

WE ARE PLEASED TO PRESENT

212.8± acres
Mapleton Township
Blue Earth County, Minnesota

Owners: Patricia K. Jones

Owners Attorney: Marlin Kunard, Gislason & Hunter, LLP

Location: Two miles south of Mapleton, MN

Address: 584th Ave & 111th St, Mapleton MN 56065

Description: **PARCEL # 1:** E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 21 & W $\frac{1}{2}$ of SW $\frac{1}{4}$ less 7.2± ac building site
of Section 22, 152.8± Acres

PARCEL # 2: W60 Acres of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 27, 60± Acres

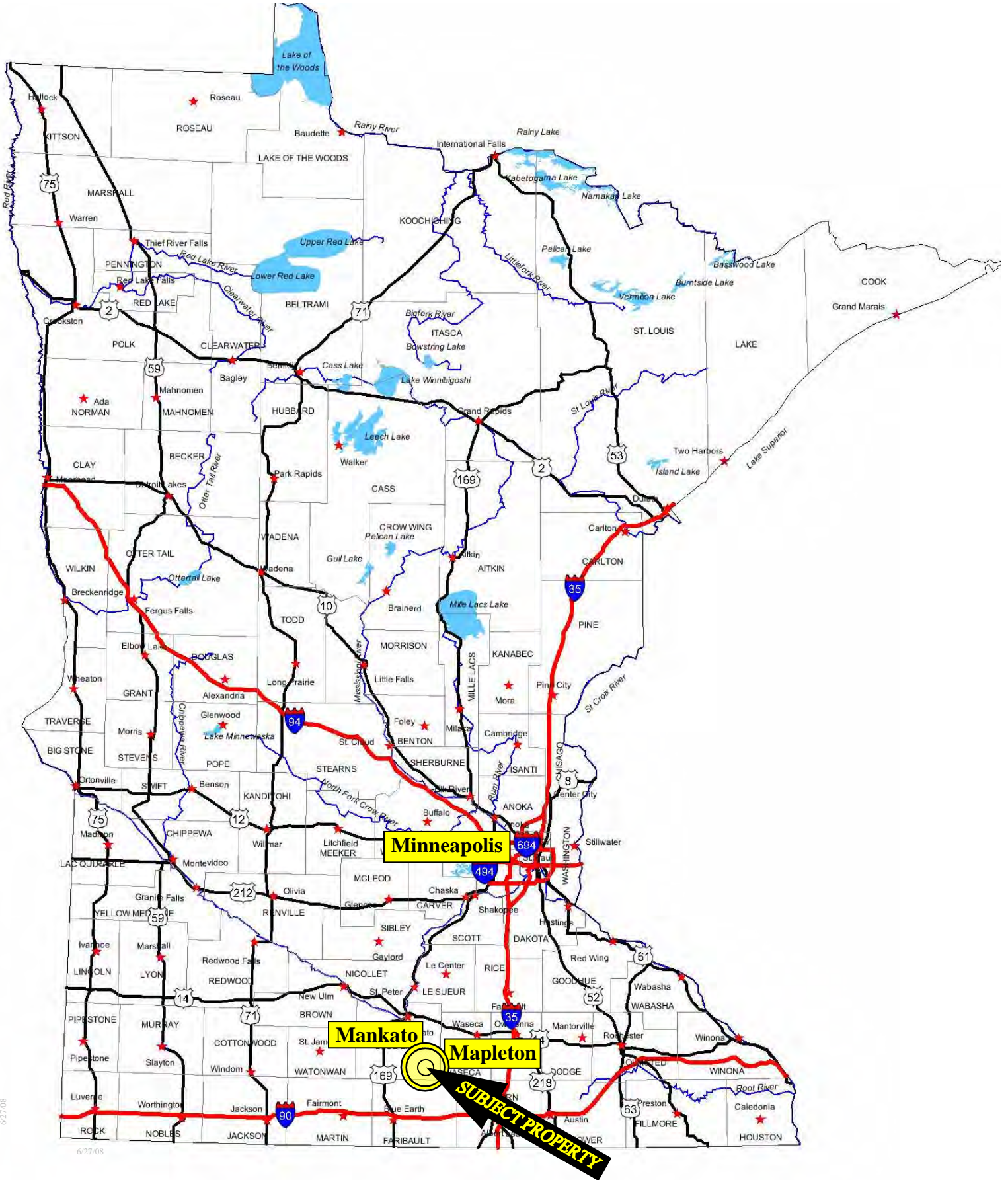
PARCEL # 3: The Entire Farm, 212.8± Acres,
T105N-R26W (Mapleton Township, Blue Earth County)

