

THURSDAY, MARCH 7, 2024 AT 10:00AM

227 +/- ACRES

ADAMS TWP



LIVE LAND AUCTION

Mower County



Broker: Midwest Property Connections LLC

Agent: Dan Hershberger (319) 240-9984

Specializing In-

- Farmland •Acreages •In Town Homes •Rent Auctions
- Seller's Choice -Listing or Auction

daviscornersauctionservice.com/real-estate

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**Midwest Property Connections proudly
presents the “David Gaskill Trust land & property”**

Auction Location: American Legion 321 W. Main St. Adams, MN

Auction Date: Thursday, March 7, 2024 at 10:00AM

Website: daviscornersauctionservice.com/realestate

Call in Bids can be arranged with advanced notice

DESCRIPTION

Here is your chance at a great investment opportunity or to add more acres to your farm. This 227 +/- acre farm is being offered in 7 parcels (4-Tracts). With 87.36 acres of farmland, parcel 1 offers a CPI of 85.9. Parcel 2 consists of 51 acres of farmland with a CPI of 85. Next is parcel 3 containing 75.1 acres of farmland with a CPI of 89.6. The building site makes up parcel 4 with a 1980 1,764 sq. ft. home, 52x104 shed, dairy barn, hog confinement building, 5 silos, hoop barn, & other outbuildings sitting on 14 acres. Parcels 5, 6, & 7 are combination options of the proceeding parcels. The crop ground is rented out for the 2024 season. Proceeds from the 2024 rent will go to the respective buyer. Driveway easement to be determined. Call Agent for more info!

Parcel 1: NW Corner 87.36 +/- Acres; CPI 85.9

Parcel 2: SW Corner 51 +/- Acres; CPI 85

Parcel 3: SE Corner 75.01 +/- Acres; CPI 89.6

Parcel 4: Building Site 14 +/- Acres; CPI 84.4

Parcel 5: Combo of P3 & P4 (89.01 +/-); CPI 88.7

Parcel 6: Combo of P2, P3, & P4 (140.01 +/-); CPI 87.4

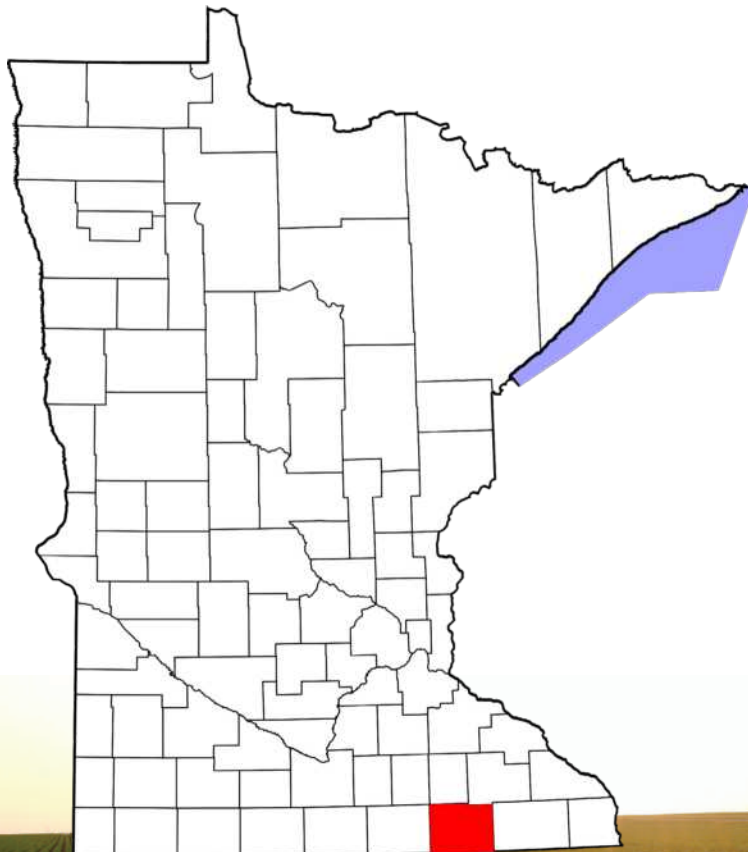
Parcel 7: Combo of All Parcels (227.37 +/-); CPI 86.8

