

THURSDAY, DECEMBER 13, 2018 AT 10 AM

1053 ACRES ± 5 TRACTS



"The Experienced Farmland Professionals!"



Professional Land Brokers and Auctioneers

LAND AUCTION Dodge County, MN



TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



#1677 Zaitz Trust, LLP



"The Experienced Farmland Professionals!"

In Partnership With

LANDPROZ

**Agricultural & Recreational Real Estate,
Auctions and Farm Management.**

Is Proud to Present The Zaitz Trust, LLP

CONTENTS

4	DIRECTIONS
5-9	TRACT 1
10-14	TRACT 2
15-19	TRACT 3
20-24	TRACT 4
25-29	TRACT 5
30	TERMS & CONDITIONS
31	BROKERS

ONLINE BIDDING
Available at
landproz.bidwrangler.com

Seller: The Zaitz Trust, LLP

Date: Thursday, December 13, 2018

Time: 10 a.m.

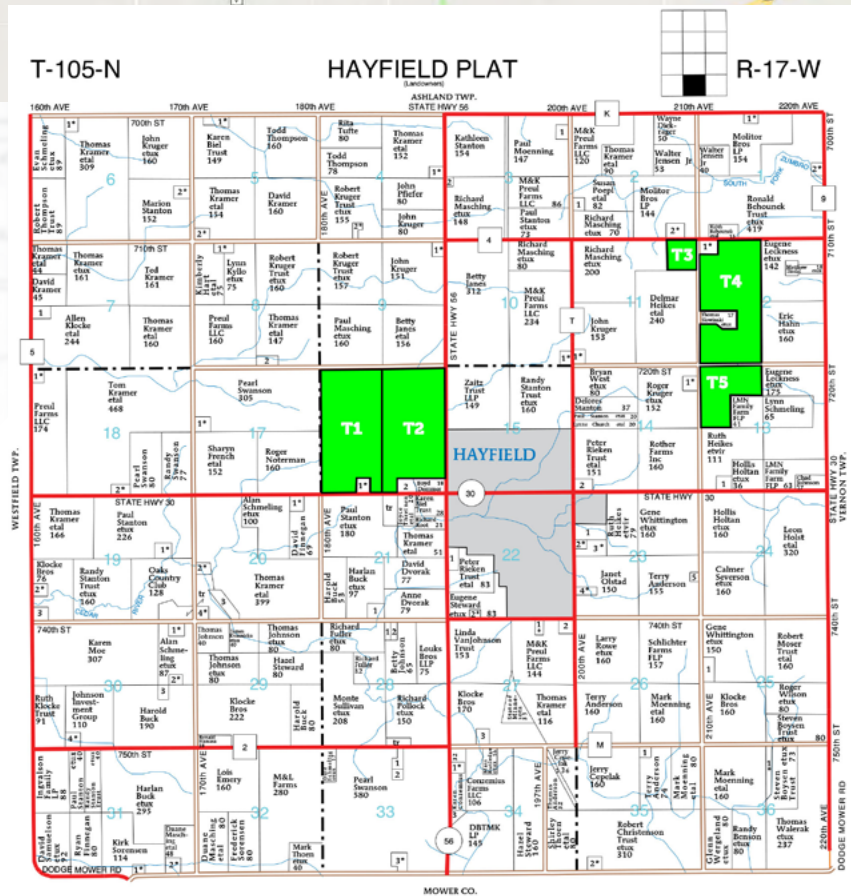
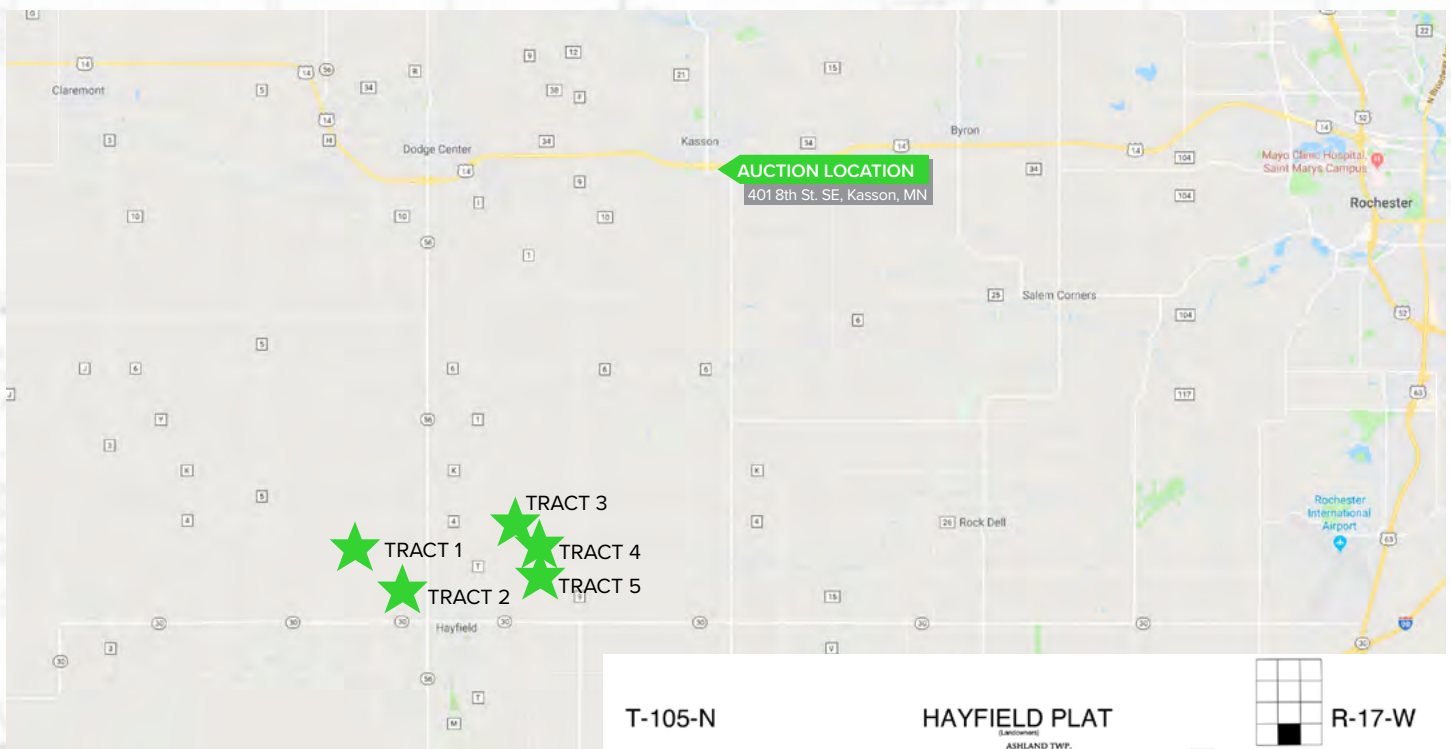
Auction Location: Events, 401 8th St. SE, Kasson, MN

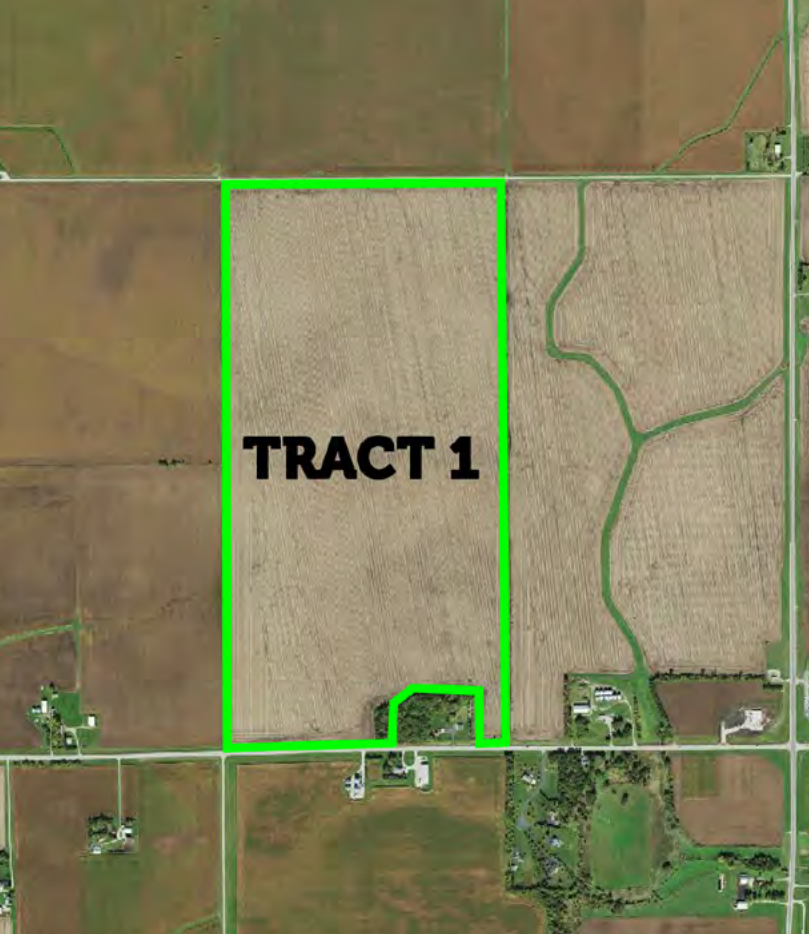
Total Deeded Acres: 1053± Acres

Farm Notes: The Zaitz family is offering these beautiful farms at public auction on Thursday, Dec. 13th at 10:00. You will find no better land than this 1,053 acres. The CPI's are all in the 90's ranging from 92 to 96. All of these tracts are also pattern tiled and open to farm in 2019!

