

147.71 Ac of Bashaw Twp Farm Land, Brown Co. LAND AUCTION

November 18th, 2025 - 11:00am Auction held at: Springfield Community Center 33 S Cass Ave, Springfield, MN 56087

<u>Directions to Land:</u> From Springfield, head East on Co Rd 24 for approx. 3 miles. Turn right (South) onto MN 258 and travel 3.5 miles. Turn left (West) onto Co Rd 100 and travel approx. 1.5 miles. Land will be on the left (North) side of the road. **Watch for Signs!**

<u>Farm Site Address:</u> 15401 340th Ave Springfield, MN 56087 *Farm site for reference only. Not included in sale.

Check out this chance to buy farmland with amazing productivity in Brown County! You do not want to miss this!

This property will sell as one parcel:

Location of Parcel within Brown County

Bashaw Township, Section 01, Range 034

PID: 11000100409070

Total of Farm: 147.71 deed acres
Approx. 142.22 tillable acres
Productivity Index: 93.7



*Note: All acres are published based on Brown County Online Records and FSA records. All maps are a representation.

Terms: No Buyers Premium. The buyer shall pay 5% nonrefundable earnest money down of total purchase amount on the day of the auction in the form of a check, cashiers check or U.S. currency and enter into a non-contingent purchase agreement with the balance to be paid upon closing in January 2026. The property will be sold in "AS IS" condition. Buyer to get possession for the 2026 crop year. Subject to any easements of record. The seller or seller's agents are not responsible for any errors in information. This is a guide. Buyers are responsible to collect their own info. Anything said the day of the auction takes precedence over written material. Seller has the right to reject any & all bids. Auctioneer has the right to run the sale however he feels best serves the seller. Mages Land Co & Auction Service represents the seller in this transaction.

GERALD & ANGIE ROIGER ESTATE

Listing Auctioneer/Broker: Matt Mages 507-276-7002

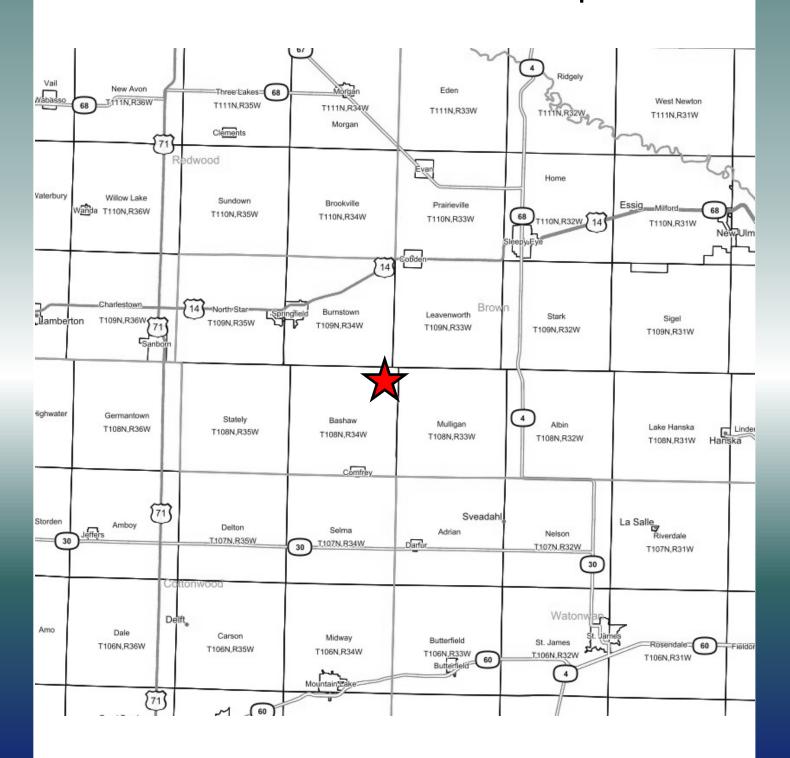
Auctioneers: Matt Mages, Lic #52-25-018, Courtland; Larry Mages, Lafayette; Joe Wersal, Winthrop; Joe Maidl, Lafayette; John Goelz, Franklin; Ryan Froehlich, Winthrop;

Broker/Clerk: Mages Land Co. & Auction Service, LLC. Not responsible for accidents at auction or during inspection. Everything sold "AS IS". Everything to be settled immediately after the auction