LOCATION

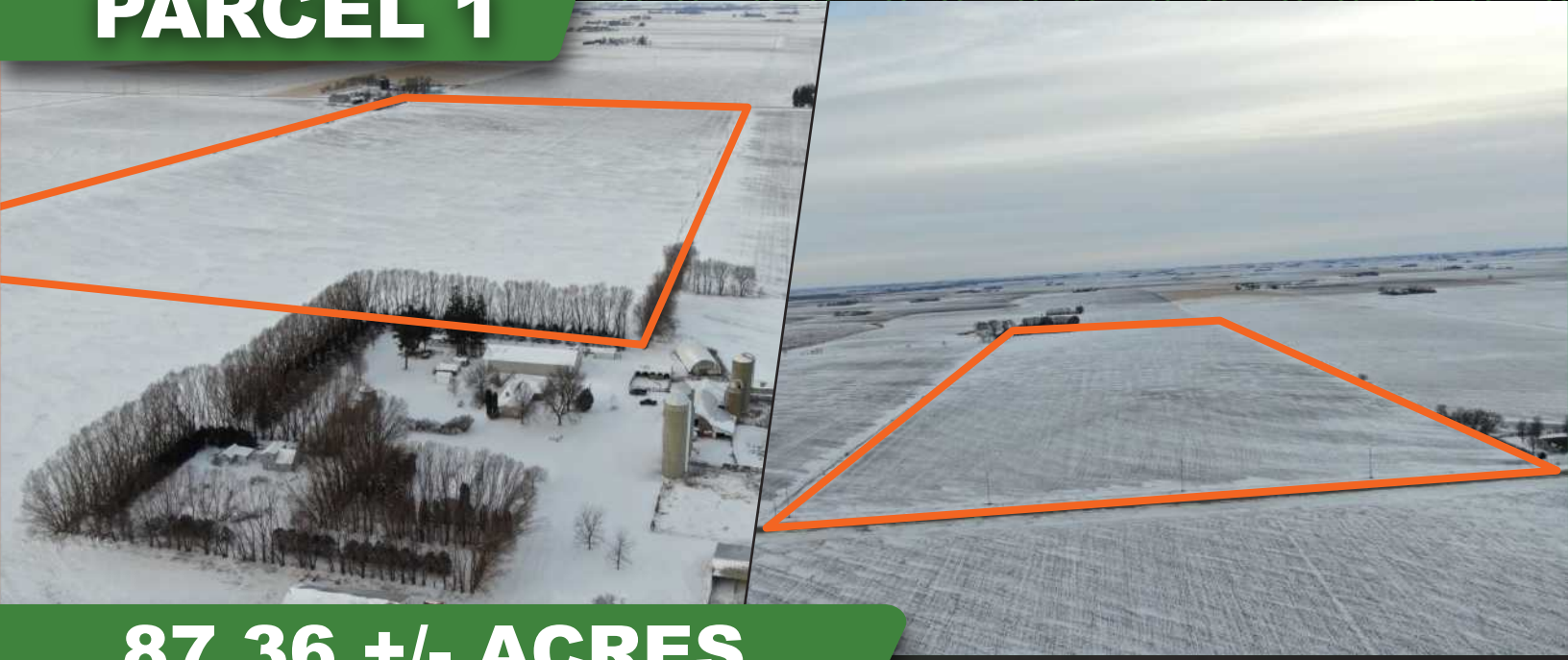


Property Address: 62500 120th St, Adams, MN 55909

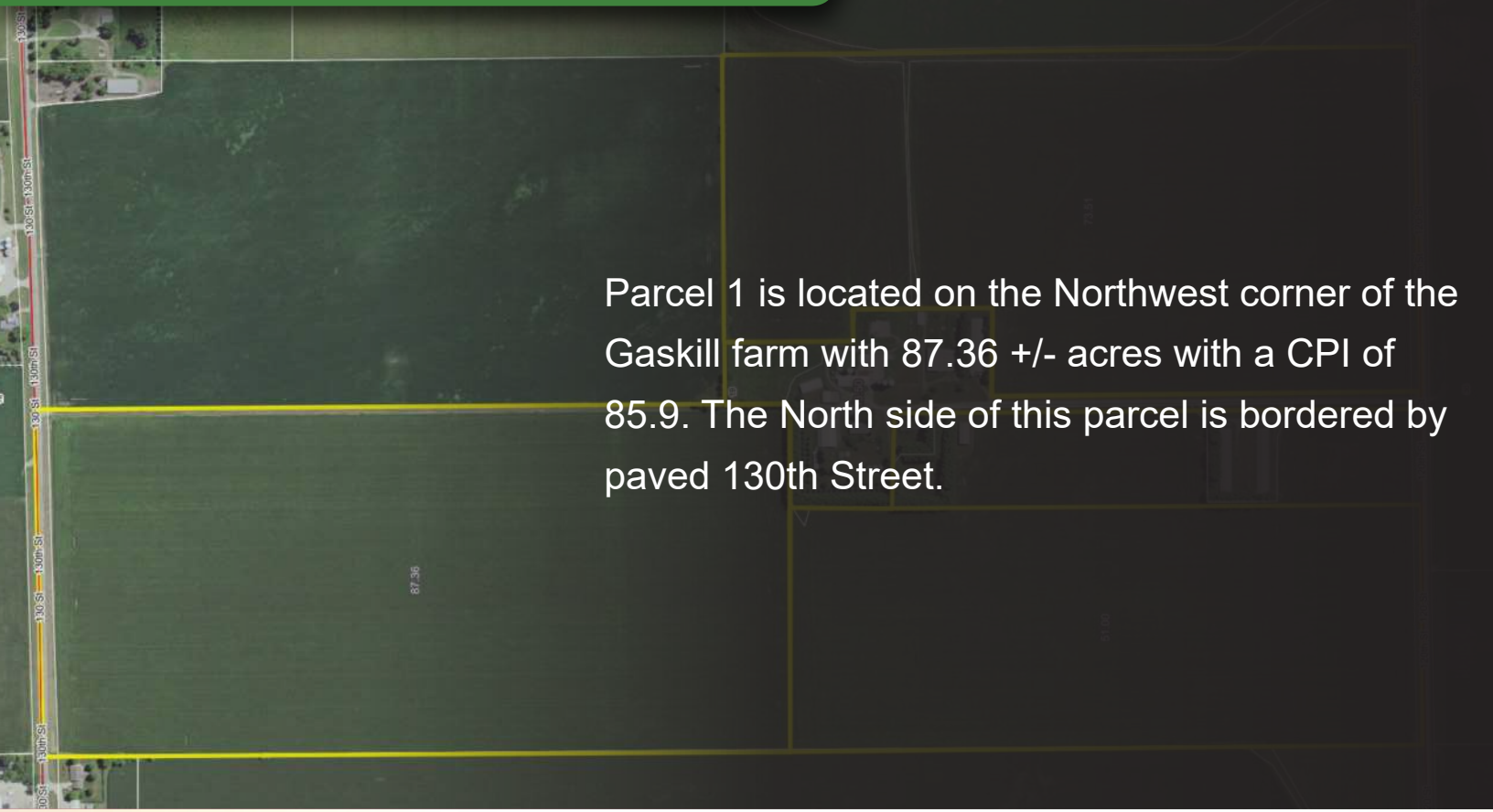
Auction Location: American Legion 321 W. Main St. Adams, MN



