TYPICAL PEDON: Lura silty clay with a concave slope of about 1/4 percent in a depression on a lacustrine-mantled ground moraine in a cultivated field.

GEOGRAPHIC SETTING: Lura soils primarily are in depressions on glacial lake plains and lacustrine-mantled till plains or ground moraines, but some are along drainageways. They have slopes of 0 to 2 percent. These soils formed primarily in clayey lacustrine sediments. Calcareous loam or clay loam glacial till underlies the lacustrine sediments at depths ranging from 40 inches to 10 feet or more. Mean annual precipitation ranges from 26 to 32 inches. Mean annual air temperature ranges from 45 to 52 degrees F. Frost-free days range from 124 to 172. Elevation above sea level ranges from 700 to 1570 feet.

GEOGRAPHICALLY ASSOCIATED SOILS: The Beauford, Collinwood, Guckeen, Marna, and Waldorf soils are the main ones. The poorly drained Beauford soils contain more clay than the Lura soils and are associated with them in a few places. The somewhat poorly drained Collinwood and the poorly drained Waldorf soils formed in 48 inches or more of lacustrine sediments and have sola with texture similar to that of the Lura soils. The somewhat poorly drained Guckeen and the poorly drained Marna soils formed in a mantle of clayey lacustrine sediments and have loamy glacial till within depths of 40 inches.

DRAINAGE AND PERMEABILITY: Very poorly drained and poorly drained. Surface runoff is slow to ponded. Permeability is slow. An apparent seasonal high water table for the undrained phase is at 1 foot above the surface to 1 foot below at some time during November to July in most years for the very poorly drained phase and 1.0 feet to 3 feet for the poorly drained phase.