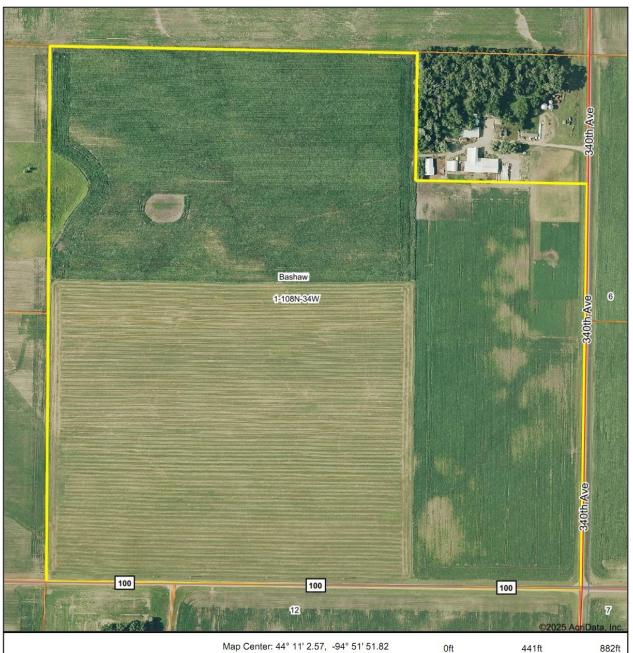


Location of Parcel Bashaw Township





Aerial Map



Map Center: 44° 11' 2.57, -94° 51' 51.82

1-108N-34W **Brown County** Minnesota

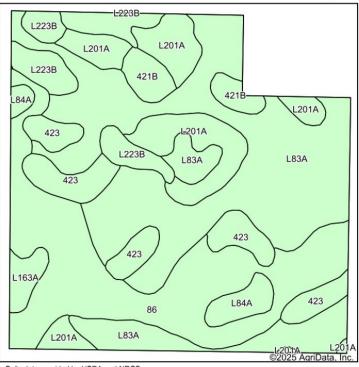


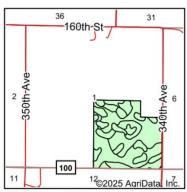
8/13/2025





Soils Map





State: Minnesota County: Brown 1-108N-34W Location: Township: Bashaw Acres: 148.98 8/13/2025 Date:





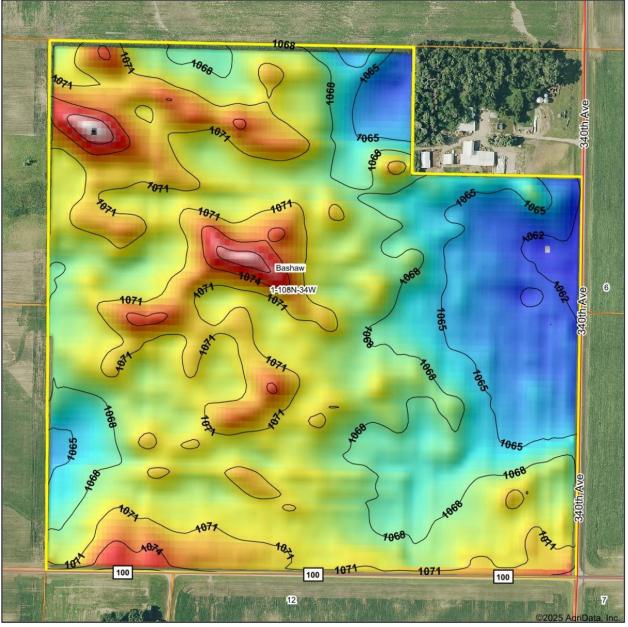
Soils data provided by USDA and NRCS.

Area S	ymbol: MN015, Soil Area Version	: 26							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	64.43	43.2%	llw	93	83	78	71	82
86	Canisteo clay loam, 0 to 2 percent slopes	36.67	24.6%	llw	93	81	71	69	81
L201A	Normania loam, 1 to 3 percent slopes	17.06	11.5%	le	99	83	76	72	83
423	Seaforth loam, 1 to 3 percent slopes	13.22	8.9%	lls	95	84	69	69	84
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	7.02	4.7%	lle	92	81	71	68	81
421B	Amiret loam, 2 to 6 percent slopes	4.54	3.0%	lle	98	83	73	70	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.71	2.5%	Illw	86	77	76	70	76
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.33	1.6%	Illw	86	77	74	74	74
	•	Weig	hted Average	1.93	93.7	*n 82.3	*n 74.7	*n 70.3	*n 81.8

^{*}n: The aggregation method is "Weighted Average using all components" *c: Using Capabilities Class Dominant Condition Aggregation Method



Topography Hillshade





Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,061.1
Max: 1,080.2
Range: 19.1
Average: 1,069.0
Standard Deviation: 3.12 ft

W F 8/13/2025

1-108N-34W Brown County Minnesota

888ft



Boundary Center: 44° 11' 2.57, -94° 51' 51.82



Wetlands Map





State: Minnesota
Location: 1-108N-34W
County: Brown
Township: Bashaw
Date: 8/13/2025