PARCEL 1

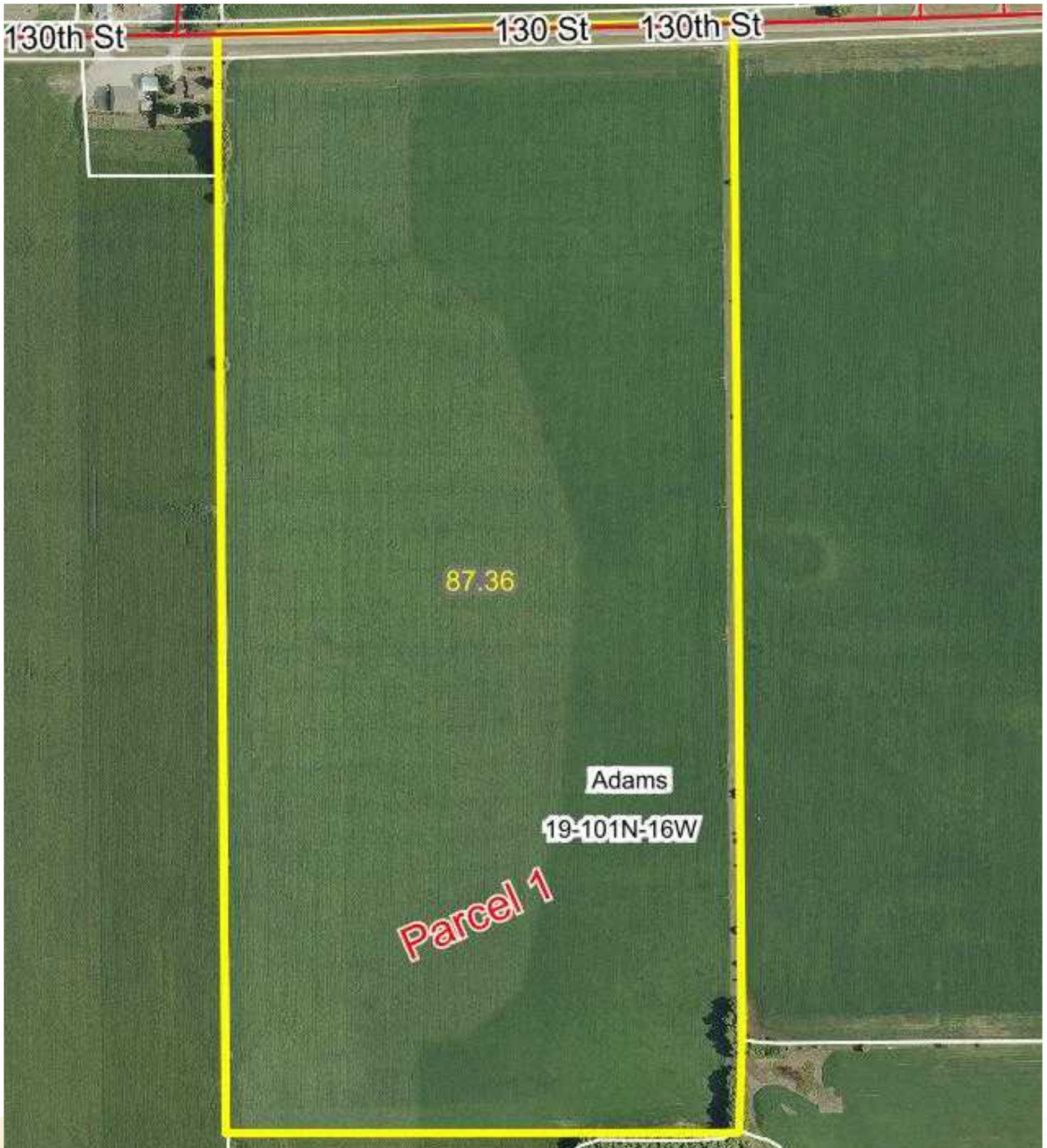


87.36 +/- ACRES



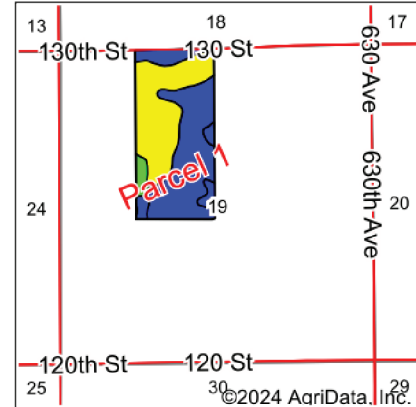
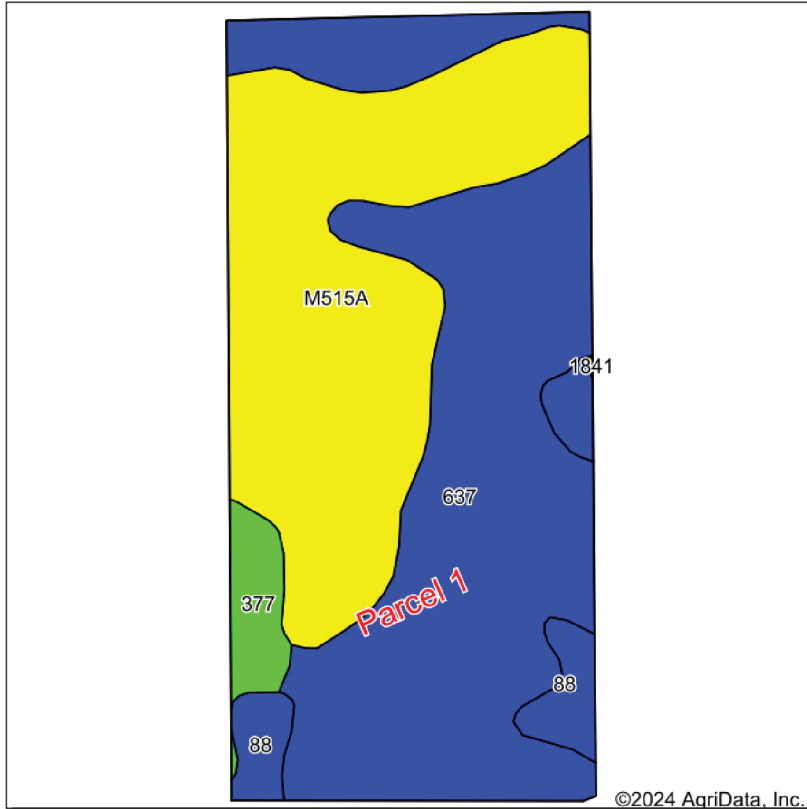
Parcel 1 is located on the Northwest corner of the Gaskill farm with 87.36 +/- acres with a CPI of 85.9. The North side of this parcel is bordered by paved 130th Street.

PARCEL 1 AERIAL



PARCEL 1 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **87.36**
 Date: **1/11/2024**



Soils data provided by USDA and NRCS.