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

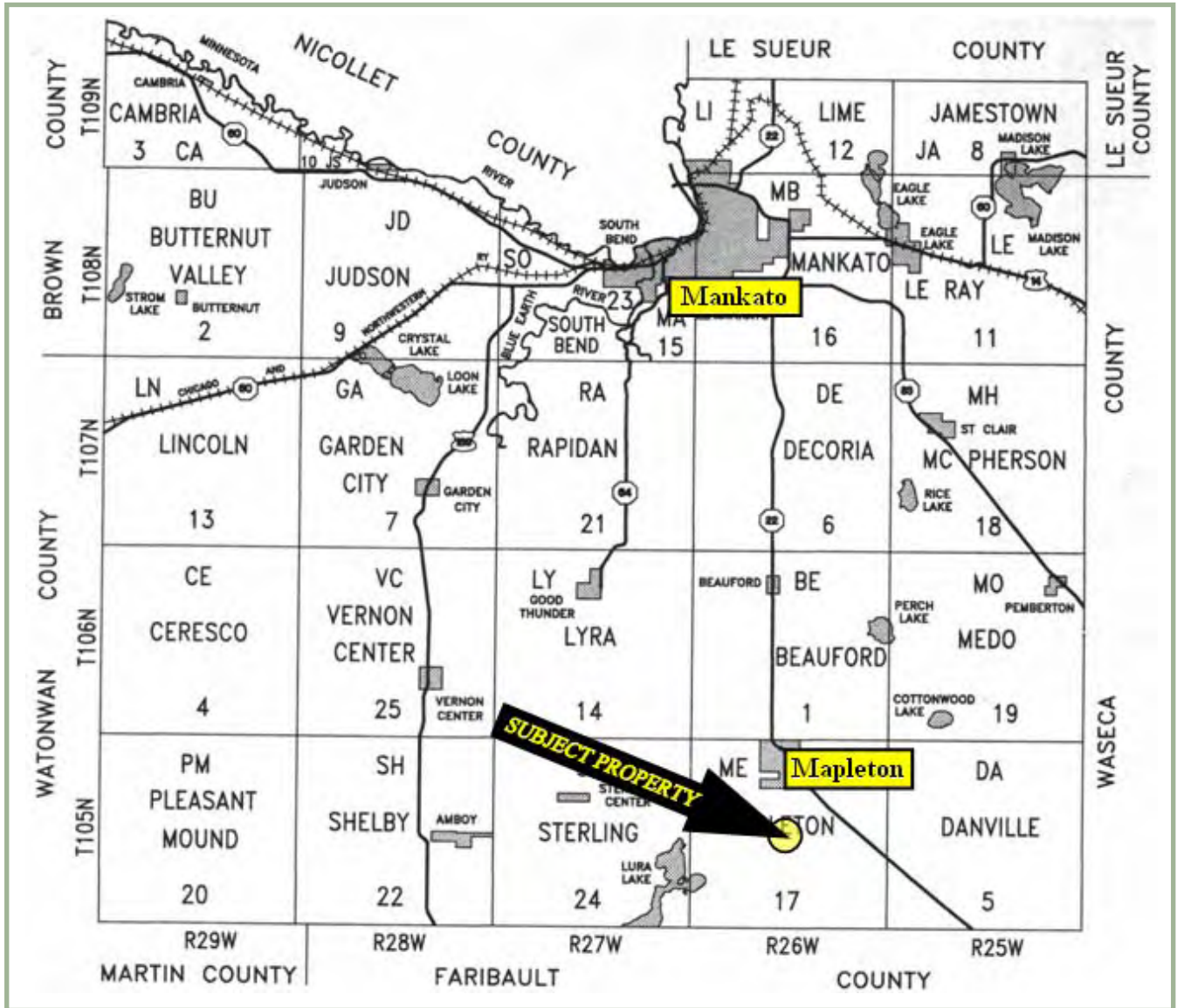
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The buyer must make their own independent investigation of the property. The buyer is purchasing the property "as is".