Classification Code	Туре	Acres
PEM1C	Freshwater Emergent Wetland	0.81
PEM1Af	Freshwater Emergent Wetland	0.43
PEM1A	Freshwater Emergent Wetland	0.31
	Total Acres	1.55

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/





United States
Department of
Agriculture

Brown County, Minnesota



Farm 2760

Tract 9178

2025 Program Year Map Created May 06, 2025

180 360 720

Feet

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage Soybeans = common soybeans for grain Oats and Barley = Spring for grain

Rye = for grain Sunflower = Oil, Non-Oil = Grain Wheat = HRS, HRW = Grain Shares are 100% operator Corn = yellow for grain Crops are non-irrigated Unless otherwise noted: Peas = process

Common Land Unit Cropland

Canola = Spring for seed

Beans = Dry Edible

NAG = for GZ

Wetland Determination

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

Tract Cropland Total: 145.15 acres

Mulligan

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 2023 NAIP imagery.

Bashaw

MINNESOTA BROWN

TOTAL

Form: FSA-156EZ

USDA United States Department of Agriculture Farm Service Agency

FARM: 2760

Prepared: 6/30/25 3:50 PM CST

Crop Year: 2025

		Apprevia	130 F2	ırmı Ke	cora			
Fract 9177 Conti	nued							
State			I	Ī				
The state of the s	144.00000000000000000000000000000000000							
			NOTE					
				· Variables				
Tract Number	; 9178							
Description	: SE4S							
FSA Physical Loca		ESOTA/BROWN						
ANSI Physical Loc		ESOTA/BROWN						
BIA Unit Range Nu								
HEL Status		: No agricultural commodity p	lanted on und	etermine	d fields			
Wetland Status		contains a wetland or farmed						
WL Violations	: None							
Owners	; CHRI	STINE MARIE DAVIDSON, G	REGORY PA	UL ROIG	ER, SANDRA	A KAY BETLA	СН	
Other Producers		REW JOHN BRANDL						
Recon ID	: None							
			Tract Lan	d Data				
Farm Land	Cropland	DCP Cropland	WBP		EWP	WRP	GRP	Sugarcan
145,15	145.15	145.15	0.00		0,00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	145.15	0.00		0.00	0.00	0.00	0.00
			DCP Cro	o Data			1	
Crop Name					***************************************	proceedings and the contract of the contract o		
Crop wante		Base Acres		CCC-50	05 CRP Redu	action Acres	PLC Yiel	d
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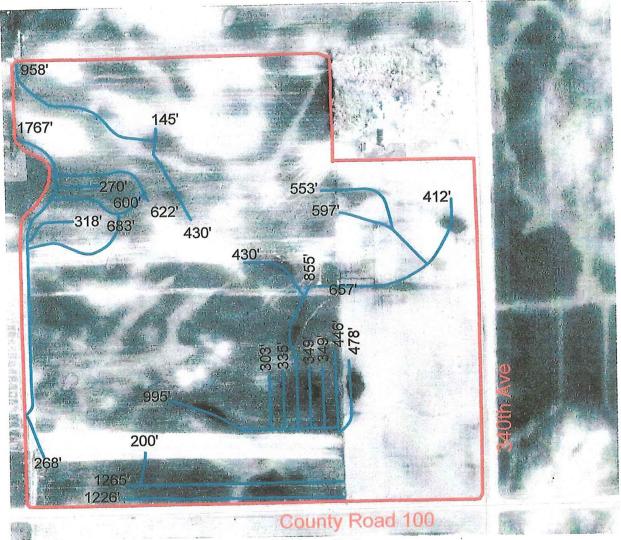
109.69

0.00

NOTES



TILING DONE BY: TERRY TNT Construction/Kerkhoff. Inc 41310 278th Street Morgan. MN 56266 Phone: (507) 249-3182





Ronald Brandl - home

Plowed in tile - April 26, 27 & 28 of 2007 15,511' - 5" tile (blue)

0	400				
	fo	et			



Main Installed October, 1411 19 " Main - 1700 ft. DINTOKE. South Pasture O Approximately a straight 10-20-74 Small barn road ditch southeast corner of 1400 pt. to intake in the * check Ravine + low * ground up to the ground large hill base of large hill KO! MAY 31, 1972 SHOPE I



(Detaber, 1911, Los Falled
	orm Yard + Grove
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STORY OF THE STORY	Intellie 811-1520At
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oc hetween Lor	
	\$ 893 at of 6" Tile Total



Experts in the Real Estate & Auction Business

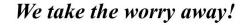


Matt Mages Broker/Auctioneer 507-276-7002

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