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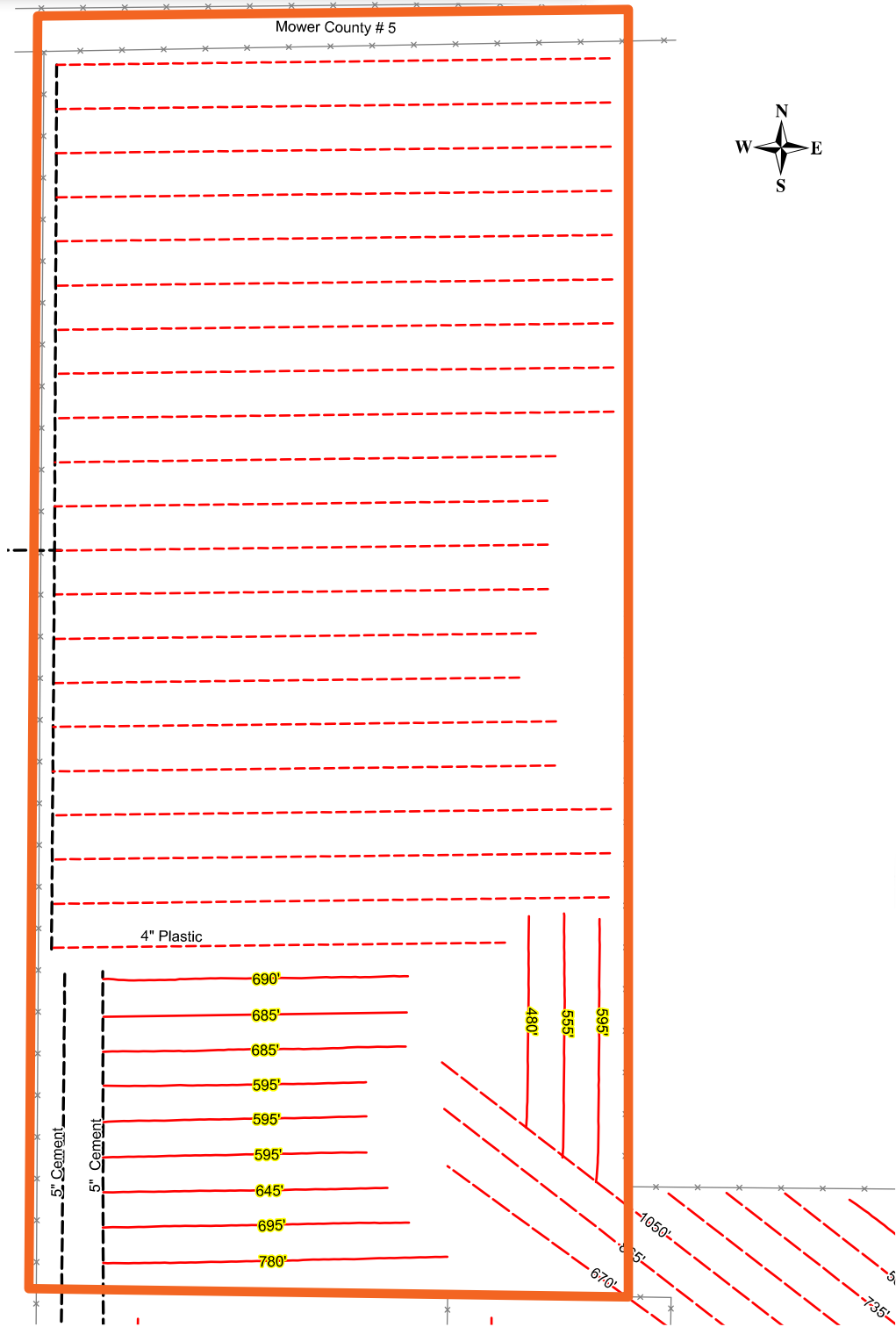
Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
637	Schley silt loam	43.91	50.3%		llw	84	88	88	66	70
M515A	Tripoli clay loam, 0 to 2 percent slopes	35.46	40.6%		llw	87	68	68	55	63
88	Clyde silty clay loam, 0 to 3 percent slopes	4.96	5.7%		llw	86	90	90	76	85
377	Merton silt loam	3.03	3.5%		le	99	91	91	75	82
Weighted Average						1.97	*n 80.1	*n 80.1	*n 62.4	*n 68.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 1 TILE MAP



