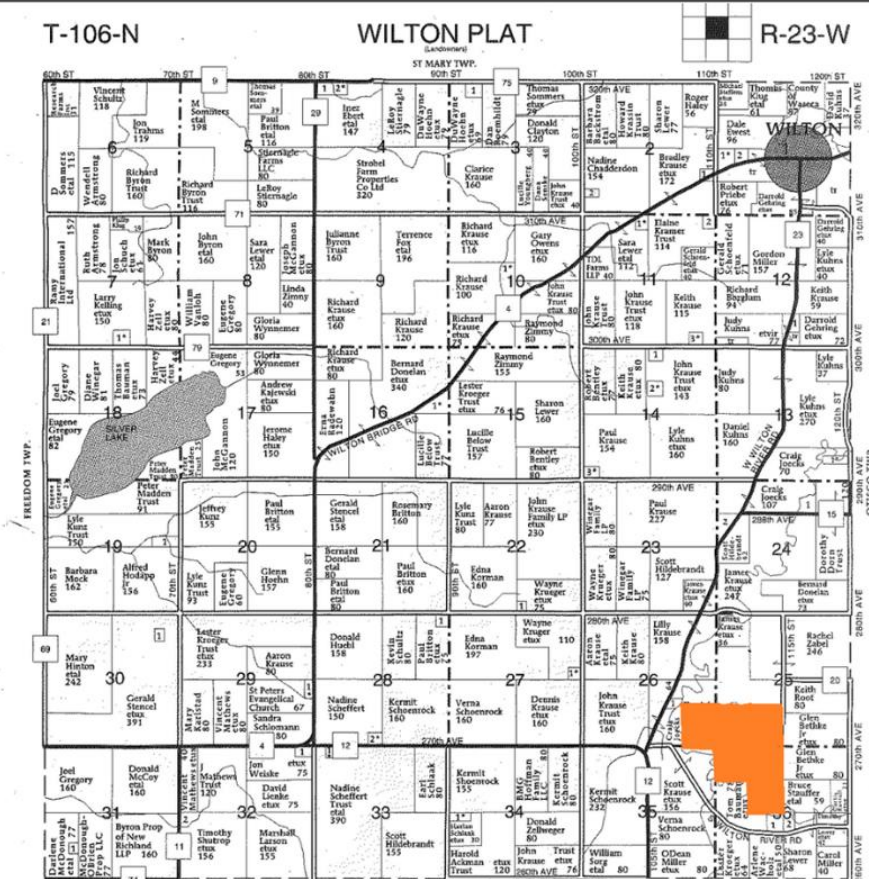


# FARMLAND FOR SALE

240 M/L ACRES - WASECA COUNTY, MN



## JOHNSTON LEGACY - OWNER ONE TIME SEALED BID OFFER

S 1/2, SE 1/4 of Section 25; SE 1/4, SE 1/4  
of Section 26; E 1/2, NW 1/4; NW 1/4,  
NW 1/4, of Section 36 All in T-106-N,  
R-23-W Waseca County, Minnesota

**REQUEST BID PACKET TODAY!**

- ✓ TILLABLE ACRES, CRP, TREES
- ✓ 84.8 CPI (TILLABLE)
- ✓ LEASE TERMINATED FOR 2023 SEASON
- ✓ 2021 TAXES - \$11,072 (ESTIMATED)

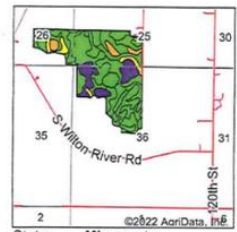
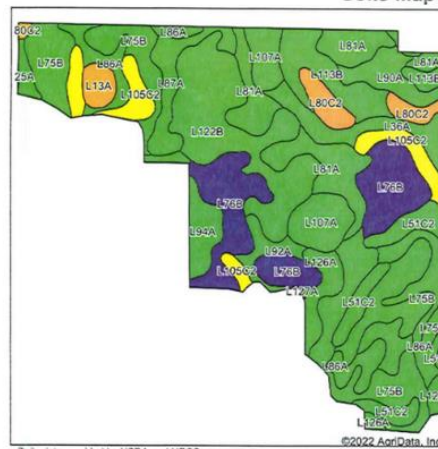
# KUPERLAND