STATE HIGHWAY MAP



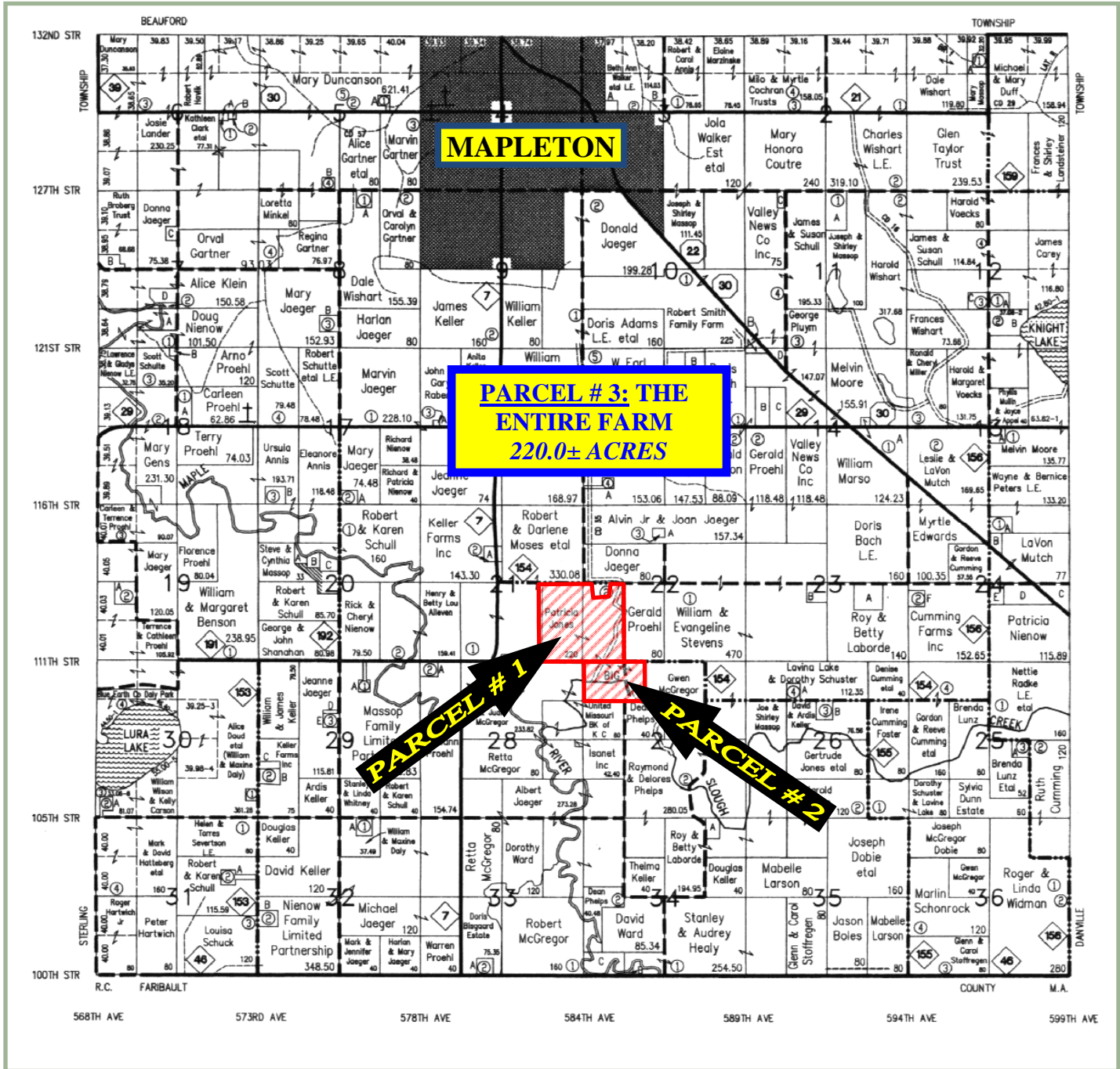
BLUE EARTH COUNTY MINNESOTA



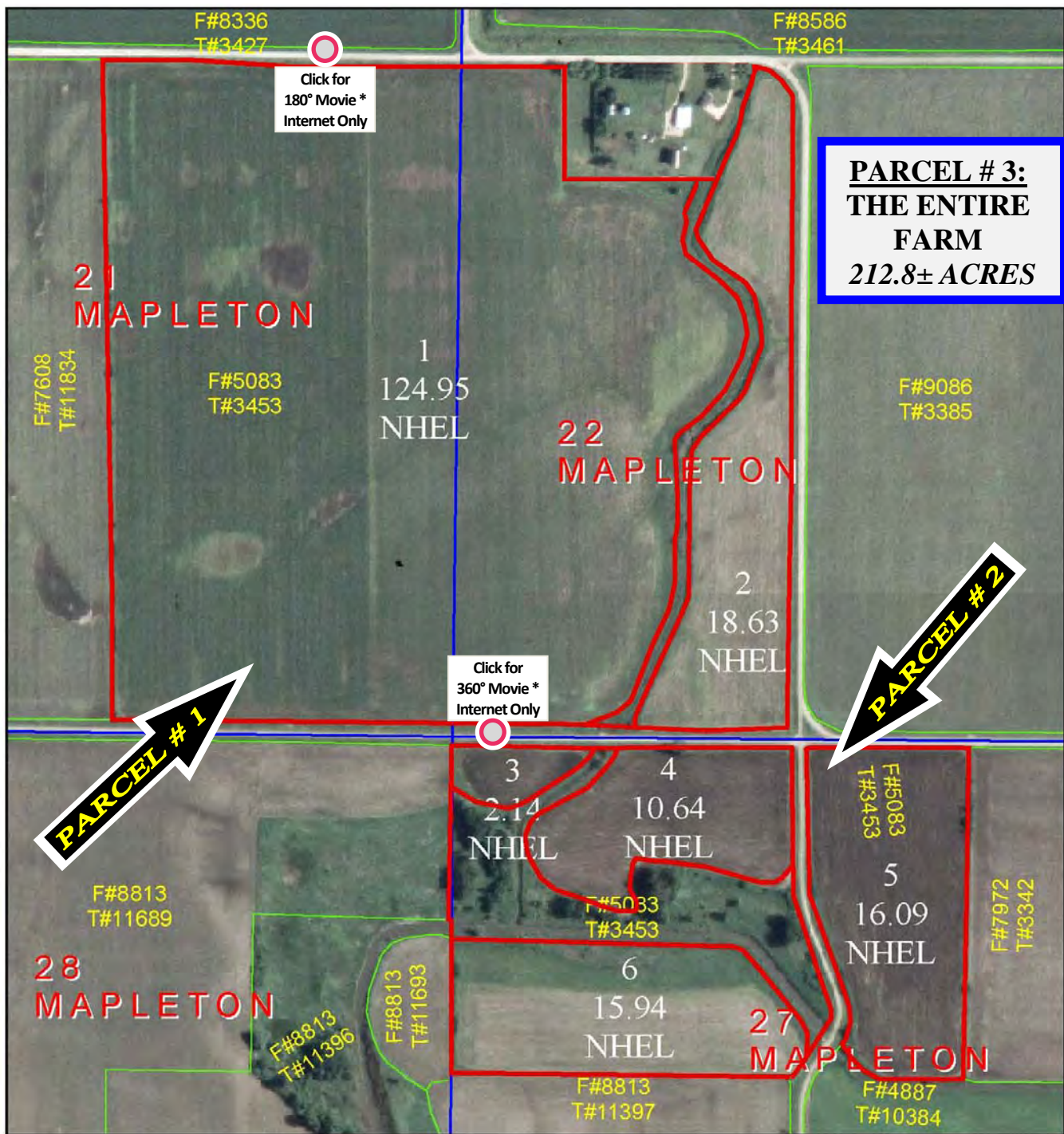
MAPLETON TOWNSHIP

BLUE EARTH COUNTY

MINNESOTA



AERIAL VIEW



United States Department of Agriculture
Farm Service Agency

Blue Earth County

June 27, 2008

Legend

USDA Wetlands

Wetland Determination Identifiers

- * Restricted Use
- * Limited Restrictions
-) Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

PROPERTY PHOTOS



Looking southeast across W20 acres of
NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27



Looking west across NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of
Section 27



County Ditch # 95



Wetland photo on NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of
Section 27

PATRICIA K. JONES

Farm Property Information

Description: **PARCEL # 1:** E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 21 & W $\frac{1}{2}$ of SW $\frac{1}{4}$ less 7.2± ac building site of Section 22, 152.8± Acres
PARCEL # 2: W60 Acres of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 27, 60± Acres
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Buildings: None