PARCEL 2



51 +/- ACRES



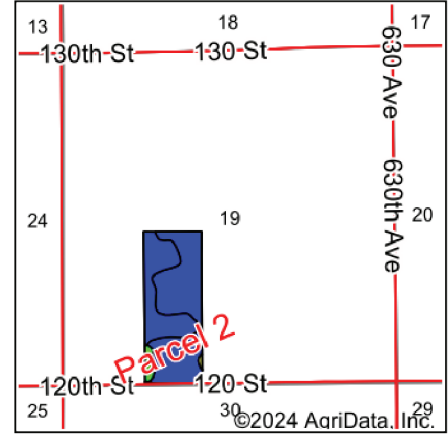
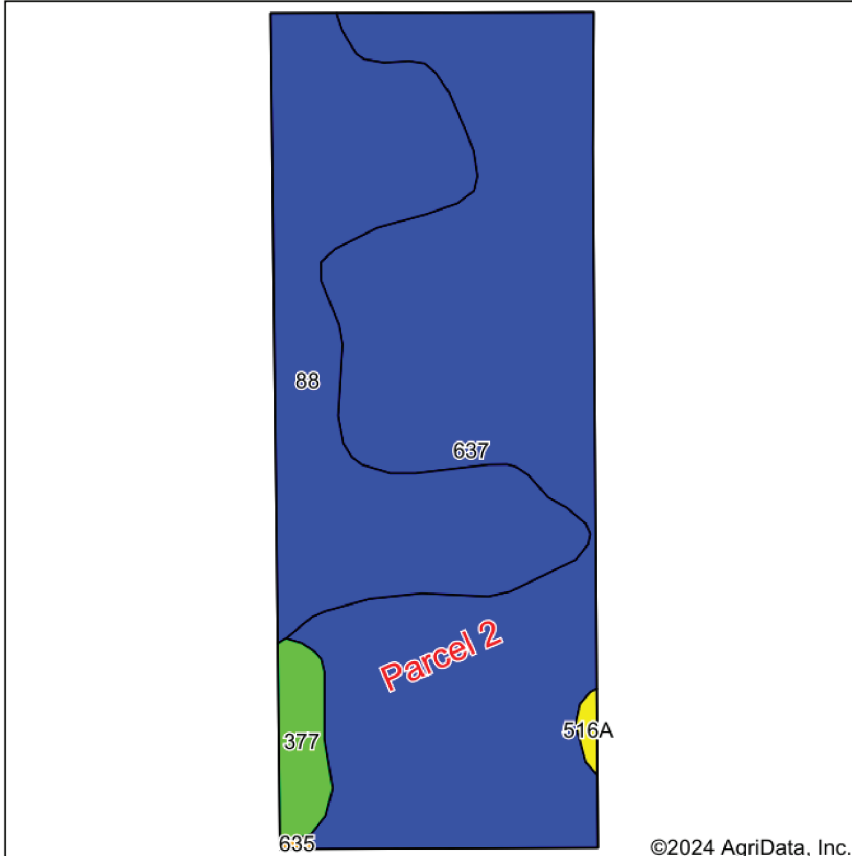
Parcel 2 is located on the Southwest corner of the “Gaskill Farm” with 51 +/- acres with a CPI of 85. A great opportunity to buy some quality tillable farmland!

PARCEL 2 AERIAL



PARCEL 2 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **51**
 Date: **1/11/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
637	Schley silt loam	32.41	63.5%		IIw	84	88	88	66	70
88	Clyde silty clay loam, 0 to 3 percent slopes	16.60	32.5%		IIw	86	90	90	76	85
377	Merton silt loam	1.69	3.3%		Ie	99	91	91	75	82
516A	Dowagiac loam, 0 to 2 percent slopes	0.23	0.5%		IIs	66	69	69	51	45
635	Riceville silt loam	0.07	0.1%		IIw	66	79	79	60	58
Weighted Average					1.97	85	*n 88.7	*n 88.7	*n 69.5	*n 75.2