Property offered as 5 Tracts

Directions





314.42 ACRES

TRACT 1

Driving Directions: From Hayfield, head west out of town on MN-30 for just under a mile, farm is on the north side of the road

Total Deeded Acres: 314.42 Acres

PID #: R 12.016.0100

Legal Description: 314.42 Acres of the W ½ of Section 16 in Hayfield Township of Dodge County, MN T-105-N R-17-W

Latitude/Longitude: 43° 53' 58.1, -92° 52' 25.58

Real Estate Taxes: \$17,772

Special Assessments \$0

Total Cropland Acres: 307.28 Acres

Corn Base Acres: 153.9

Soybean Base Acres: 151.3

CPI Soil Rating: 95.4

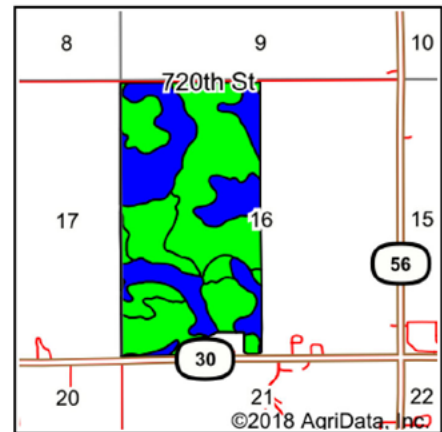
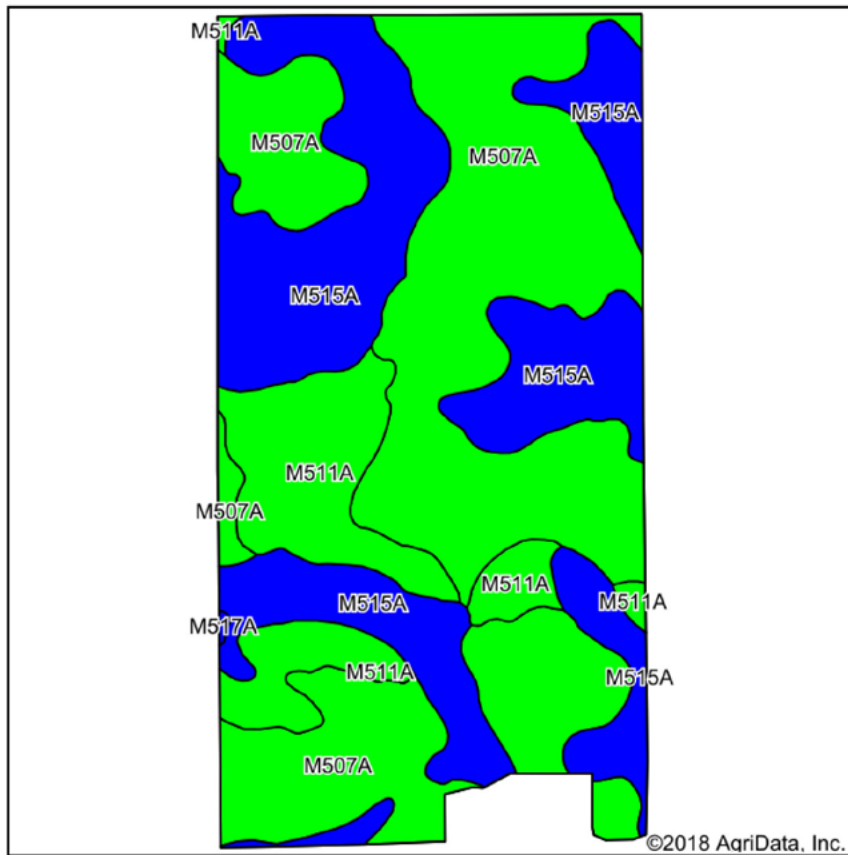
Classifications: NHEL

CRP Acres: none

Currently open for the 2019 crop year



Soil Maps



State: **Minnesota**
 County: **Dodge**
 Location: **16-105N-17W**
 Township: **Hayfield**
 Acres: **307.28**
 Date: **10/16/2018**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 15

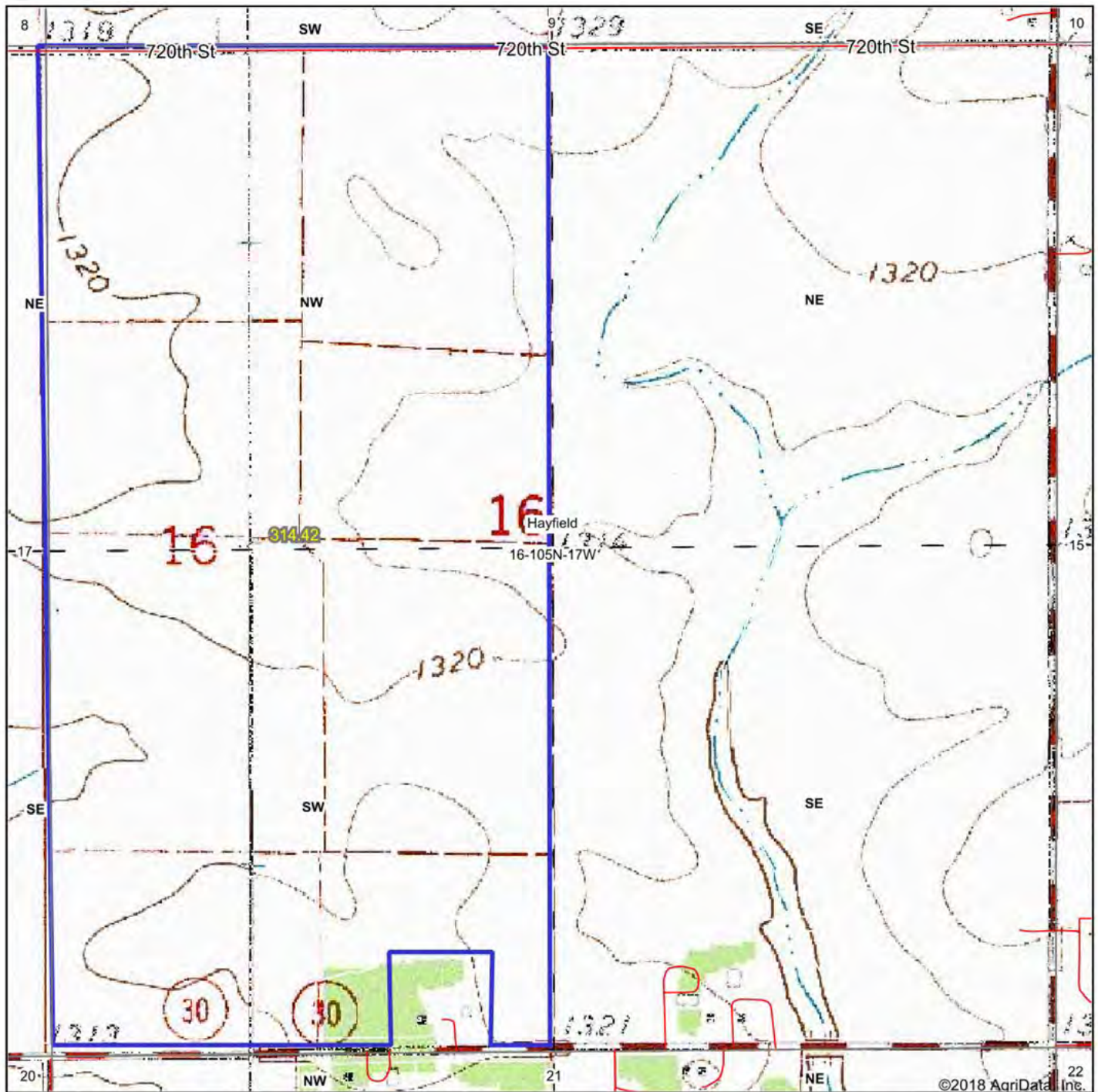
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M507A	Marquis silt loam, 1 to 3 percent slopes	156.05	50.8%		Moderately well drained	Ile	100	202	60	79
M515A	Tripoli silty clay loam, 0 to 2 percent slopes	108.00	35.1%		Poorly drained	Ilw	87	182	52	86
M511A	Readlyn silt loam, 1 to 3 percent slopes	43.02	14.0%		Somewhat poorly drained	Iw	100			66
M517A	Clyde silty clay loam, 0 to 3 percent slopes	0.21	0.1%		Poorly drained	Ilw	86	193.5	56	73
Weighted Average							95.4	166.7	48.8	*n 79.6

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



1 Stop Realty LAND PROZ
The Experienced Farmland Professional

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrIDataInc.com

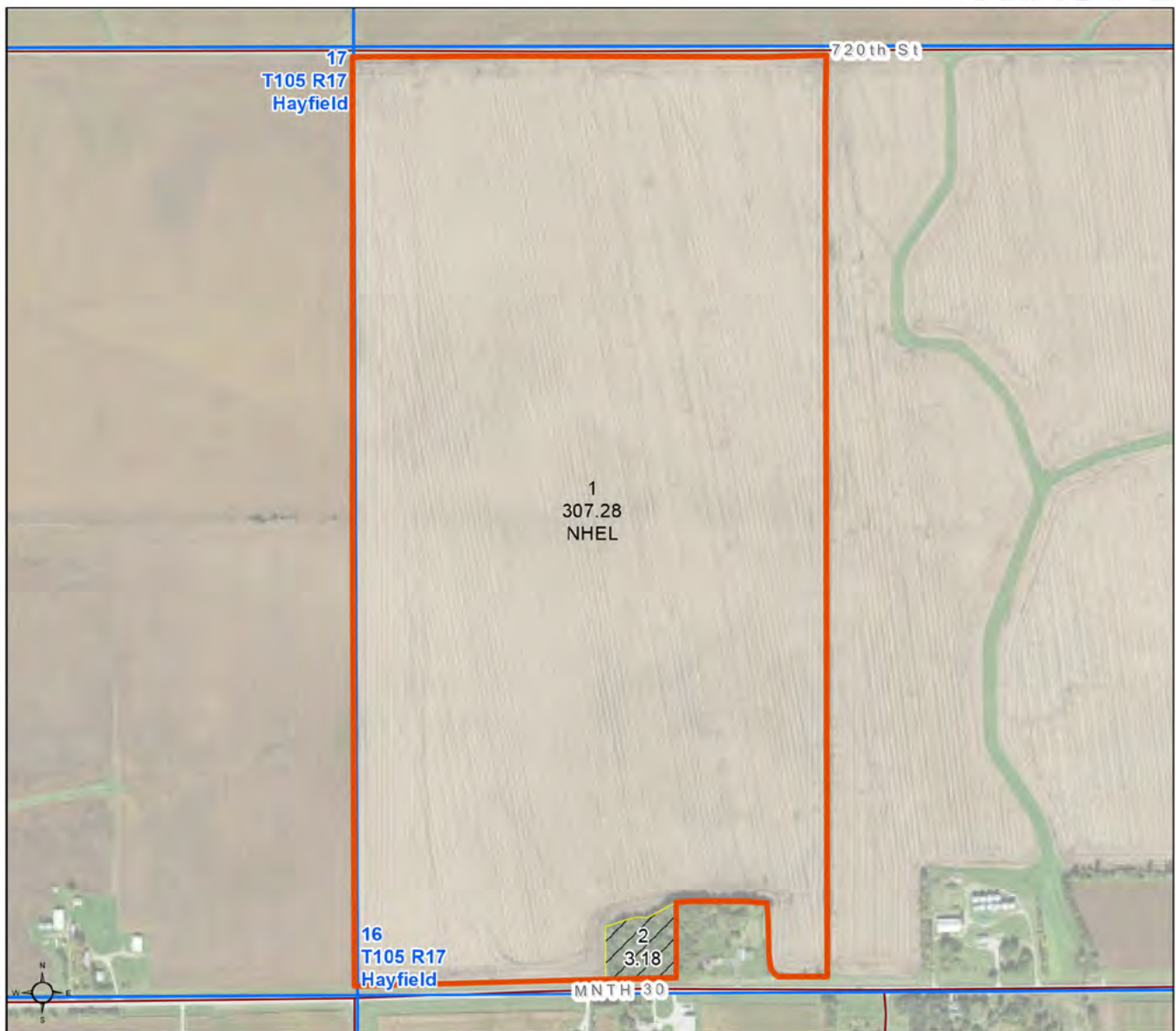
map center: 43° 53' 58.28, -92° 52' 9.25