<u>Real Estate Taxes:</u>	2008 Ag Non-Homestead Tax	=	\$ 4,256.00
	Special Assessments	=	\$ 0.00
	Total 2008 Tax	=	\$ 4,256.00

FSA Information*:

Total acres	212.8± Ac
Tillable acres	188.3± Ac
Corn base acres	91.0± Ac
Corn yield – Direct	115.0± Bu
Corn yield – Counter Cyclical	114.0± Bu
Soybean base acres	91.9± Ac
Soybean yield – Direct	26.0± Bu
Soybean yield – Counter Cyclical	31.0± Bu

**Note: FSA Farm Program amounts are estimated, FSA will calculate new bases if parcels are sold separately.*

Soil Description: Baroda silty clay loam, Shorewood silty clay loam, Beauford clay, Lura silty clay, Shorewood silty clay, Marsh
See Soil Map and Interpretation sheets.

Topography: Level to rolling

Drainage: County Ditch # 95 & Open Ditch Branch # 2, Pattern Tile
See enclosed Tile Map page.

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

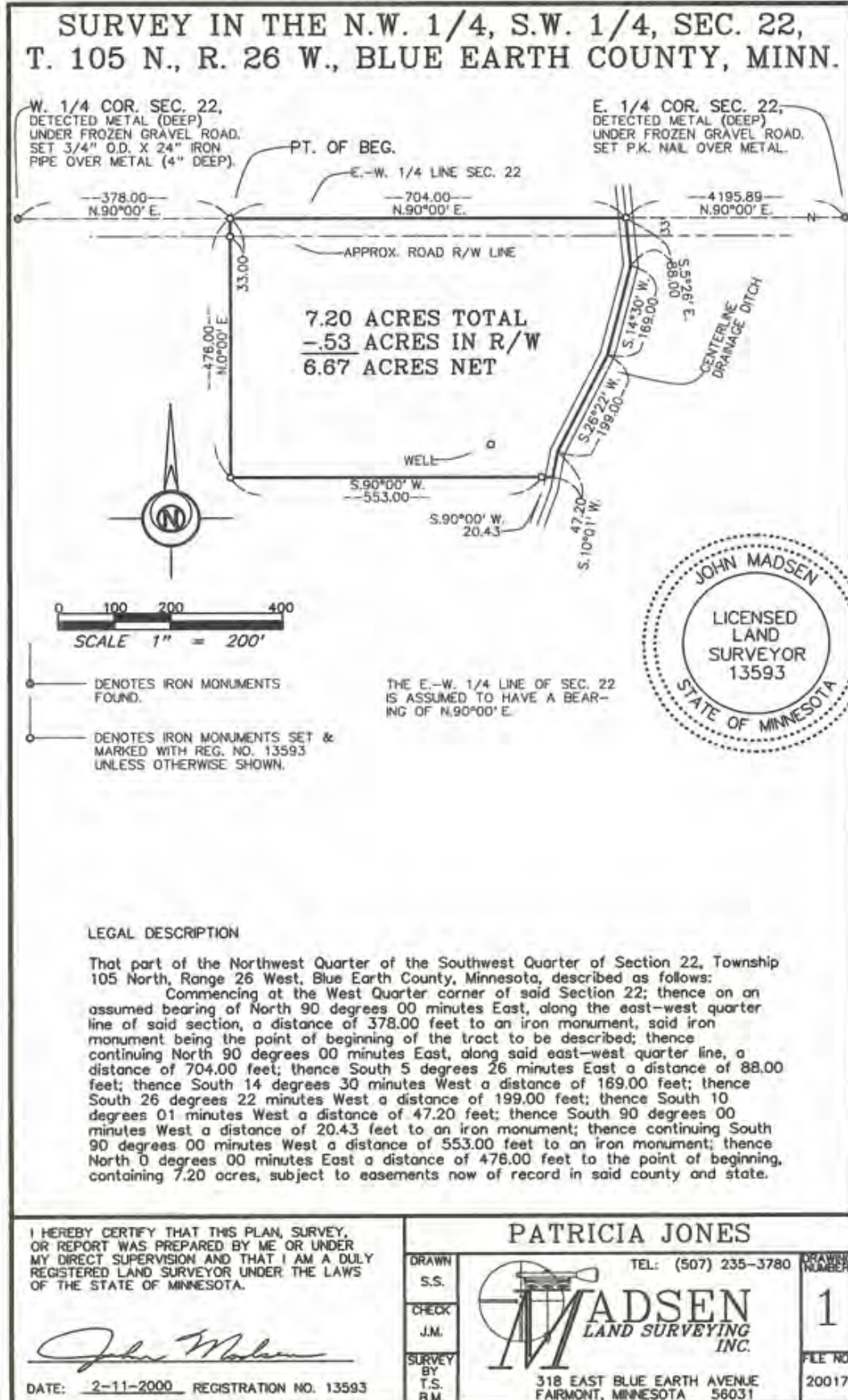
Zoning: Agricultural

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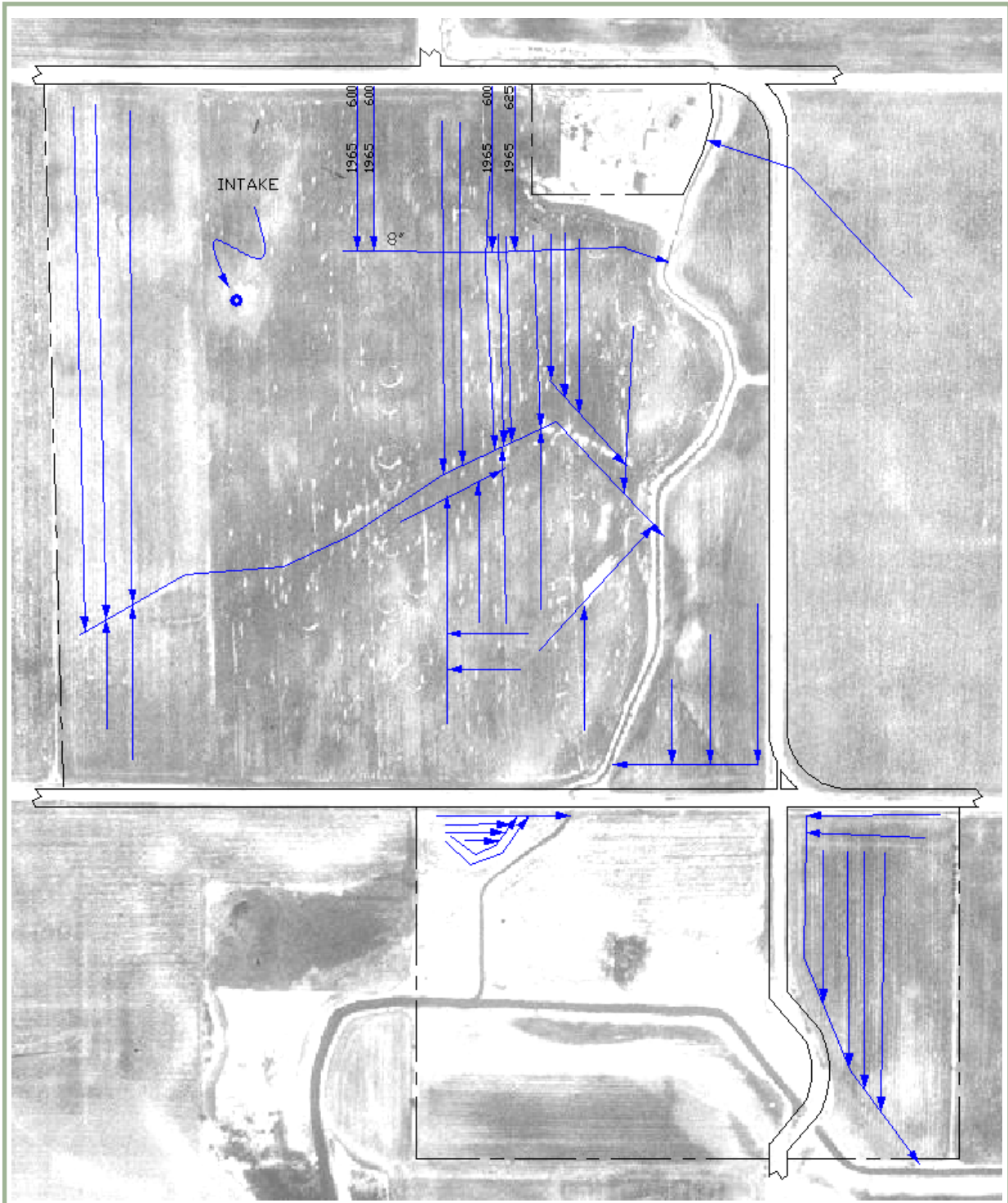
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BUILDING SITE SURVEY