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

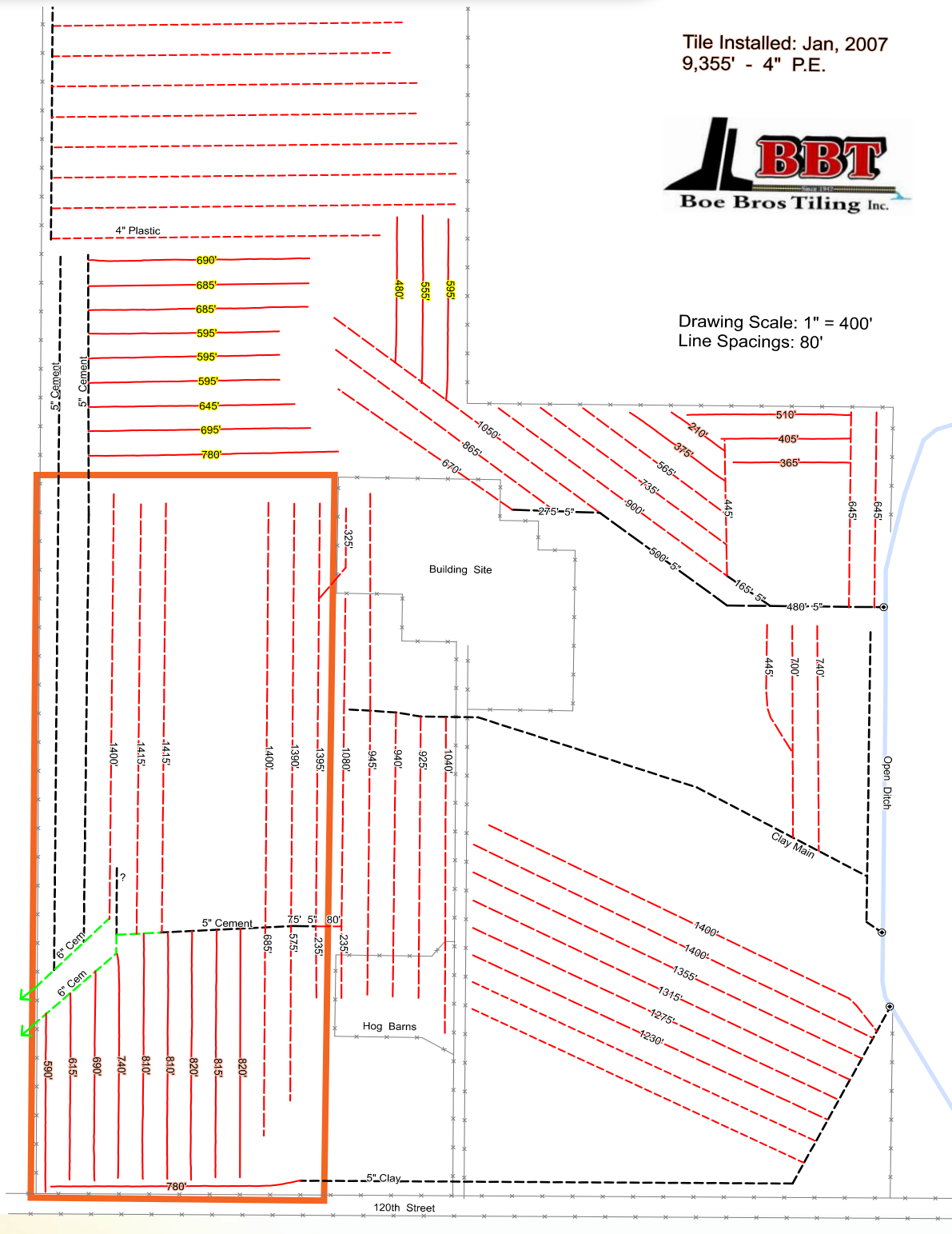
*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 2 TILE MAP

Tile Installed: Jan, 2007
9,355' - 4" P.E.



Drawing Scale: 1" = 400'
Line Spacings: 80'