AGRICULTURAL INVESTING

REED KUPER

641-425-8617

REED@KUPERLAND.COM



Area Symbol: MN161. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class %	Productivity Index	
L122B	Reedstake-Estherville complex, 2 to 6 percent slopes	31.66	15.3%	III	IIIe	84	
L75B	Barrington silt loam, 2 to 6 percent slopes	29.31	14.2%	III	IIIe	94	
L76B	Dickinson fine sandy loam, 1 to 6 percent slopes	24.55	11.9%	III	IIIe	60	
L81A	Cordova clay loam, 0 to 2 percent slopes	18.53	9.0%	III	IIIw	87	
L86A	Madelia silty clay loam, 0 to 2 percent slopes	15.14	7.3%	III	IIIw	94	
L113B	Reedstake-Le Sueur complex, 1 to 6 percent slopes	10.72	5.2%	III	IIIe	98	
L51CZ	Gladek silt loam, 6 to 12 percent slopes, eroded	10.34	5.0%	III	IIIe	86	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.07	4.9%	III	IIIw	91	
L105CZ	Lester-Hawick complex, 6 to 12 percent slopes, eroded	10.06	4.9%	III	IIIe	63	
L87A	Kingston silty clay loam, 1 to 3 percent slopes	9.65	4.7%	III	IIIw	100	
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	7.35	3.6%	III	IIIw	97	
L126A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.16	3.0%	III	IIIw	83	
L80CZ	Lester loam, 6 to 10 percent slopes, moderately eroded	5.81	2.8%	III	IIIe	76	
L90A	Le Sueur loam, 1 to 3 percent slopes	5.68	2.8%	III	IIIw	97	
L94A	Lowlein fine sandy loam, terrace, 0 to 3 percent slopes	5.51	2.7%	III	III	81	
L92A	Darfur loam, 0 to 2 percent slopes	3.18	1.5%	III	IIIw	82	
L13A	Klossner muck, 0 to 1 percent slopes	2.59	1.3%	III	IIIw	77	
L127A	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.08	0.0%	III	VVw	20	
<b>Weighted Average</b>						<b>2.16</b>	<b>84.8</b>

## WASECA COUNTY FARM FOR SALE

# 240 ACRES M/L

**Closing:** January 13 2023 or at sellers' discretion

**Earnest Money:** \$100,000 payable to Hoversten Law Trust Account

**Title:** Seller to Convey Clear Chain to Title; **Property Tax:** Seller to bring property taxes up to date

**Sealed BID:** Sealed bid must be submitted by December 2, 2022 by 7:00p.m. **Request a bid packet.**

**Attorney for Seller:** Marty G. Helle - Hoversten Law Firm in Austin, MN

**Reed Kuper, Broker | 641-425-8617**

reed@kuperland.com

**KUPERLAND**  
AGRICULTURAL INVESTING

KUPERLAND  
3492 GOLF COURSE ROAD OSAGE, IA 50461

**BEST & FINAL SUBMIT DATE:**

FRIDAY,  
DECEMBER 2, 2022

**ON OR BEFORE:**

7:00 P.M.

**OFFER SUBMITTED TO:**

KUPERLAND  
3492 GOLF COURSE RD  
OSAGE, IA 50461  
**OR**  
REED@KUPERLAND.COM

**SELLER**

JOHNSTON LEGACY

**AGENCY**

KUPERLAND IS AGENT  
OF THE SELLER.

**ATTORNEY FOR SELLER**

MARTY G. HELLE  
HOVERSTEN LAW  
807 W OAKLAND AVE  
AUSTIN, MN 55912

**METHOD OF SALE**

- THIS LAND WILL BE OFFERED BY A ONE TIME BEST & FINAL OFFER. NO OPPORTUNITY TO INCREASE BIDS AFTER DECEMBER 2, 2022.
- ALL OFFERS MUST BE SUBMITTED BY DECEMBER 2, 2022 BY 7:00PM
- INTERESTED PARTIES ARE REQUIRED TO SUBMIT THEIR BID USING KUPERLAND BID FORM
- SELLER RESERVES THE RIGHT TO REFUSE ANY AND ALL BIDS

**ANNOUNCEMENTS**

- INFORMATION GATHERED WAS OBTAINED FROM SOURCES DEEMED RELIABLE, BUT KUPERLAND DOES NOT GUARANTEE THE ACCURACY.
- PROSPECTIVE BUYERS SHOULD DO THEIR OWN RESEARCH AND INDEPENDENTLY VERIFY ANY AND ALL INFORMATION.
- PROPERTY IS BEING SOLD "AS IS". THE SELLER DOES NOT WARRANT OR GUARANTEE THAT EXISTING FENCES COINCIDE EXACTLY WITH THE RECTANGULAR SURVEY LINES.

**TERMS OF POSSESSION**

- \$100,000 DOWN PAYMENT DUE WITHIN FIVE DAYS OF ACCEPTED OFFER AND DEPOSITED IN HOVERSTEN LAW TRUST ACCOUNT
- SUCCESSFUL SEALED OFFER IS PURCHASING WITH NO FINANCING CONTINGENCIES AND MUST BE PREPARED FOR CASH SETTLEMENT ON OR BEFORE JANUARY 13, 2023.
- POSSESSION TO BE GIVEN AT SETTLEMENT, WITH TAXES BEING PRORATED TO DATE OF CLOSING
- CRP CONTRACT WILL BE ASSIGNED TO BUYER AT THE TIME OF CLOSING

**CONTRACT**

- IMMEDIATELY AFTER BEING NOTIFIED OF BEING THE CHOSEN BID, REAL ESTATE CONTRACT WILL BE EXECUTED.
- THE SELLER WILL PROVIDE ABSTRACT OF TITLE FOR REVIEW BY BUYER'S ATTORNEY

**Reed Kuper, Broker | 641-425-8617**

reed@kuperland.com