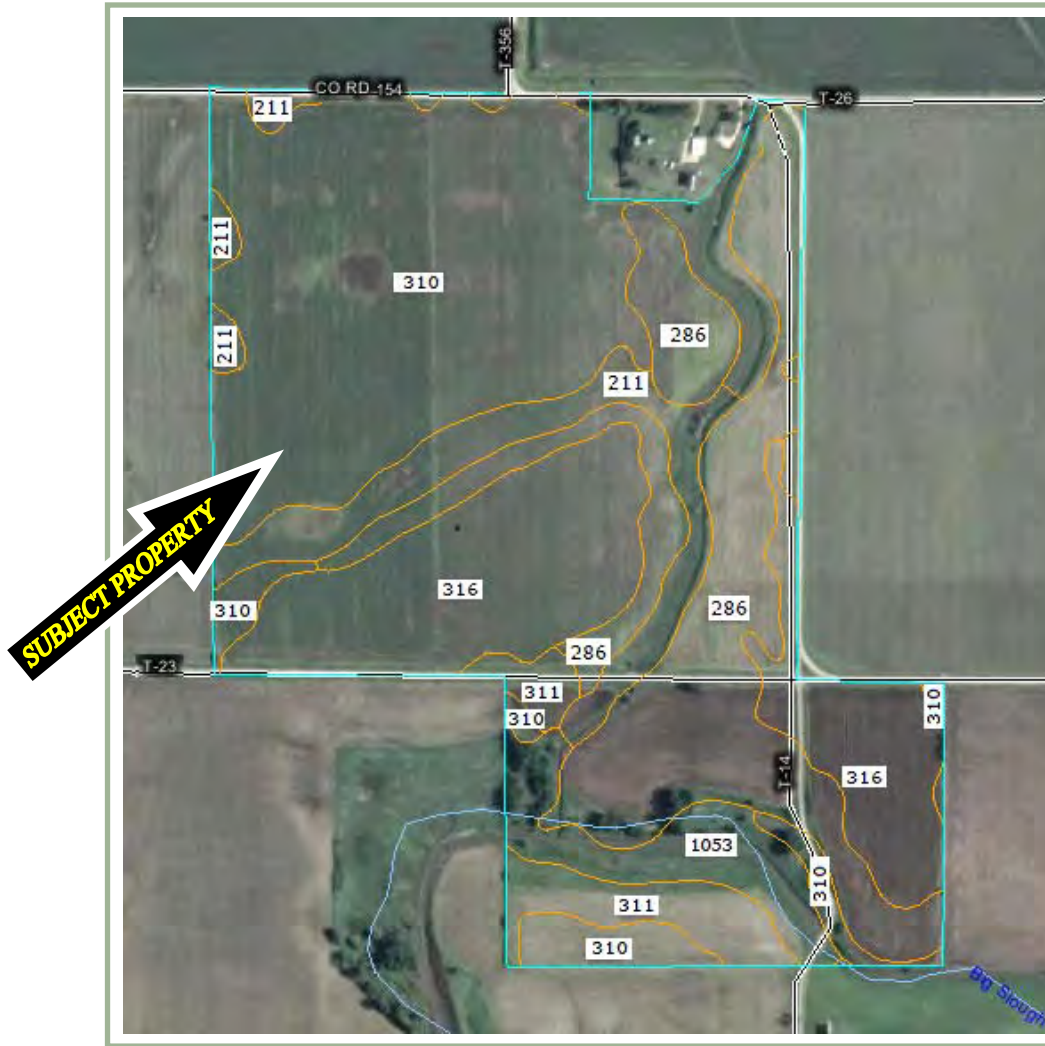


TILE MAP



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

SOIL MAP



SOIL #	SOIL NAME	ACRES*	C.E.R.**
316	Baroda silty clay loam	43.0	72
286	Shorewood silty clay loam, 1 to 6 percent slopes	50.3	70
310	Beauford clay	80.3	65
211	Lura silty clay	18.2	60
311	Shorewood silty clay, 1 to 6 percent slopes	9.5	60
1053	Marsh	11.3	5

*Acres are approximate. **C.E.R. = Crop Equivalency Ratings

C.E.R. = 72.0 - 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.

BARODA SERIES – SOIL # 316

The Baroda series consists of deep, poorly drained, slowly permeable soils on glacial lake plains. They formed in clayey glacial lacustrine sediments over loamy glacial till. Slopes are less than 1 percent. Mean annual temperature is 47 degrees F, and mean annual precipitation is 29 inches.

TYPICAL PEDON: Baroda silty clay loam - with a plane level slope on a glacial lake plain in pastured woodlot.

GEOGRAPHIC SETTING: These soils have very slightly convex, plane, or very slightly concave slopes with gradients of less than one percent. They are in glacial lake plains. They formed in 3 1/2 to 7 feet or more of mostly clayey glacial lacustrine sediments over loamy glacial till. Mean annual temperature is 45 to 50 degrees F, and mean annual precipitation ranges from 26 to 32 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the Beauford and Lura soils. The poorly drained Beauford soils are on positions similar to those of the Baroda soils. The very poorly drained Lura soils are in depressions and swales.

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

SHOREWOOD SERIES – SOIL # 286

The Shorewood series consists of very deep, moderately well drained and somewhat poorly drained soils that formed in a mantle of clayey glacial lacustrine sediments and underlying loamy calcareous till or that formed entirely in lacustrine sediments. These soils are in glacial lake plains and moraines. Permeability is moderately slow or slow. Slopes range from 0 to 12 percent. Mean annual precipitation is about 28 inches. Mean annual temperature is about 47 degrees F.

TYPICAL PEDON: Shorewood silty clay loam with a slightly convex 3 percent slope in a cultivated field.

GEOGRAPHIC SETTING: Shorewood soils have plane or slightly convex slopes on glacial lake plains and moraines. Slopes generally are about 100 to 250 feet in length with gradients of 0 to 12 percent. The Shorewood soils formed in clayey lacustrine material commonly 30 to 60 inches or more in thickness over friable loam or clay loam glacial till. In some pedons a silty layer up to 3 feet thick is between the clayey layer and the underlying deposits. Mean annual temperature is about 45 to 50 degrees F. Mean annual precipitation is about 25 to 32 inches. Frost free days range from 124 to 165. Elevations above sea level range from 900 to 1200 feet.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the Minnetonka, Barbert, and Lura soils which are members of a hydrosequence with Shorewood soils. Poorly drained Minnetonka soils are on nearby level terrain. Very poorly drained Barbert and Lura soils are in depressions and swales.

DRAINAGE AND PERMEABILITY: Moderately well and somewhat poorly drained. Surface runoff is medium. Permeability is moderately slow or slow. The perched water table for the moderately well drained phase is 2.5 to 4.0 April to June, and 1.5 to 2.5 for the moderately wet phase in most years.

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.

MARSH SERIES – SOIL # 1053

The Marsh series consists of moderately deep, well drained soils on uplands. The soil formed in colluvium or residuum from interbedded sandy limestone, siltstone, and shale. These soils are on gently sloping to steep, highly dissected back slopes, shoulders, and narrow on ridgecrests. Slopes range from 2 to 45 percent