PARCEL 3

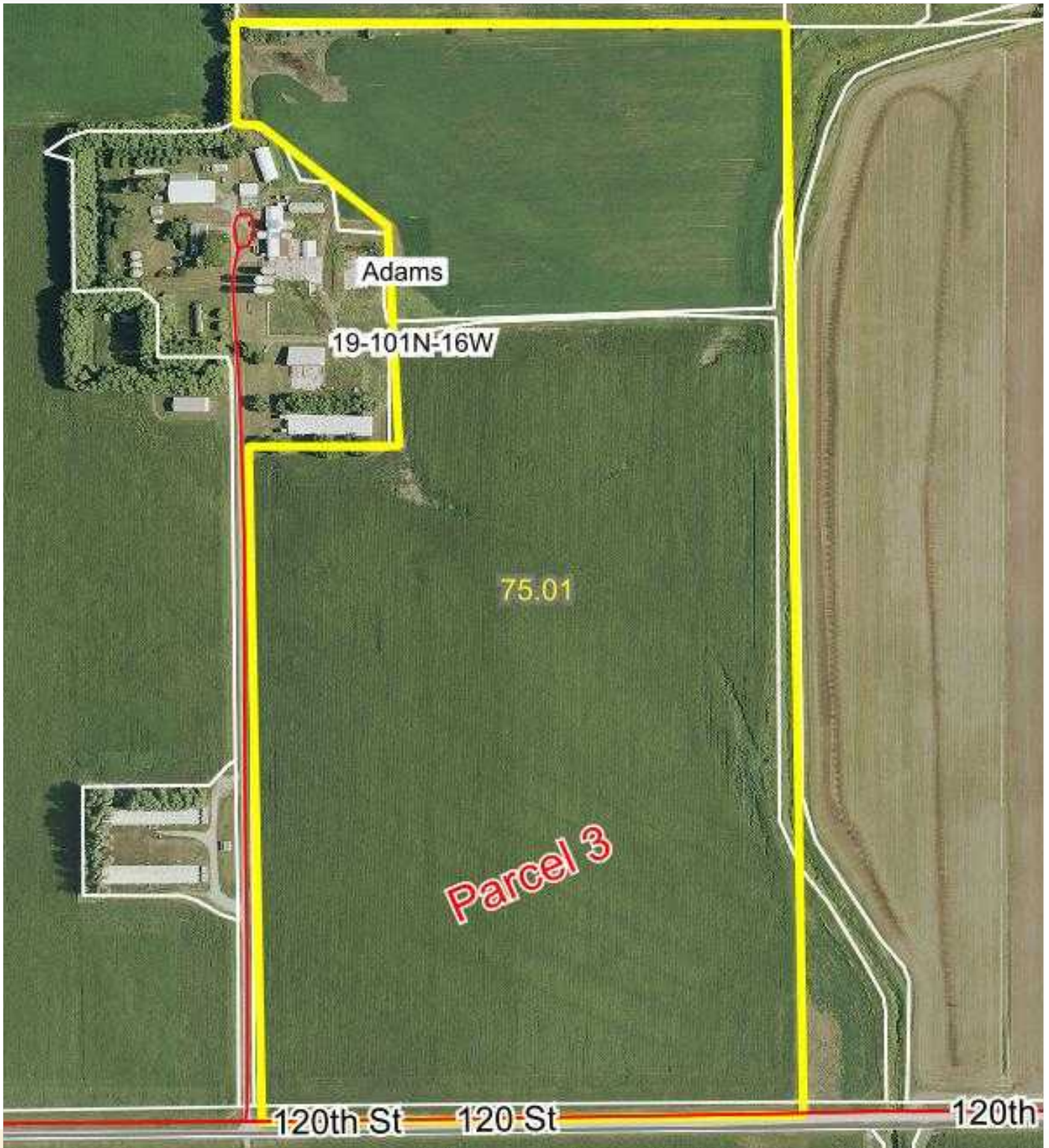


75.01 +/- ACRES



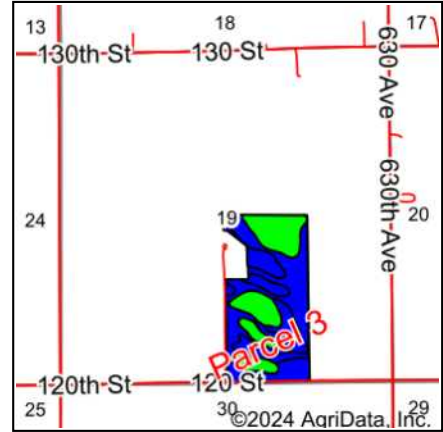
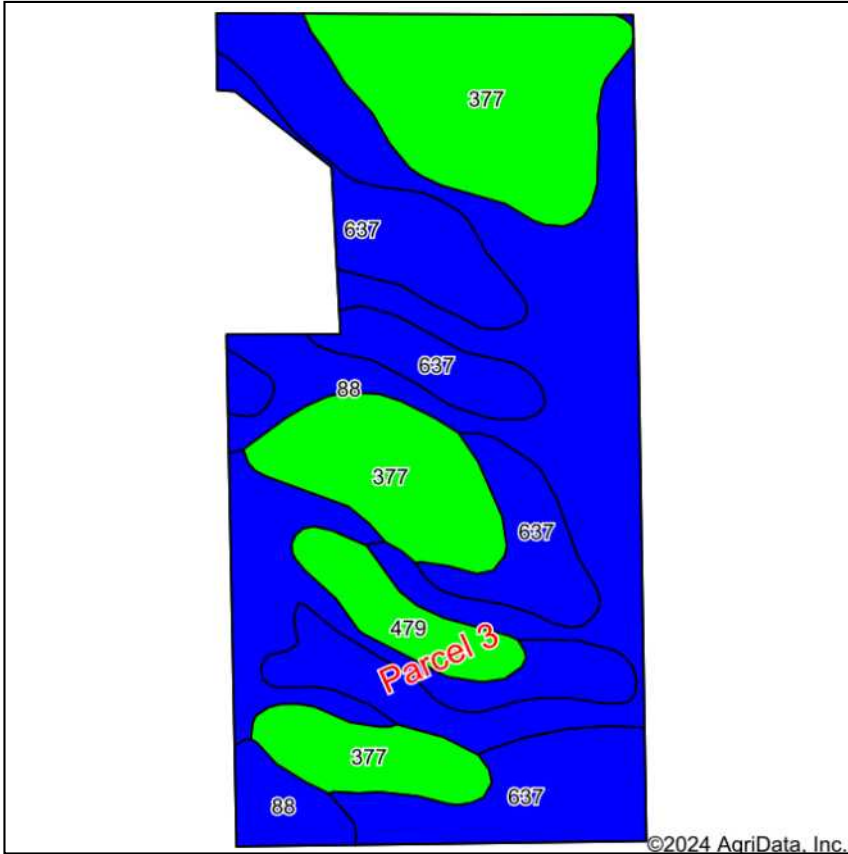
Parcel 3 is located on the Southeast corner of the "Gaskill Farm" with 75.01 +/- acres with a CPI of 89.6. A great opportunity to buy some quality tillable farmland.

PARCEL 3 AERIAL



PARCEL 3 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **75.01**
 Date: **2/9/2024**



Soils data provided by USDA and NRCS.