Normal Growing Degree Days May 1st to September 30th Base 50/86

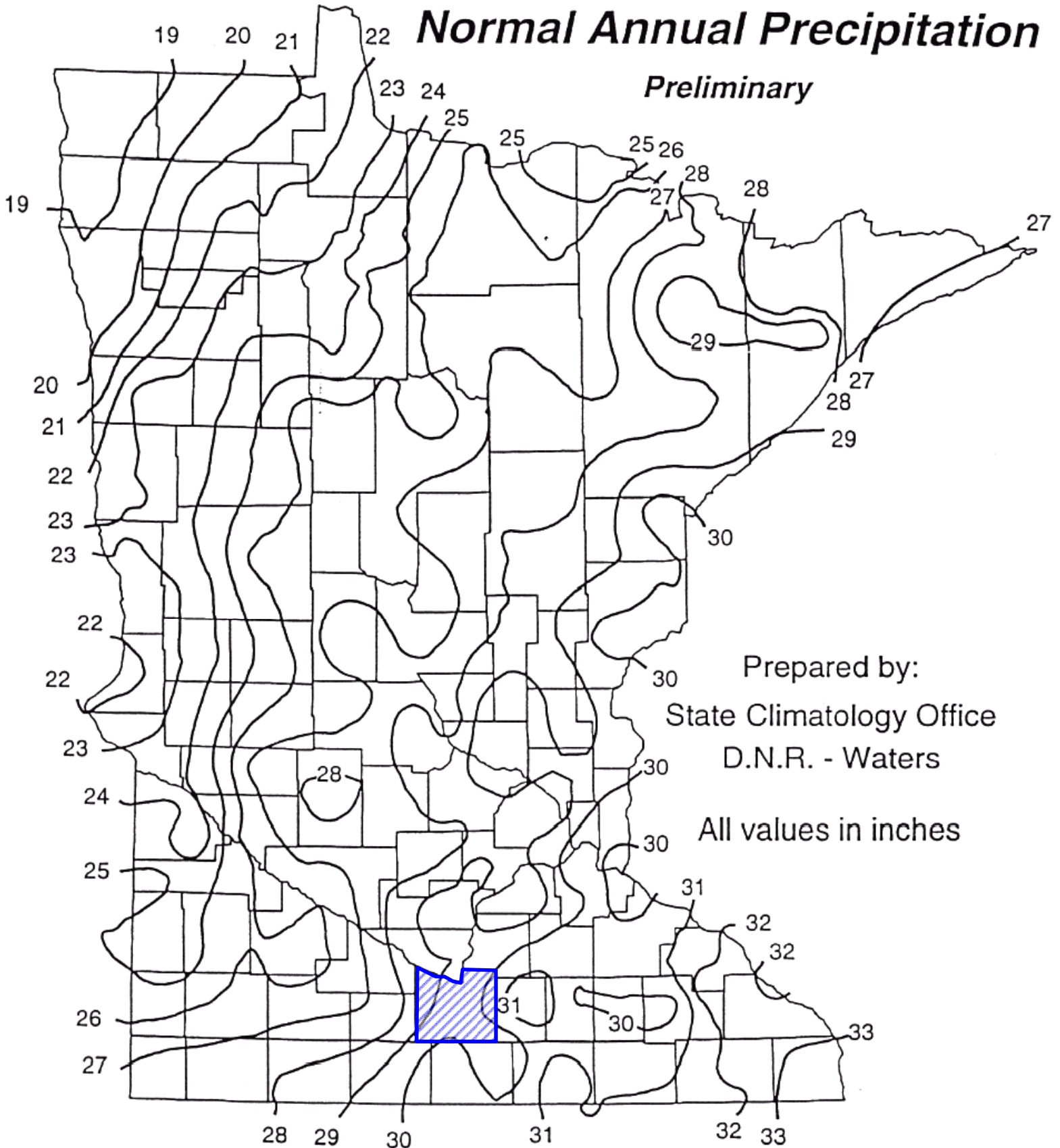


Prepared by:
State Climatology Office
D.N.R. - Waters
Minnesota Extension Service
© March, 1993

"Normal" is defined as a 30 year mean, 1961 through 1990.
All values are in degrees Fahrenheit.
Values are adjusted for a midnight observation time.

Normal Annual Precipitation

Preliminary



Prepared by:

State Climatology Office

D.N.R. - Waters

All values in inches

Data source: Midwestern Climate Center

"Normal" is 1961 to 1990 average

AGRICULTURAL FARM LAND LENDERS

Pioneer Bank - Mapleton Office
301 Main Street Northeast,
Mapleton, MN 56065
Office: (507) 524-3630
Contact: Marvin Kim
Galen Reding

First National Bank
500 Long Street
Mankato, MN 56001
Office: (507) 625-1121
Contact: Ken Kuehner

Pioneer Bank – Delavan Office
103 Main Street
Delavan, MN 56023
Office: (507) 854-3238
Contact: Galen Reding

Voyager Bank
107 North Second Street
Mankato, MN 56001
Office: (507) 625-8721
Contact: Jerry Kopel

Community Bank
203 East Maine Street,
Amboy, MN 56010 Office:
Office: (507) 674-3355
Contact: Pam Shouts

RABO Agri-Finance
PO Box 36
Winnebago, MN 56098
Office: (507) 893-3890
Contact: Elizabeth Wohlenhaus

St Clair State Bank
100 W Main
Saint Clair MN 56080
Office: (507) 245-3636
Contact: Mike Hagen
Bob Kruse

Met Ag Investments
PO Box 1247
Mason City, IA 50402
Office: (641) 424-4082
Contact: Harry Nagel

Wells Fargo – Mankato
206 Hickory Street East
Mankato, MN 56001
Office: 507-387-9247
Contact: Heather Spann

AgStar Farm Credit Services, ACA
1921 Premier Drive
Mankato, MN 56001
Office: (800) 598-5502
Contact: Eric Madsen

Pioneer Bank
320 Stadium Rd Ste 100
Mankato MN 56001
Office: (507) 345-7069
Contact: Jerry Benrud

Minn-Star Bank
400 Main St,
Good Thunder, MN 56037
Office: (507) 278-3630
Contact: Tom Evansvold



WINGERT REALTY
and
LAND SERVICES, INC.