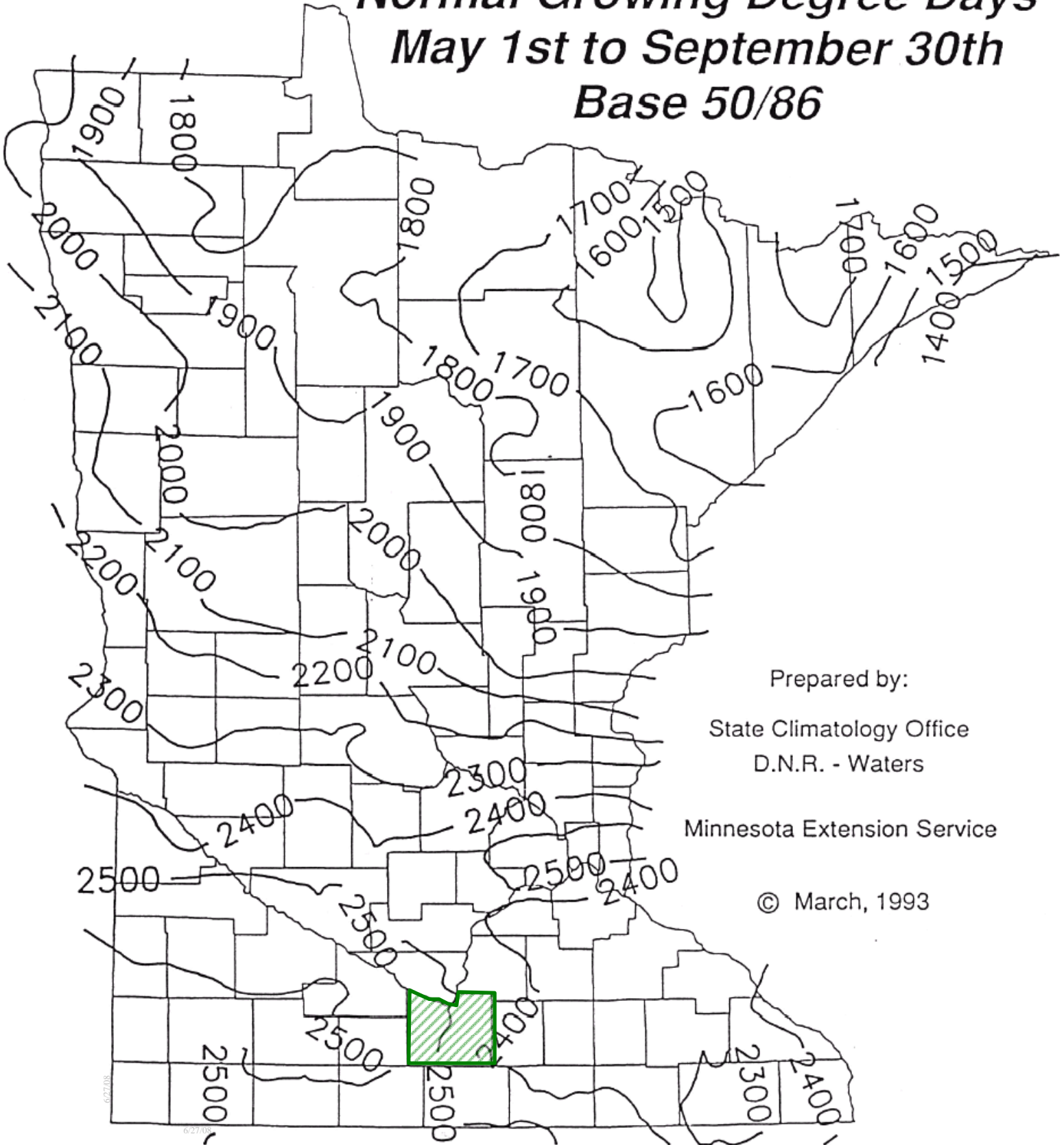
TYPICAL PEDON: Marsh silt loam on a south facing, convex, 20 percent slope under hardwoods at an elevation of 740 feet.

GEOGRAPHIC SETTING: Steep upland hillsides and narrow rolling ridgecrests in the Nashville Basin. Slopes range from 2 to 45 percent. Marsh soils developed in colluvium or residuum from thinly bedded sandy limestone interbedded with siltstone and shale. Near the type location the mean annual air temperature is 57 degrees F and the mean annual precipitation is about 54 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: The Hampshire, Mimosa, Talbott, Hicks, Armour, and Stiversville soils. The Hampshire, Mimosa, and Talbott soils have a fine family particle size control section. In addition, the Mimosa and Talbott soils are underlain by hard limestone bedrock. The Hicks and Armour soils are in a fine-silty family particle size control section and are greater than 60 inches to bedrock. The Stiversville soils are 40 to 60 inches to a paralithic contact.

DRAINAGE AND PERMEABILITY: Marsh soils are well drained with medium to rapid runoff. Permeability is moderate or moderately rapid.