16-105N-17W
Dodge County
Minnesota

0ft 817ft 1634ft



FSA Map



Farm 6671

Tract 2457

2018 Program Year
Map Created February 28, 2018

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

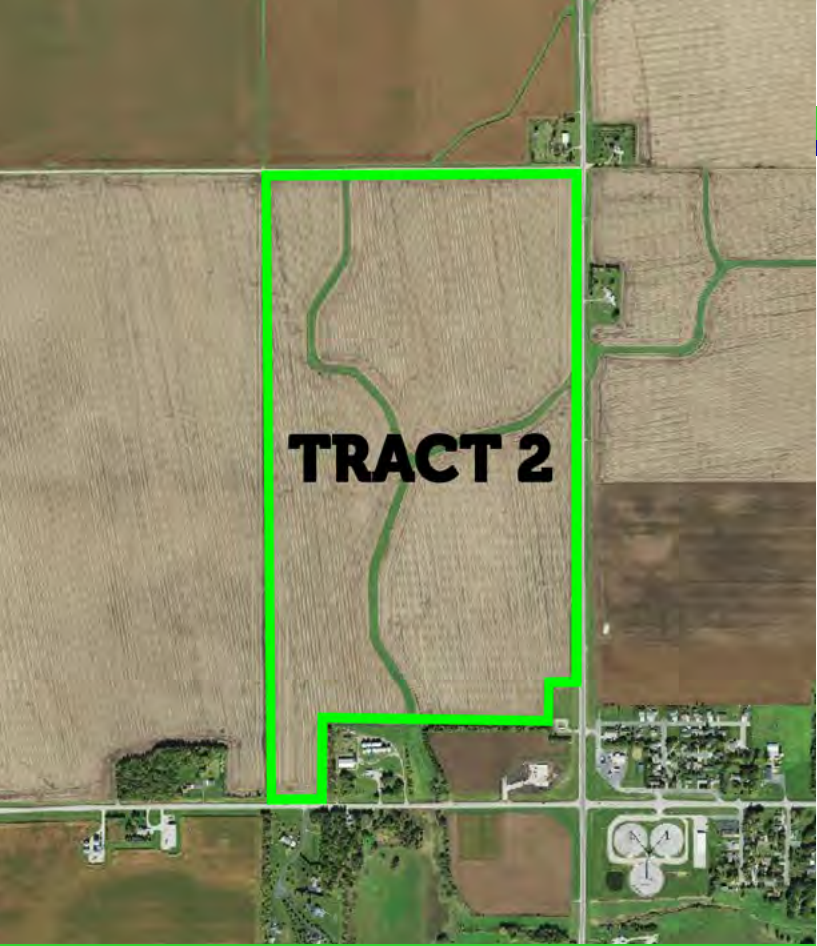
Wetland Determination Identifiers

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

Tract Cropland Total: 307.28 acres

Tile Map





TRACT 2

286.25 ACRES

TRACT 2

Driving Directions: From Hayfield, head west out of town on MN-30 for just under a half mile, farm is on the north side of the road.

Total Deeded Acres: 286.25 Acres

PID #: R 12.016.0200

Legal Description: 286.25 Acres of the E ½ of Section 16 in Hayfield Township of Dodge County, MN T-105-N R-17-W

Latitude/Longitude: 43° 54' 8.91, -92° 51' 59.4

Real Estate Taxes: \$15,830

Special Assessments: \$0

Total Cropland Acres: 264.92 Acres

Corn Base Acres: 164.2

Soybean Base Acres: 100.72

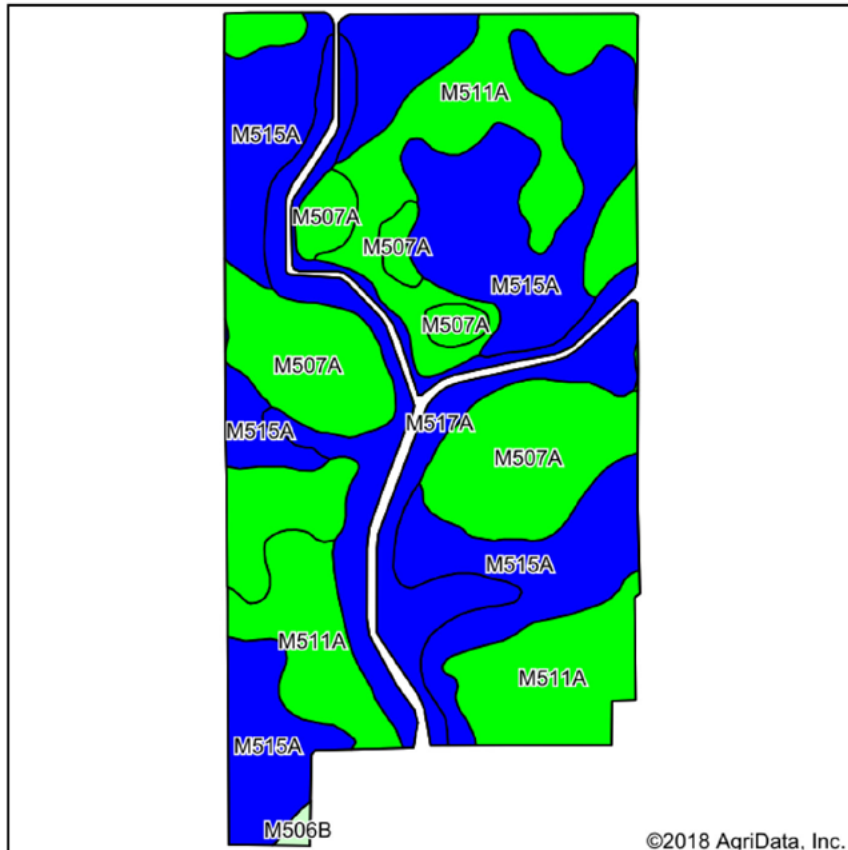
CPI Soil Rating: 92.8

Classifications: NHEL

CRP Acres: none

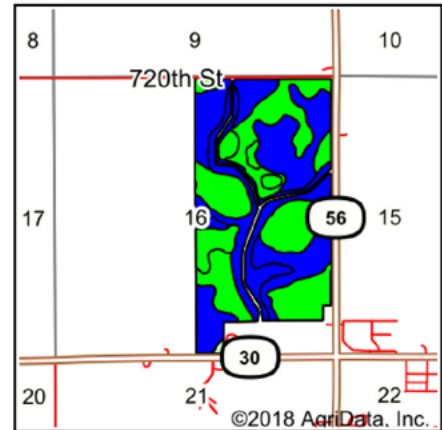
Currently open for the 2019 crop year

Soil Maps



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Minnesota**
 County: **Dodge**
 Location: **16-105N-17W**
 Township: **Hayfield**
 Acres: **264.92**
 Date: **10/16/2018**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: MN039, Soil Area Version: 15

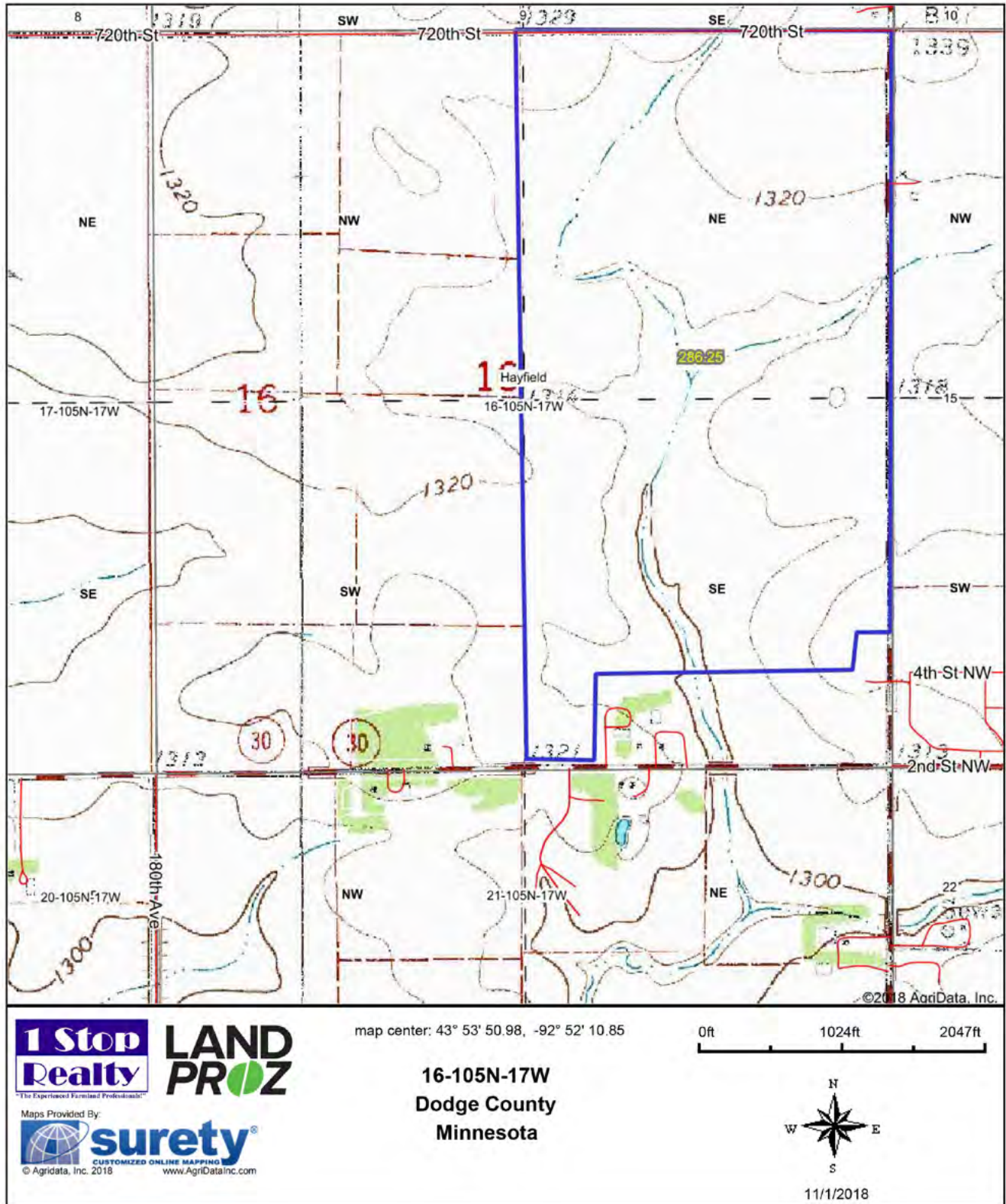
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M515A	Tripoli silty clay loam, 0 to 2 percent slopes	96.83	36.6%		Poorly drained	llw	87	182	52	86
M511A	Readlyn silt loam, 1 to 3 percent slopes	67.87	25.6%		Somewhat poorly drained	lw	100			66
M507A	Marquis silt loam, 1 to 3 percent slopes	58.35	22.0%		Moderately well drained	lle	100	202	60	79
M517A	Clyde silty clay loam, 0 to 3 percent slopes	41.09	15.5%		Poorly drained	llw	86	193.5	56	73
M506B	Kasson silt loam, 2 to 6 percent slopes	0.78	0.3%		Moderately well drained	lle				64
Weighted Average							92.8	141	40.9	*n 77.3

*n: The aggregation method is "Weighted Average using major components"