1160 Victory Drive, Suite 6 . Mankato, MN 56001 (507) 345-LAND (5263)

**Notice of
DORIS BACH FAMILY
FARM SALE BY SEALED BID**

Parcels Described As:

NE¼, Section 23, T105N-R26W (Mapleton Township, Blue Earth County)

Sealed Bid Location and Time:

Country Inn & Suites • Conference Room
1900 Premier Dr • Mankato, MN 56001
Tuesday, September 16th, 2008, 10:00 A.M

Sealed Bid Instructions:

1. Bidders may bid on any or all of the parcels offered for sale.
2. All potential buyers shall **deliver or mail** a sealed bid, postmarked by **September 13th** to: **Wingert Realty & Land Services, Inc.,
1160 Victory Drive, Suite 6,
Mankato, MN 56001**
3. All bids must be accompanied by a \$20,000 Cashier's Check for earnest money made out to **Wingert Realty Trust Account.**
4. The written bid shall state the *total price for total deeded acres.*
5. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
6. The premises described herein will be sold in "as is" condition.
7. Seller shall pay the real estate taxes and special assessments due and payable in 2008 & receive 2008 income. Purchaser shall pay the real estate taxes and special assessments due and payable in 2009 & receive 2009 income. Farm is leased for the 2008 crop year.
8. The successful bidder or bidders will enter into a Purchase Agreement and shall pay as earnest money 10% of the successful bid.
9. The property is being sold with a Two Percent (2.0%) buyer premium of total purchase price, payable to Wingert Realty & Land Services, Inc. at time of closing.
10. The entire balance of the purchase price, without interest, will be due and payable on or about October 31st, 2008 at which time possession and marketable title shall be conveyed.
11. All checks will be returned to bidders with unaccepted bids.
12. The Sellers 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 material.

For additional information, contact:
Wingert Realty & Land Services, Inc.
Chuck Wingert @ (800) 730-LAND (5263)
507-345-LAND (5263)

BID SHEET

Bid Submitting Instructions: (Using this page or a blank sheet of paper)

- Write in your total price for total deeded acres for each parcel you would like to bid on
- Write in your name, address and telephone number
- All bids must be accompanied by a \$20,000 Cashier's Check for earnest money made out to

Wingert Realty Trust Account.

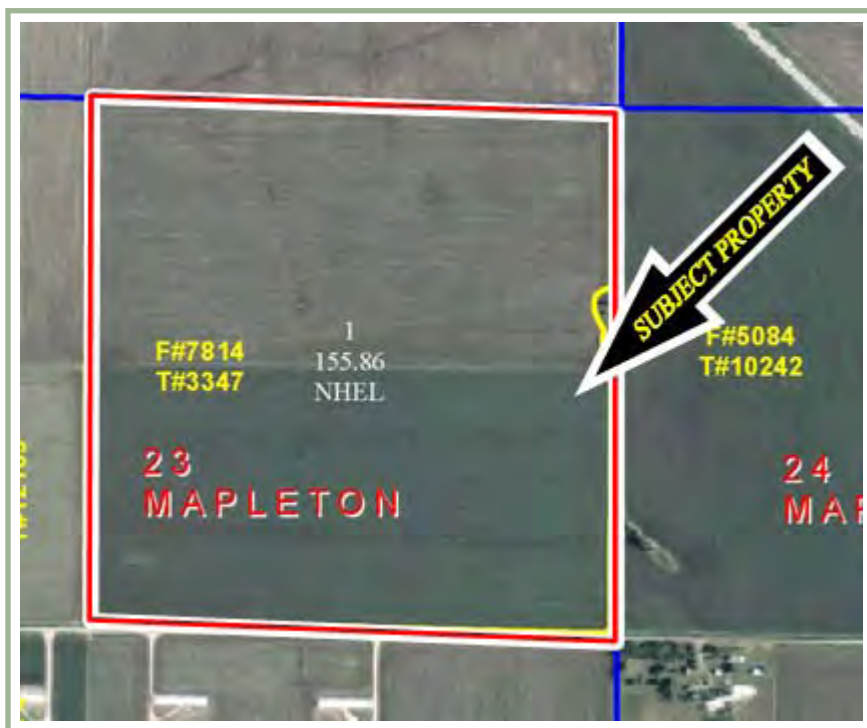
- All potential buyers shall deliver or mail a sealed bid, postmarked by September 13th, 2008 to:
- Refer to the Bach Brochure for further details concerning bidding procedures.

Wingert Realty & Land Services, Inc.,
1160 Victory Drive, Suite 6,
Mankato, MN 56001

Also available to print online: www.wingertrealty.com/Bach

ACRES BID AMOUNT

160.0± \$ _____



NAME: _____

ADDRESS: _____

CITY / STATE / ZIP: _____

TELEPHONE: (____) _____ / (____) _____