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

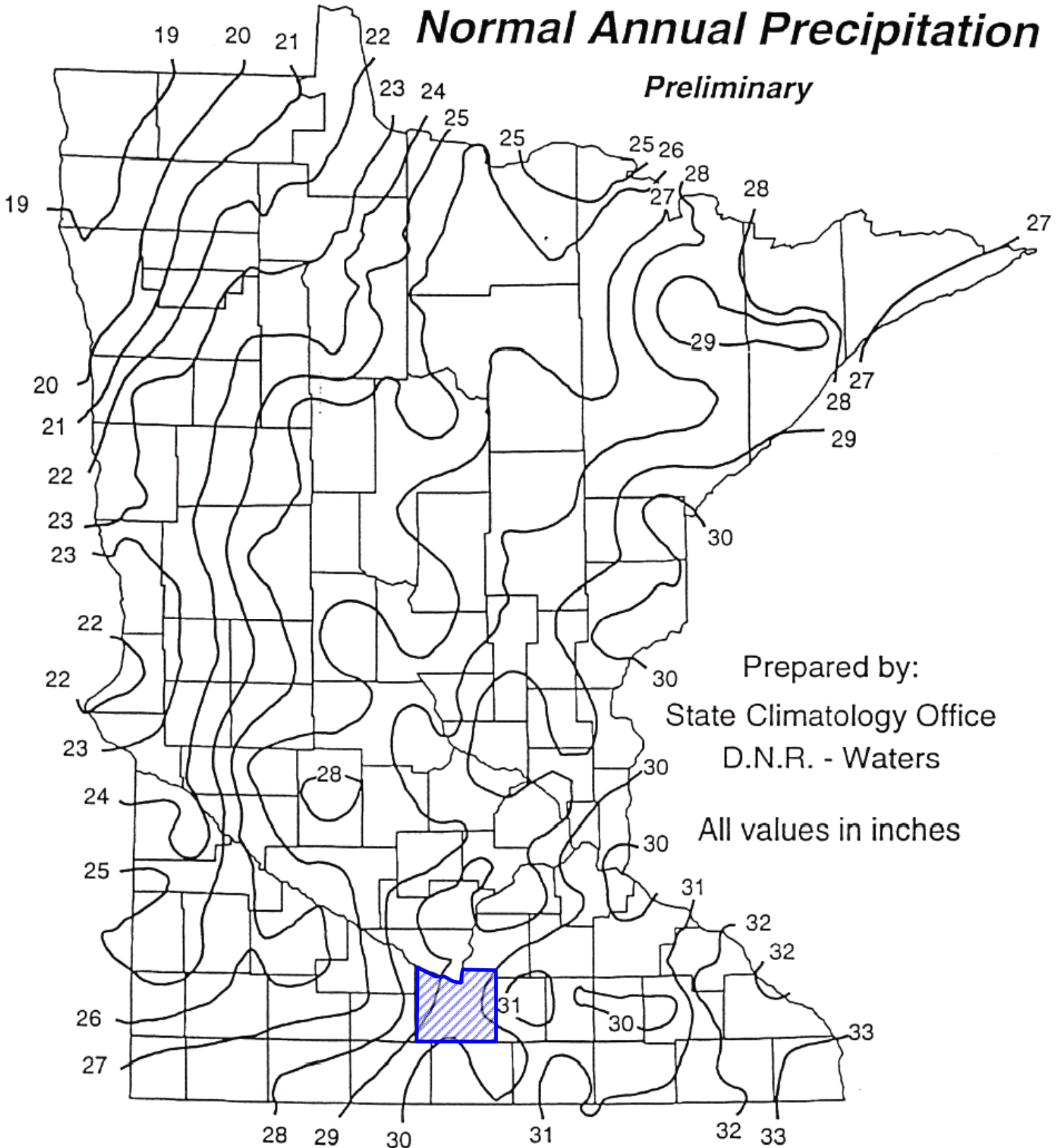


Prepared by:
State Climatology Office
D.N.R. - Waters
Minnesota Extension Service
© March, 1993

"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 Kimm
Galen Reding

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

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

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

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

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

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

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

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

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
PATRICIA K. JONES
FARM SALE BY SEALED BID**

Parcels Described As:

PARCEL # 1: E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 21 & W $\frac{1}{2}$ of SW $\frac{1}{4}$ less 7.2± ac building site
of Section 22, 152.8± Acres

PARCEL # 2: W60 Acres of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 27, 60± Acres

PARCEL # 3: The Entire Farm, 212.8± Acres,
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 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.
9. The entire balance of the purchase price, without interest, will be due and payable on or about
November 3rd, 2008 at which time possession and marketable title shall be conveyed.
10. The successful bidder or bidders will enter into a Purchase Agreement and shall pay as earnest
money 10% of the successful bid.
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)

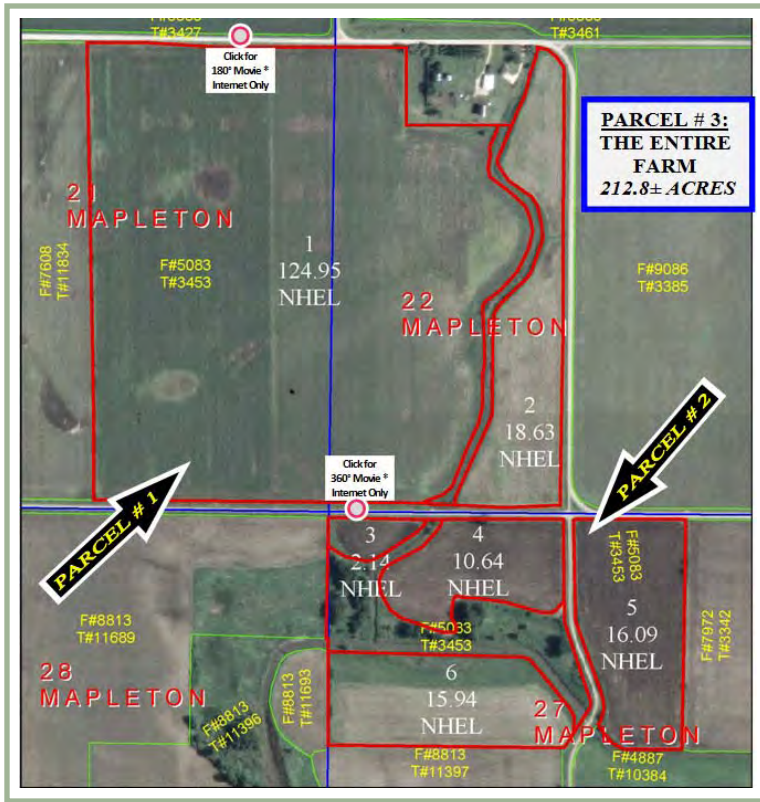
- Write in your total price for total deeded acres for each parcel you would like to bid on
- Write in your name, address and telephone number
- All bids must be accompanied by a \$20,000 Cashier's Check for earnest money made out to

Wingert Realty Trust Account.

- All potential buyers shall deliver or mail a sealed bid, postmarked by September 13th, 2008 to:
- Refer to the Jones 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/Jones



<u>PARCELS</u>	<u>ACRES</u>	<u>BID AMOUNT</u>
# 1	152.8±	\$ _____
# 2	60.0±	\$ _____
# 3	212.8±	\$ _____

NAME: _____

ADDRESS: _____

CITY / STATE / ZIP: _____

TELEPHONE: (____) _____ / (____) _____