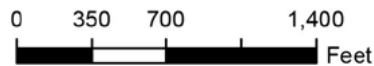
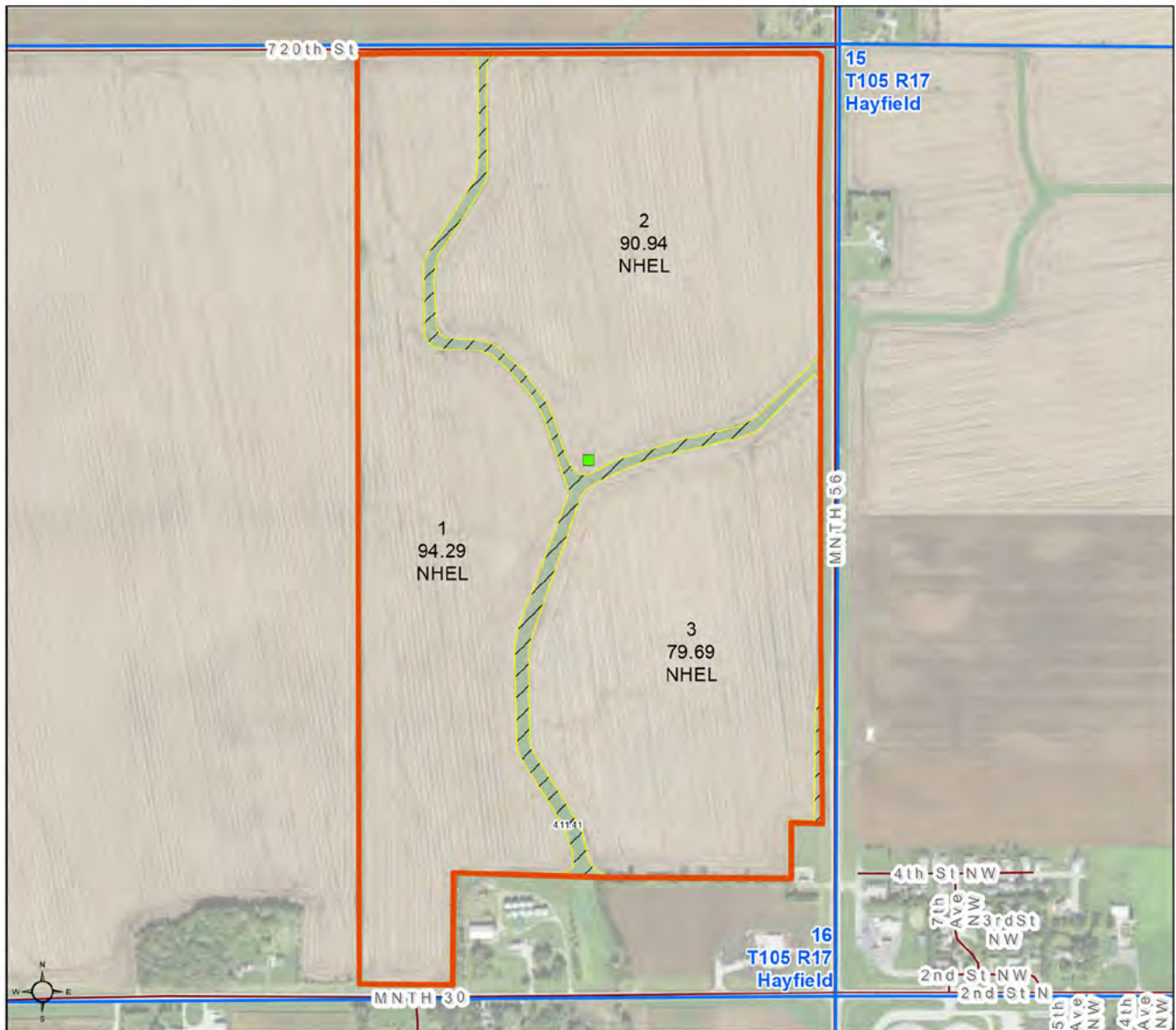
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



FSA Map



Farm 6979

Tract 2717

2018 Program Year
Map Created February 28, 2018

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

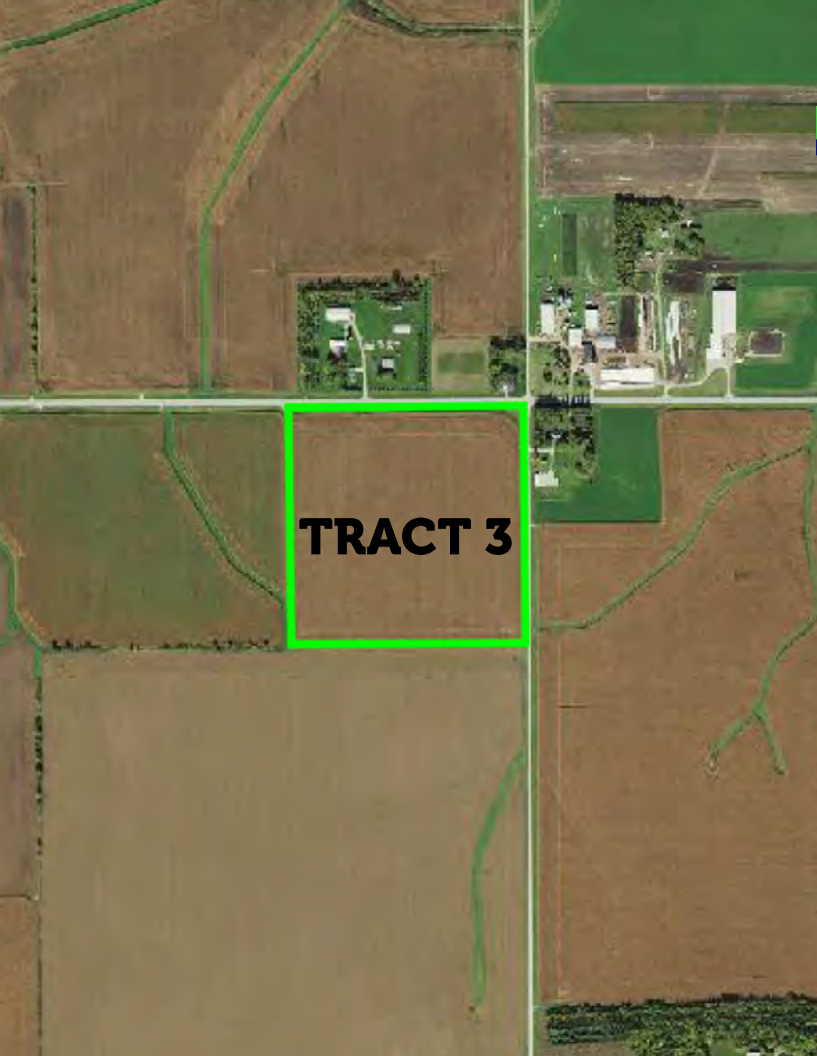
Wetland Determination Identifiers

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

Tract Cropland Total: 264.92 acres

Tile Map





TRACT 3

40 ACRES

TRACT 3

Driving Directions: From Hayfield, take MN-30 east out of town for about one mile to 210th Ave., turn north for about two miles, farm is on the west side of the road

Total Deeded Acres: 40

PID #: R 12.011.0100

Legal Description: 40 Acres in the NE ¼ of the NE ¼ of Section 11 of Hayfield Township of Dodge County, MN T-105-N R-17-W

Latitude/Longitude: 43° 55' 9.4, -92° 49' 20.32

Real Estate Taxes: \$2,082

Special Assessments: \$0

Total Cropland Acres: 38.04

Corn Base Acres: 26.8

Soybean Base Acres: 10.3

CPI Soil Rating: 96.4

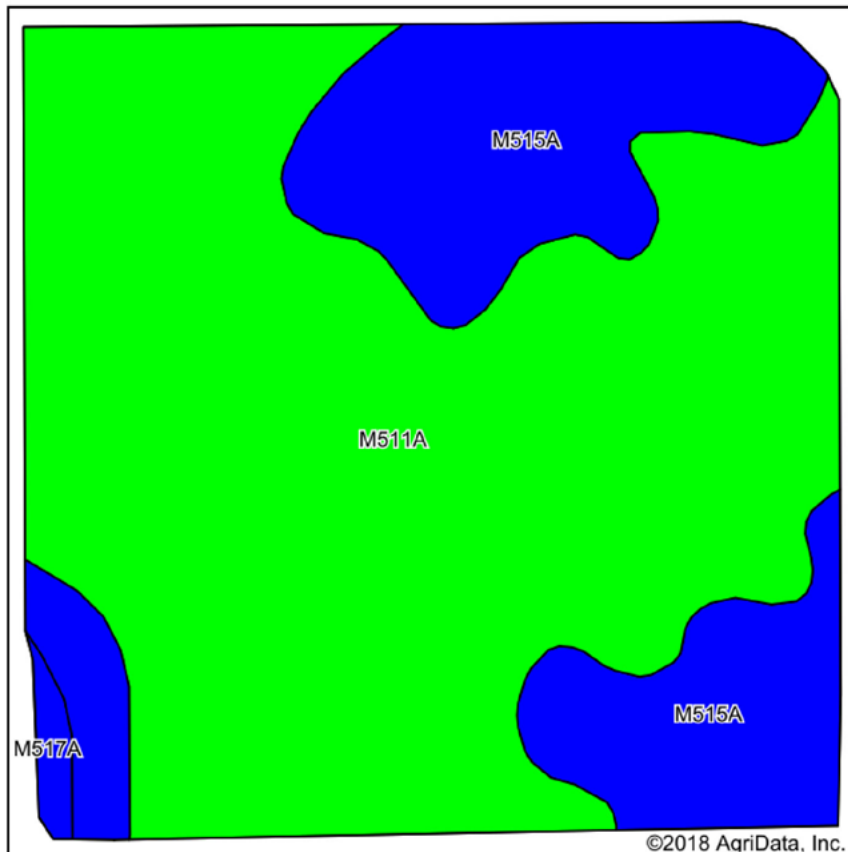
Classifications: NHEL

CRP Acres: none

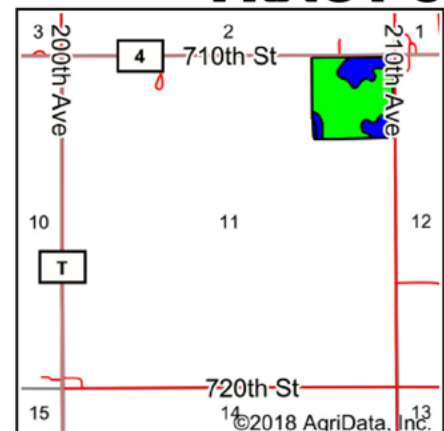
Currently open for the 2019 crop year



Soil Maps



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **11-105N-17W**
 Township: **Hayfield**
 Acres: **38.04**
 Date: **10/16/2018**



Maps Provided By:



Area Symbol: MN039, Soil Area Version: 15

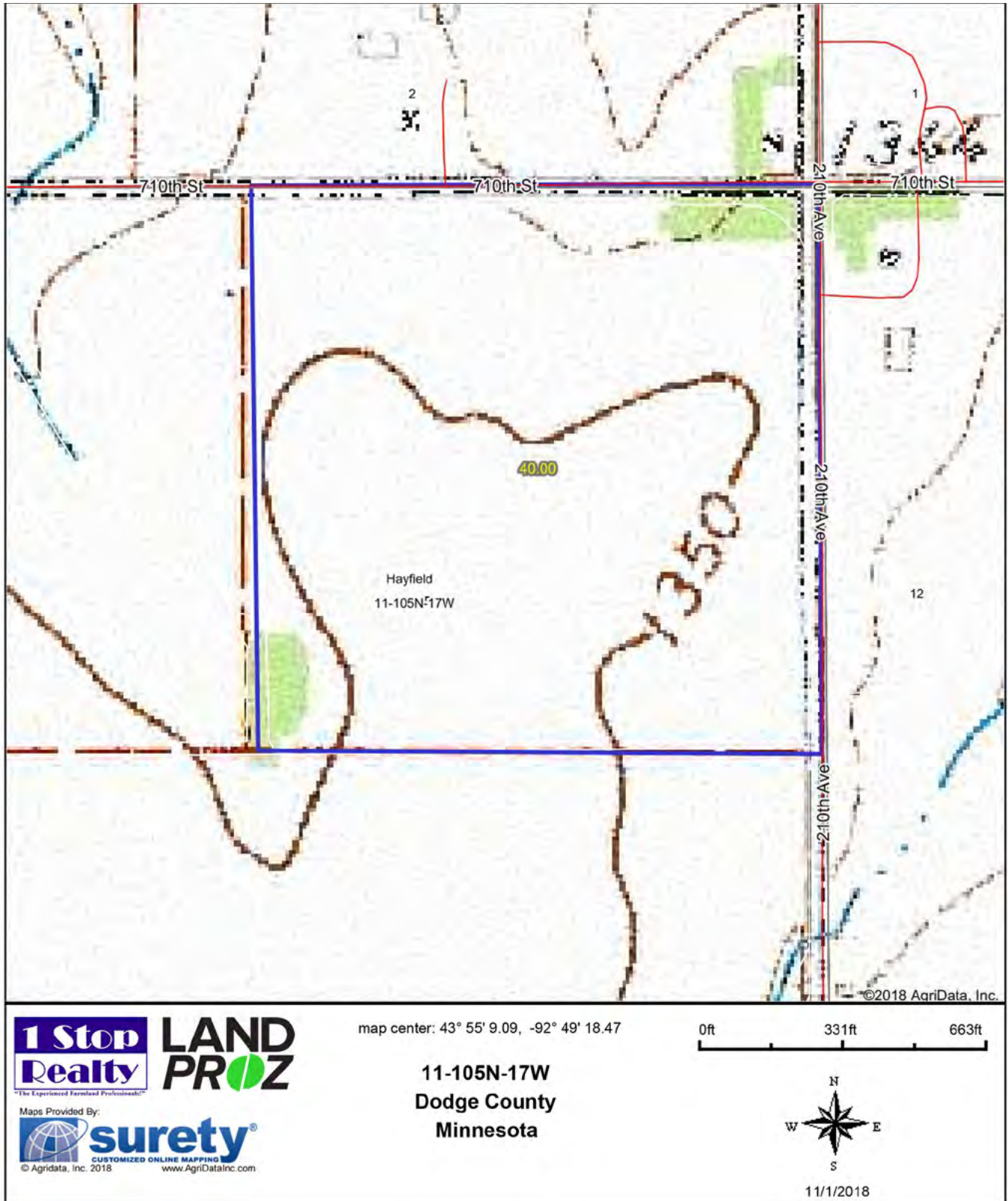
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M511A	Readlyn silt loam, 1 to 3 percent slopes	27.46	72.2%		Somewhat poorly drained	lw	100			66
M515A	Tripoli silty clay loam, 0 to 2 percent slopes	10.25	26.9%		Poorly drained	llw	87	182	52	86
M517A	Clyde silty clay loam, 0 to 3 percent slopes	0.33	0.9%		Poorly drained	llw	86	193.5	56	73
Weighted Average							96.4	50.7	14.5	*n 71.4

*n: The aggregation method is "Weighted Average using major components"

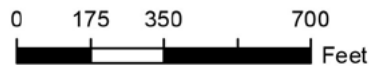
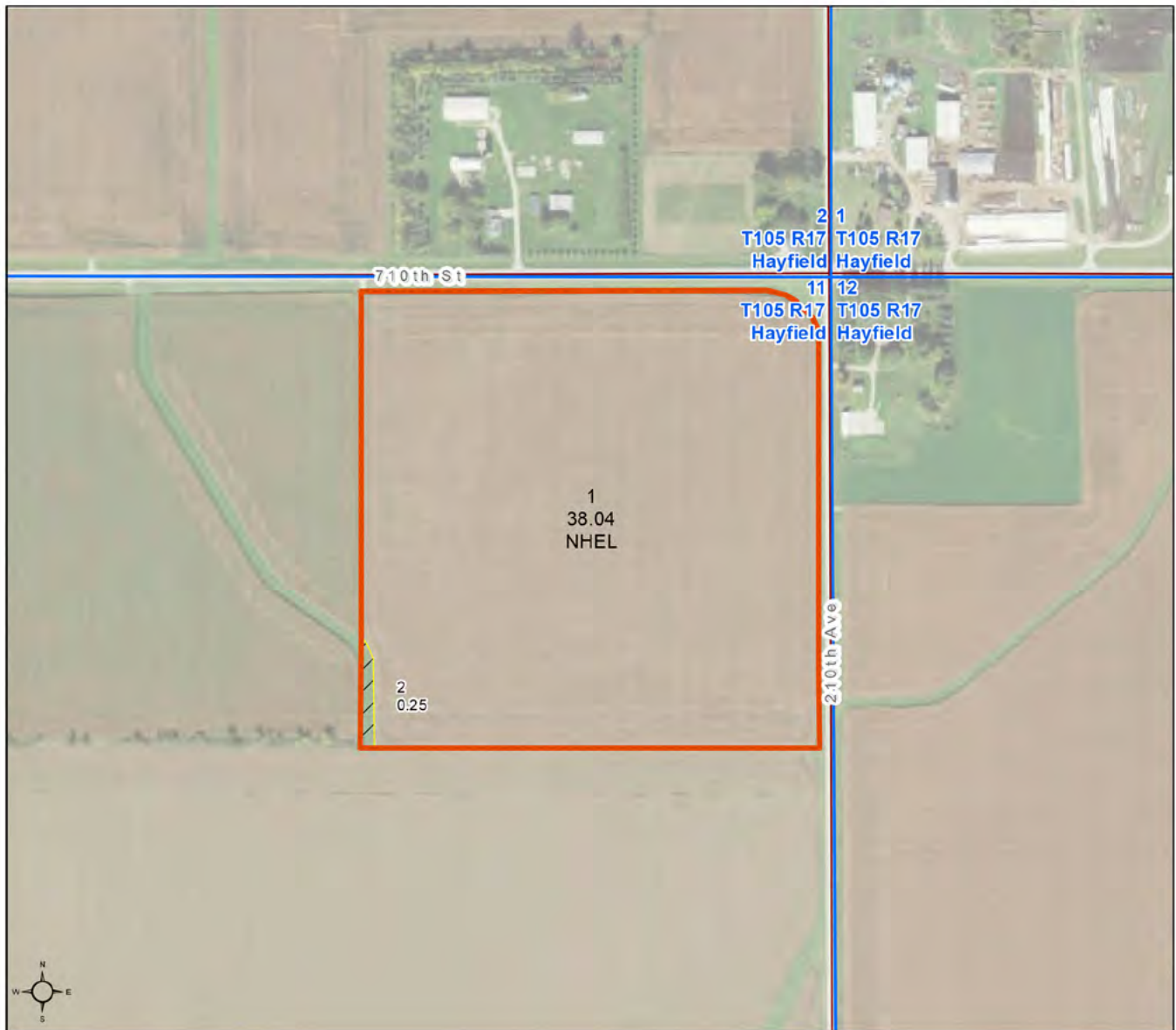
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



FSA Map



Farm 6971

Tract 3847

2018 Program Year
Map Created February 28, 2018

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: 38.04 acres

Tile Map



Hayfield: Section 11 NE & 12 NW

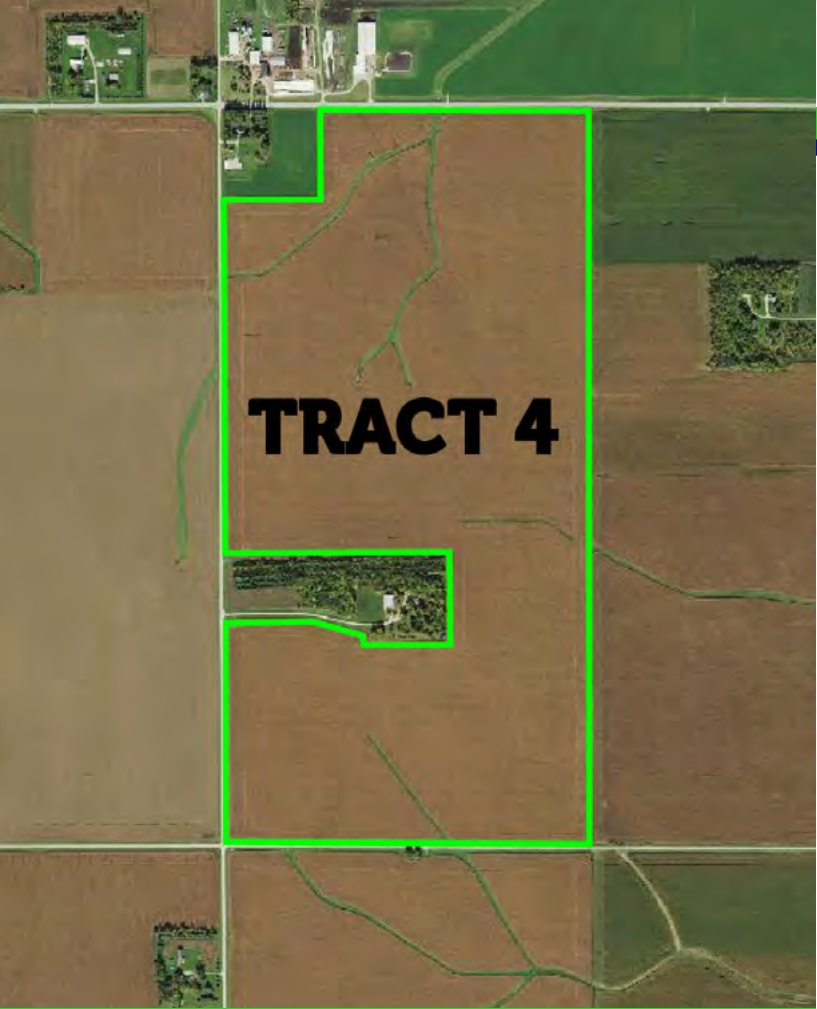
Ellingson
COMPANIES

56113 State Highway 56
West Concord, MN 55985
www.EllingsonCompanies.com

- Tile
- Drainage Ditch
- Culvert



0 1,000
US Feet



TRACT 4

293.22 ACRES

TRACT 4

Driving Directions: From Hayfield, take MN-30 east out of town for about one mile to 210th Ave., turn north for just over a mile, farm is on the east side of the road

Total Deeded Acres: 293.22

PID # s: R 12.012.0302, R 12.012.0300

Legal Description: 293.22 Acres of the W ½ of Section 12 in Hayfield Township of Dodge County, MN T-105-N R-17-W

Latitude/ Longitude: 43° 54' 50.29, -92° 48' 50.82

Real Estate Taxes: \$16,212

Special Assessments \$0

Total Cropland Acres: 280.15

Corn Base Acres: 196.6

Soybean Base Acres: 79.79

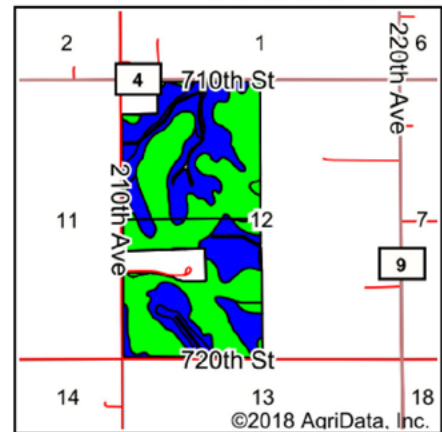
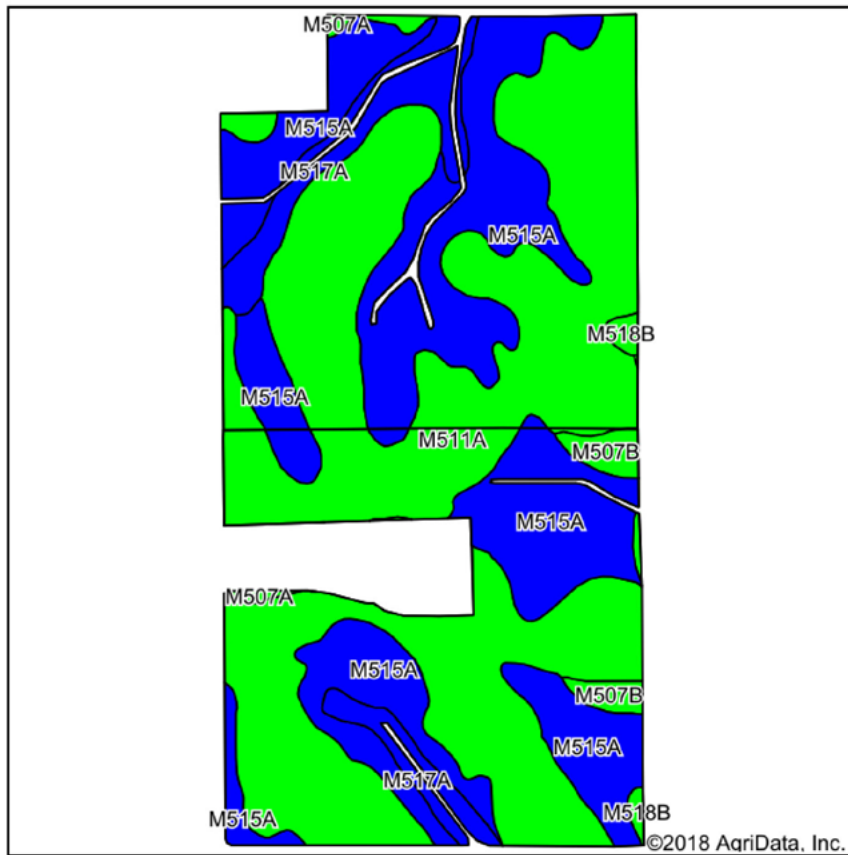
CPI Soil Rating: 94.5

Classifications: NHEL

CRP Acres: none

Currently open for the 2019 crop year

Soil Maps



State: **Minnesota**
 County: **Dodge**
 Location: **12-105N-17W**
 Township: **Hayfield**
 Acres: **280.15**
 Date: **10/16/2018**



Area Symbol: MN039, Soil Area Version: 15

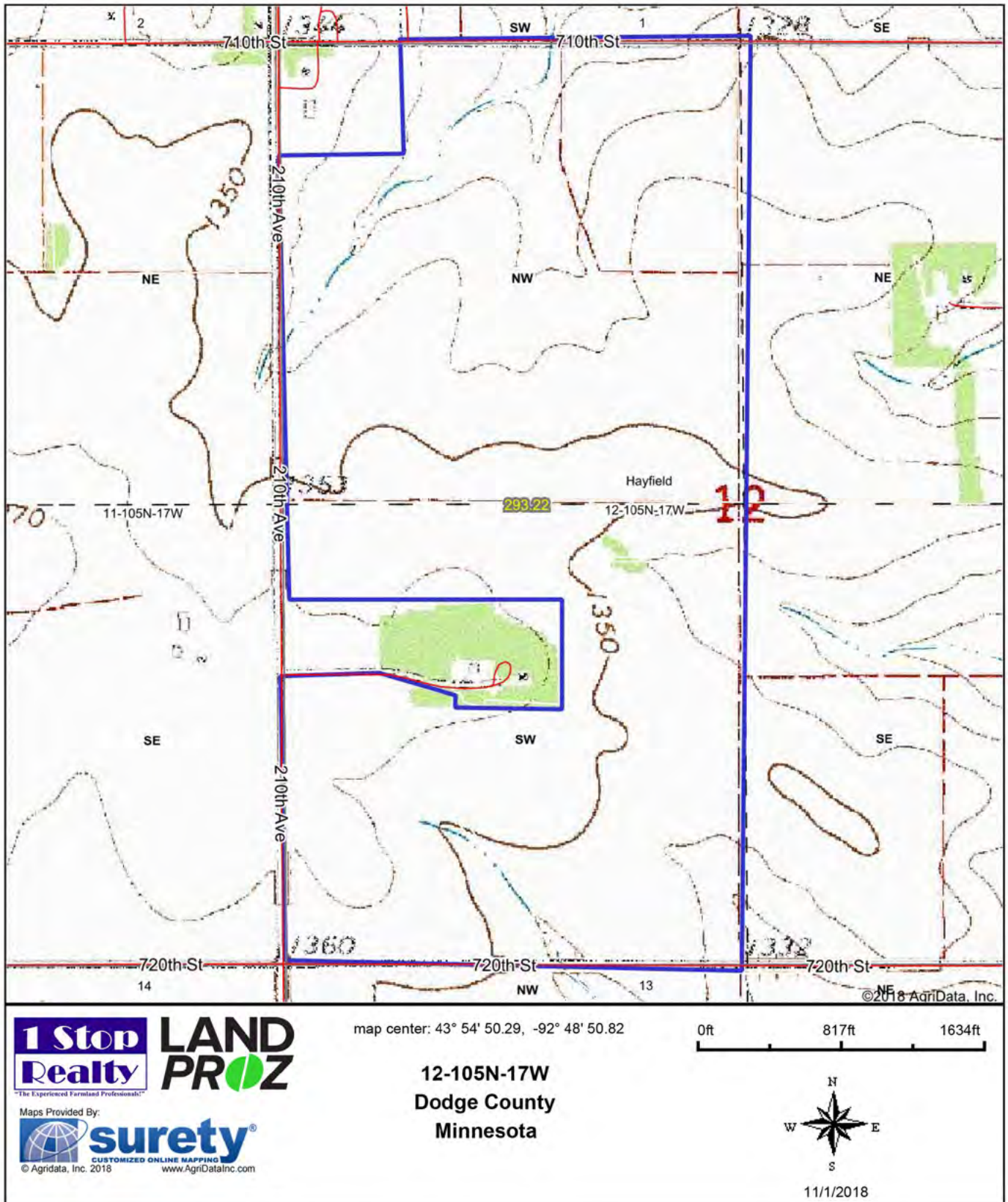
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M511A	Readlyn silt loam, 1 to 3 percent slopes	157.13	56.1%		Somewhat poorly drained	Iw	100			66
M515A	Tripoli silty clay loam, 0 to 2 percent slopes	98.80	35.3%		Poorly drained	IIw	87	182	52	86
M517A	Clyde silty clay loam, 0 to 3 percent slopes	17.08	6.1%		Poorly drained	IIw	86	193.5	56	73
M507B	Marquis silt loam, 2 to 6 percent slopes	4.42	1.6%		Moderately well drained	Ile	99	200	59	79
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	1.87	0.7%		Poorly drained	IIw	92	186	55	86
M507A	Marquis silt loam, 1 to 3 percent slopes	0.85	0.3%		Moderately well drained	Ile	100	202	60	79
Weighted Average							94.5	81	23.2	*n 73.9

*n: The aggregation method is "Weighted Average using major components"

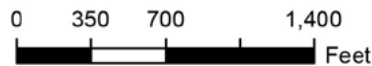
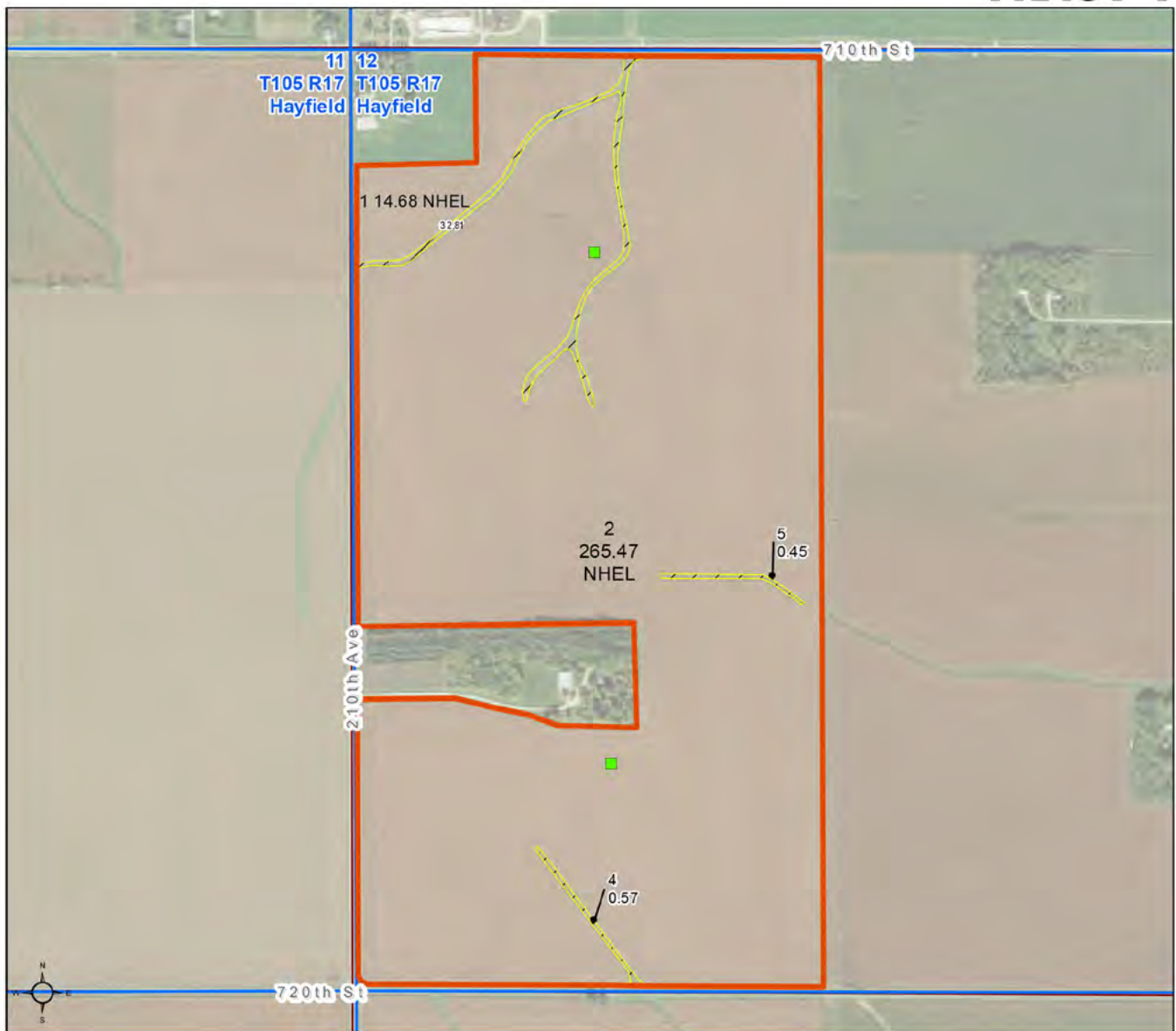
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



FSA Map



Farm 6970

Tract 5501

2018 Program Year
Map Created February 28, 2018

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: 280.15 acres

Tile Map



Hayfield: Section 12 NW

Ellingson
COMPANIES

56113 State Highway 56
West Concord, MN 55985
www.EllingsonCompanies.com

- Tile
- Drainage Ditch
- Culvert



0 500
US Feet



Hayfield: Section 12 SW

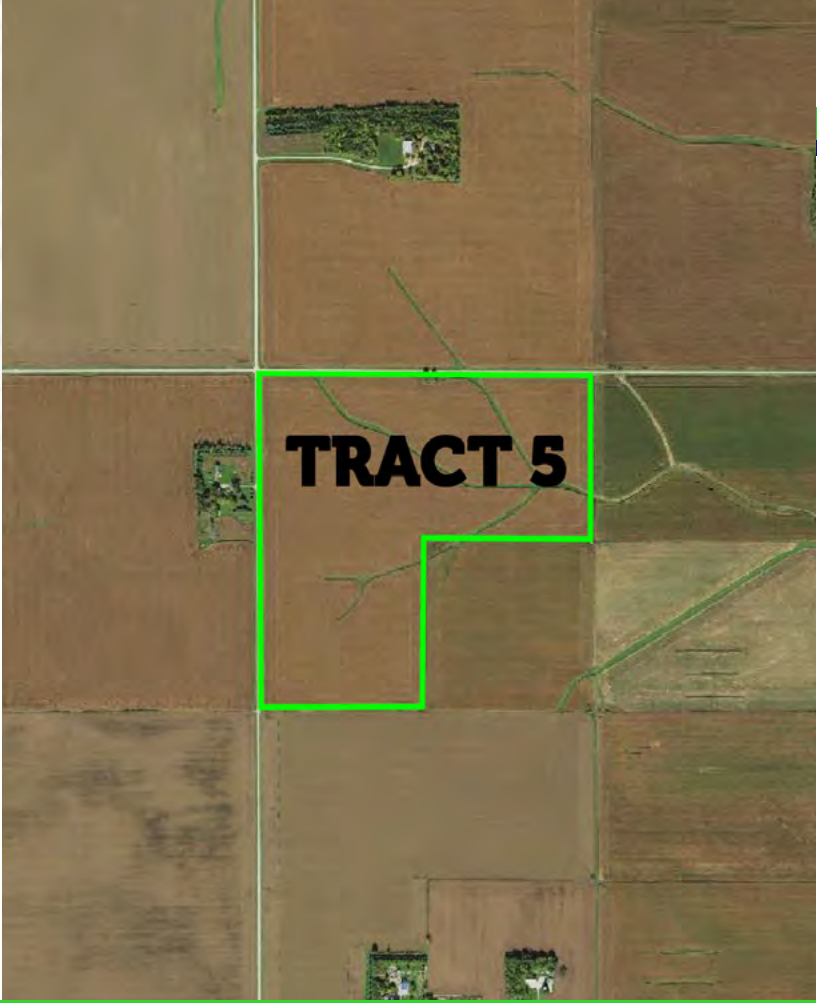
Ellingson
COMPANIES

56113 State Highway 56
West Concord, MN 55985
www.EllingsonCompanies.com

- Tile
- Drainage Ditch
- Culvert



0 500
US Feet



TRACT 5

Driving Directions: From Hayfield, take MN-30 east out of town for about one mile to 210th Ave., turn north for just over a half mile, farm is on the east side of the road

Total Deeded Acres: 120

PID #s: R 12.013.0100

Legal Description: N ½ of the NW ¼ and the SW ¼ of the NW ¼ of Section 13 in Hayfield Township of Dodge County, MN T-105-N R-17-W

Latitude/Longitude: 43° 54' 18.22, -92° 48' 46.3

Real Estate Taxes: \$6,652

Special Assessments \$0

Total Cropland Acres: 112.10 Acres

Corn Base Acres: 64.27

Soybean Base Acres: 48.5

CPI Soil Rating: 94.5

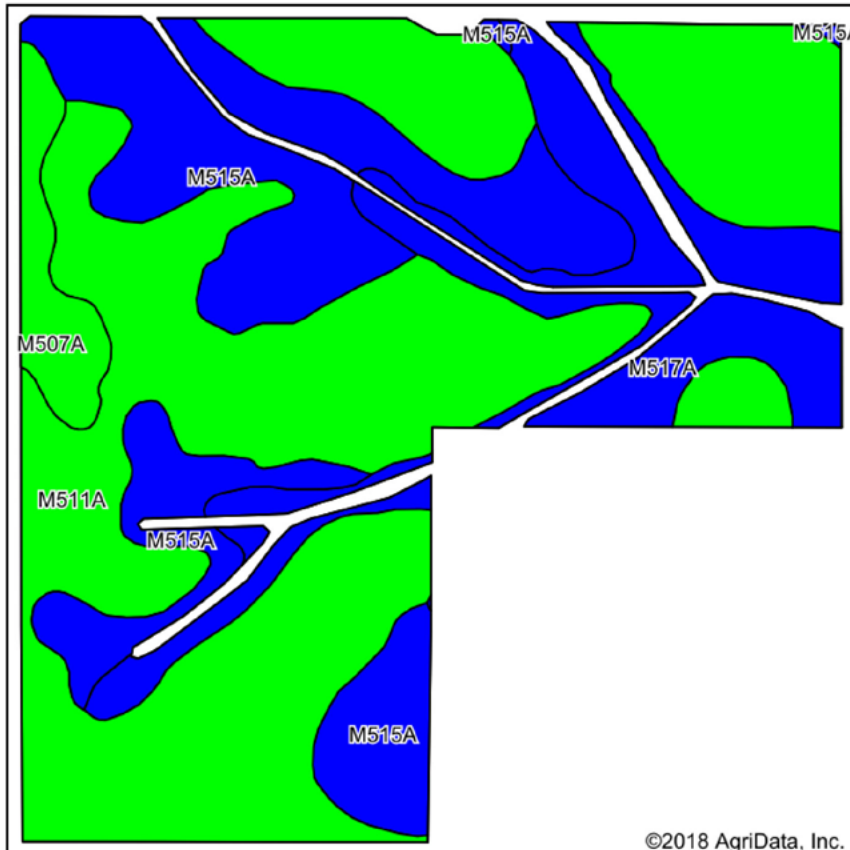
Classifications: NHEL

CRP Acres: none

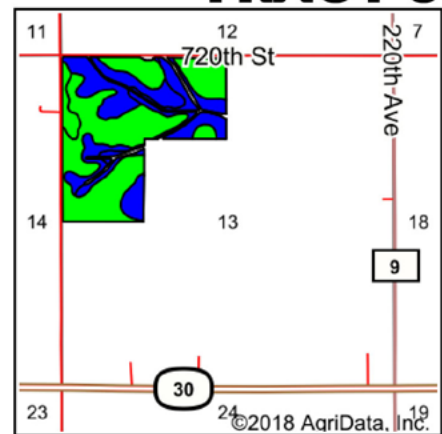
Currently open for the 2019 crop year

120 ACRES

Soil Maps



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **13-105N-17W**
 Township: **Hayfield**
 Acres: **112.1**
 Date: **10/16/2018**



Maps Provided By:



Area Symbol: MN039, Soil Area Version: 15

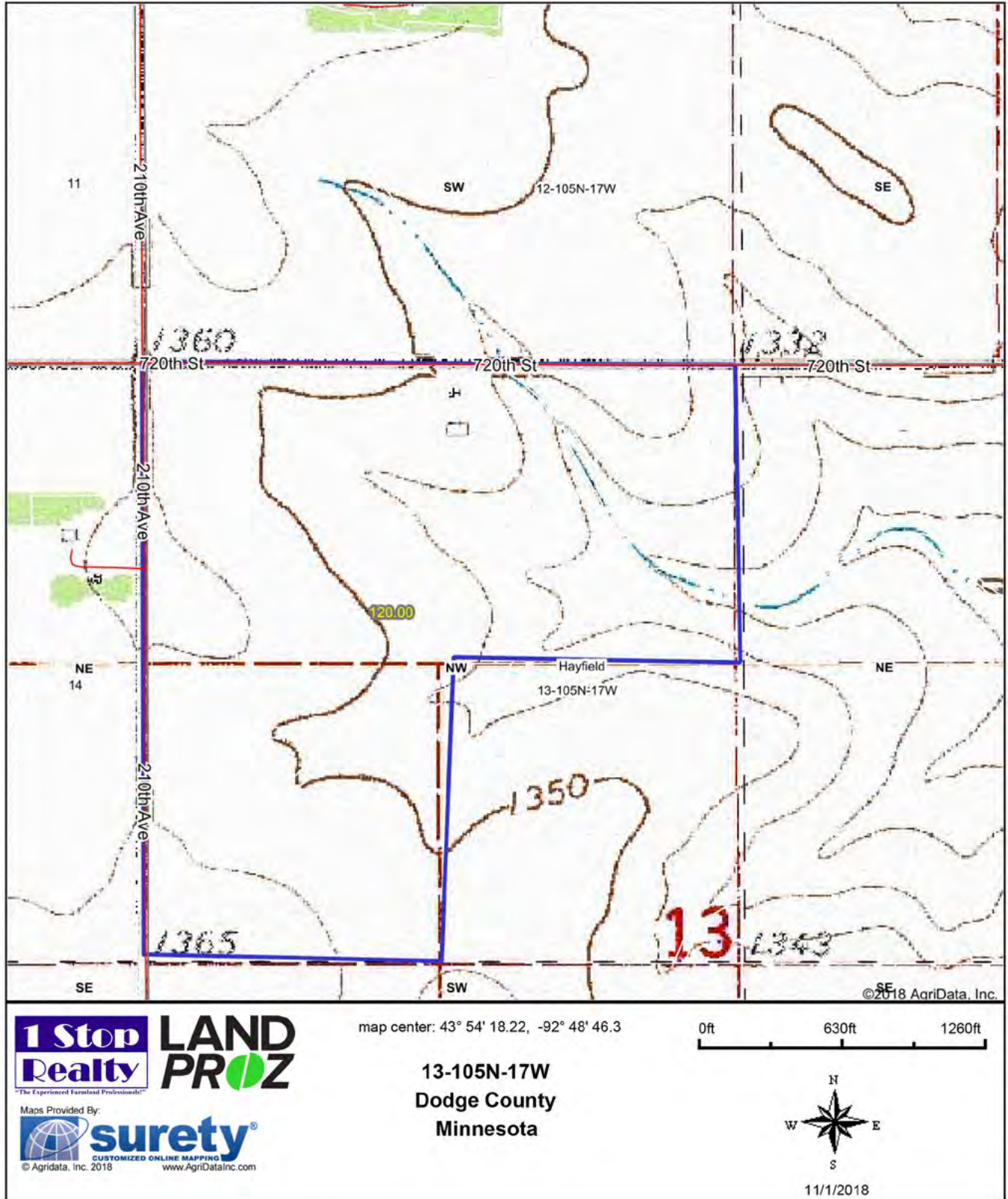
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M511A	Readlyn silt loam, 1 to 3 percent slopes	62.47	55.7%		Somewhat poorly drained	lw	100			66
M515A	Tripoli silty clay loam, 0 to 2 percent slopes	27.98	25.0%		Poorly drained	llw	87	182	52	86
M517A	Clyde silty clay loam, 0 to 3 percent slopes	17.72	15.8%		Poorly drained	llw	86	193.5	56	73
M507A	Marquis silt loam, 1 to 3 percent slopes	3.93	3.5%		Moderately well drained	lle	100	202	60	79
Weighted Average							94.5	83.1	23.9	*n 72.6

*n: The aggregation method is "Weighted Average using major components"

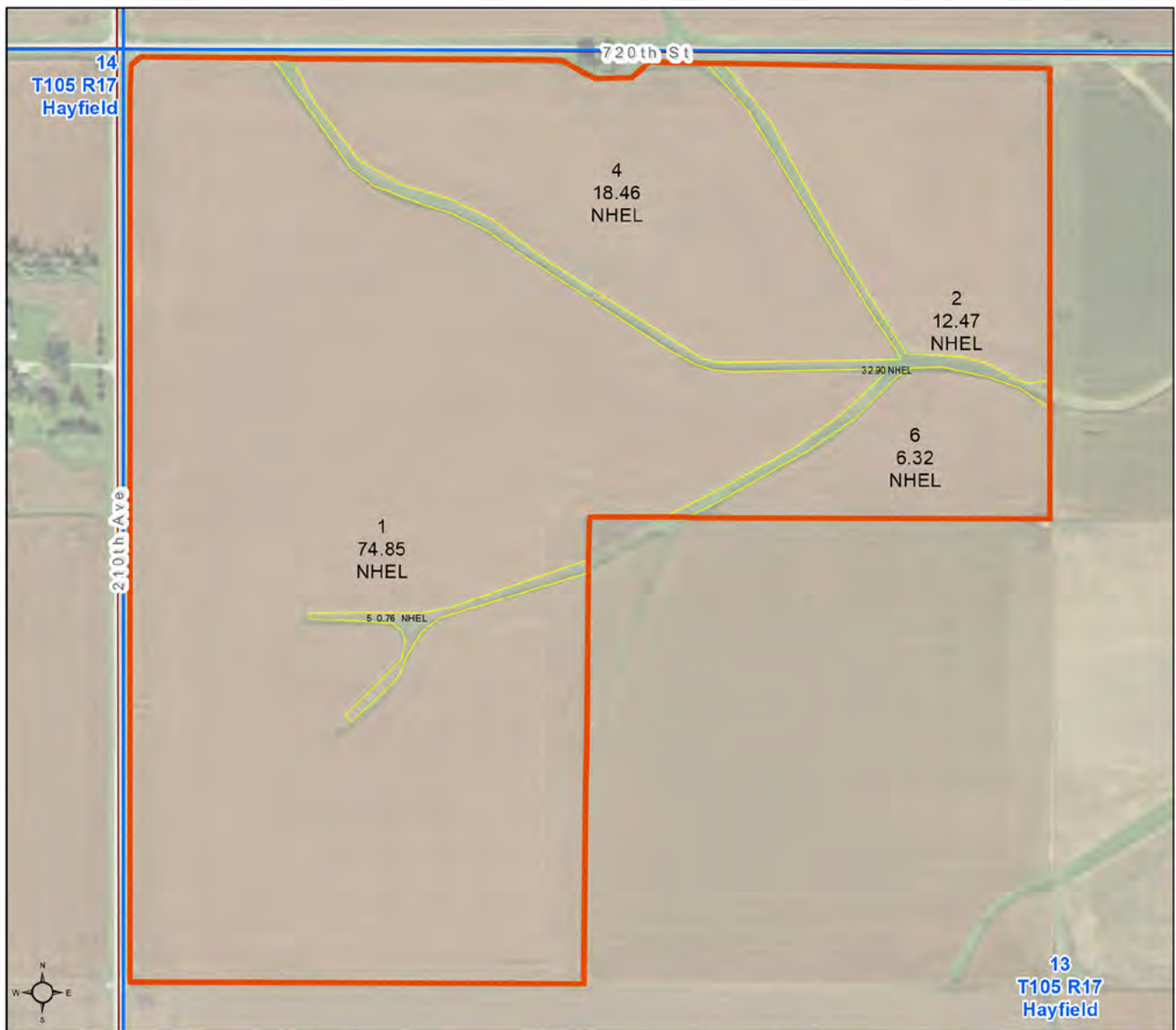
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



FSA Map



Farm 6978

Tract 1183

2018 Program Year
Map Created February 28, 2018

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

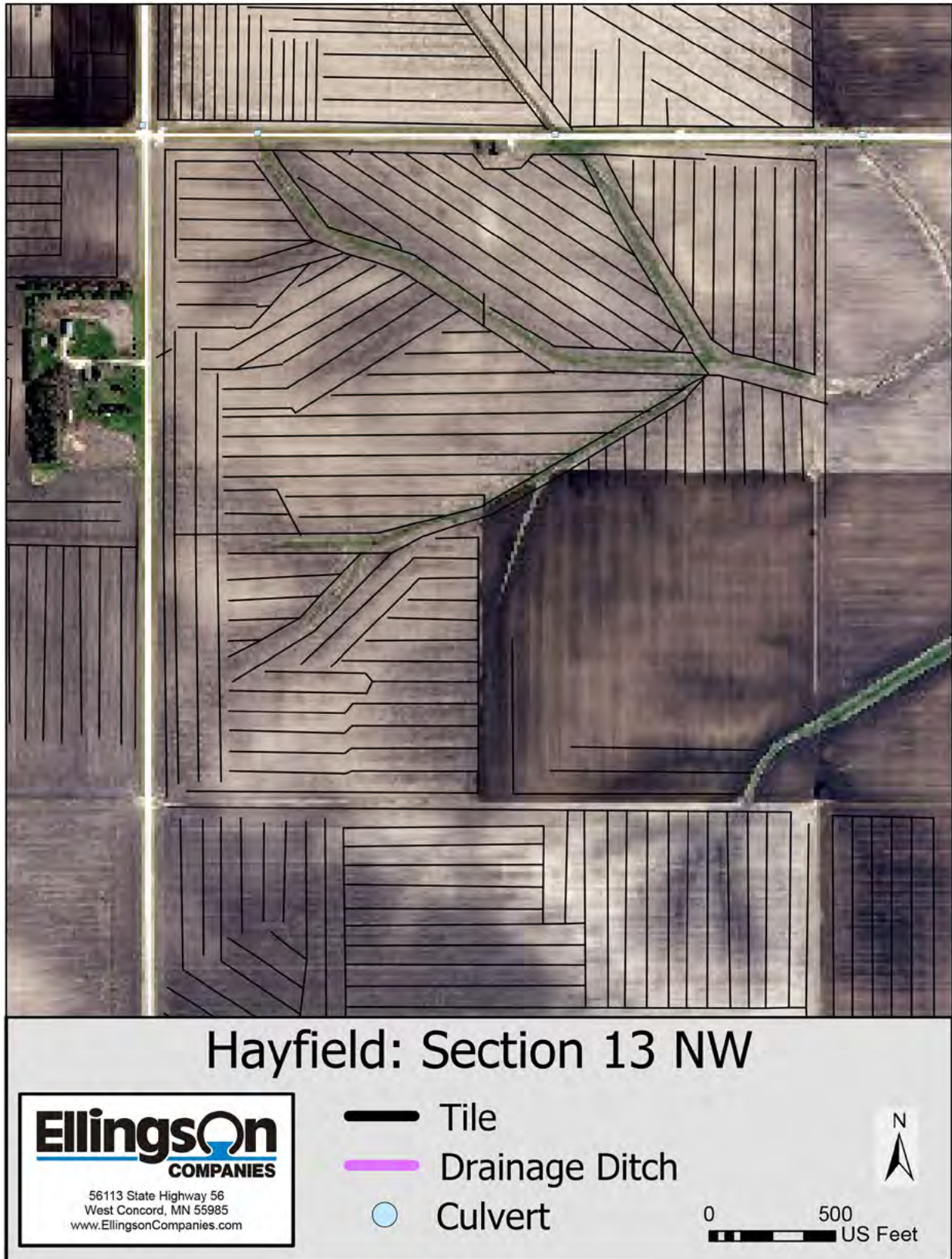
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 115.76 acres

Tile Map



Terms & Conditions

SELLER: Zaitz Trust, LLP

METHOD OF SALE: Bidding will be \$/deeded acre unless otherwise indicated by the auctioneer. Seller reserves the right to accept or reject any and all bids. The auction company and seller reserve the right to preclude any person from bidding if there is any concern as to a person's credentials or fitness to bid or enter into a contract.

AGENCY

1 Stop Realty, Inc. and LandProz Real Estate LLC represent the seller.

TAXES

Buyer will pay taxes due in 2019 and thereafter.

CONDITIONS

This sale is subject to all easements, restrictions of record, covenants, and leases. Each bidder is responsible for conducting their own inquiries and due diligence efforts at their own risk concerning the subject property. All property is sold AS IS – WHERE IS with no warranties.

CONTRACTS AND TITLE

Immediately upon the conclusion of the auction, the highest/winning bidder(s) will enter into a real estate contract/purchase agreement and provide funds for earnest money to be deposited with the real estate company. Seller will provide a commitment for title insurance at the seller's expense. Sale is not contingent upon buyer(s) financing.

TERMS & POSSESSION

\$50,000 (nonrefundable) down on each tract the day of the sale. Balance due on or about February 14, 2019. 2% Buyer's Fee will apply. Any Statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the brokerage/auction company nor seller guarantees its accuracy.



For more information on the Zaitz Trust, LLP **Contact us Today!**



Kirk Swenson
REALTOR®/LAND BROKER
Licensed in MN, IA, SD, CO

📞 507-254-5468

✉️ kirk@1stop-realty.com



Wendy Forthun, ALC
REALTOR®/LAND BROKER
Licensed in MN, IA

📞 507-251-1637

✉️ wendy@1stop-realty.com



Greg Jensen
LAND BROKER/AUCTIONEER
Licensed in MN, IA

📞 507-383-1067

✉️ gregjensen@landproz.com



ONLINE BIDDING Available at landproz.bidwrangler.com



LAND AUCTION #1677 ZAITZ TRUST, LLP

VIEW ALL PROPERTIES LISTED AT

1stop-realty.com **LANDPROZ.COM**

✉ Info@stop-realty.com / ☎ 1-507-634-7033 / ✉ Info@landproz.com / ☎ 1-844-GO-4-PROZ

Broker Kirk Swenson - MN, IA, SD, CO • Broker Wendy Forthun - MN, IA • 1 Stop Realty, Inc. • 20 4th Street SE, Kasson, MN 55944
Broker Greg Jensen -MN, IA • LandProz Real Estate, LLC • 111 East Clark Street, Albert Lea, MN 56007