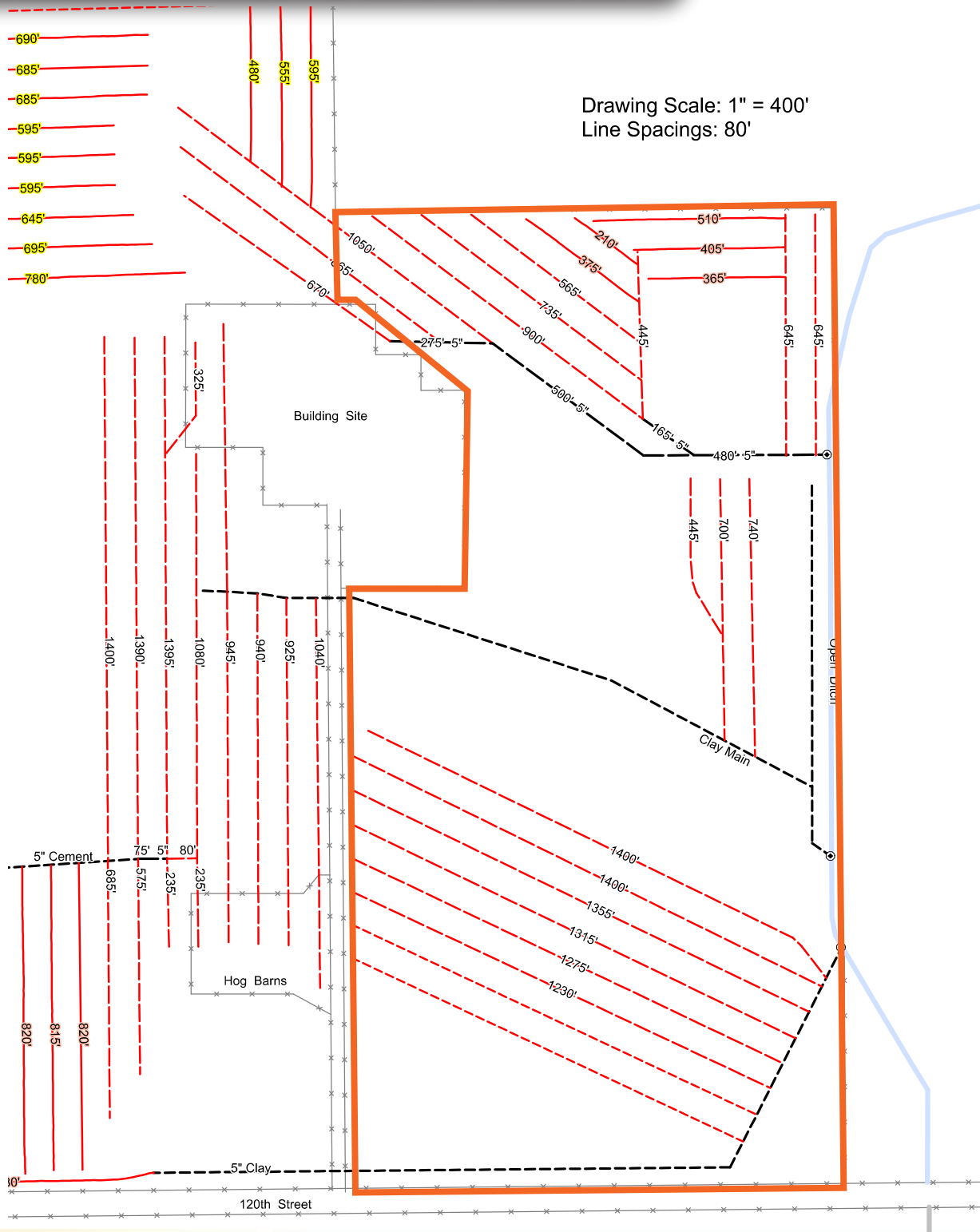
Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
88	Clyde silty clay loam, 0 to 3 percent slopes	26.81	35.7%		Ilw	86	90	90	76	85
637	Schley silt loam	24.18	32.2%		Ilw	84	88	88	66	70
377	Merton silt loam	20.85	27.8%		le	99	91	91	75	82
479	Floyd silt loam, 1 to 4 percent slopes	3.17	4.2%		Ilw	100	76	71	58	75
Weighted Average					1.72	89.6	*n 89	*n 88.8	*n 71.7	*n 78.9

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

PARCEL 3 TILE MAP

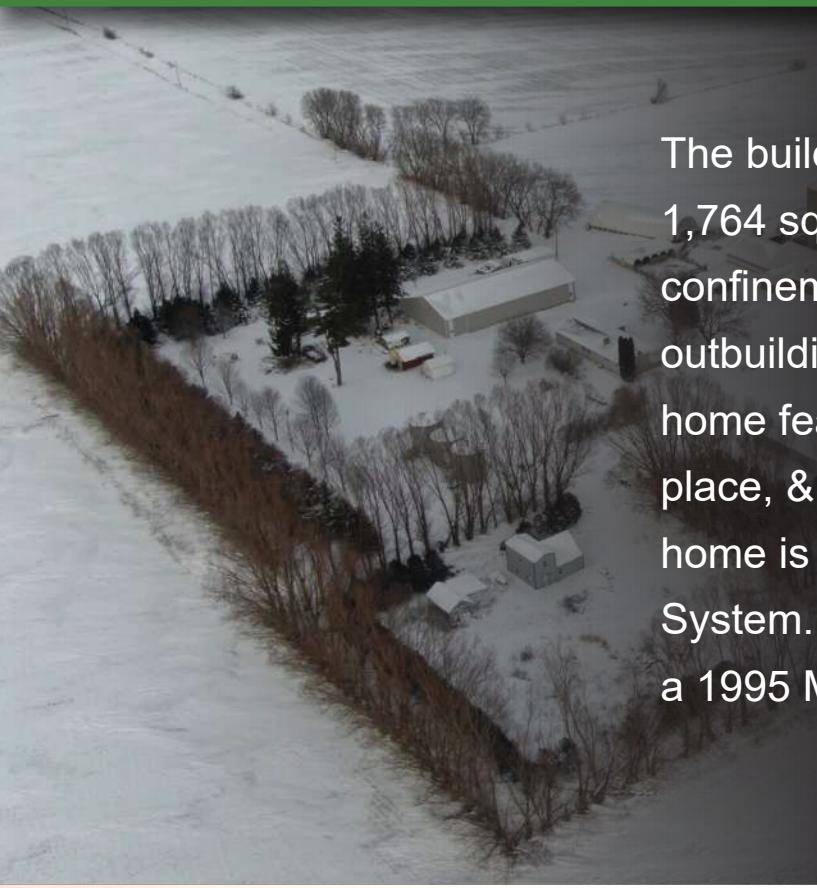
Drawing Scale: 1" = 400'
Line Spacings: 80'



PARCEL 4

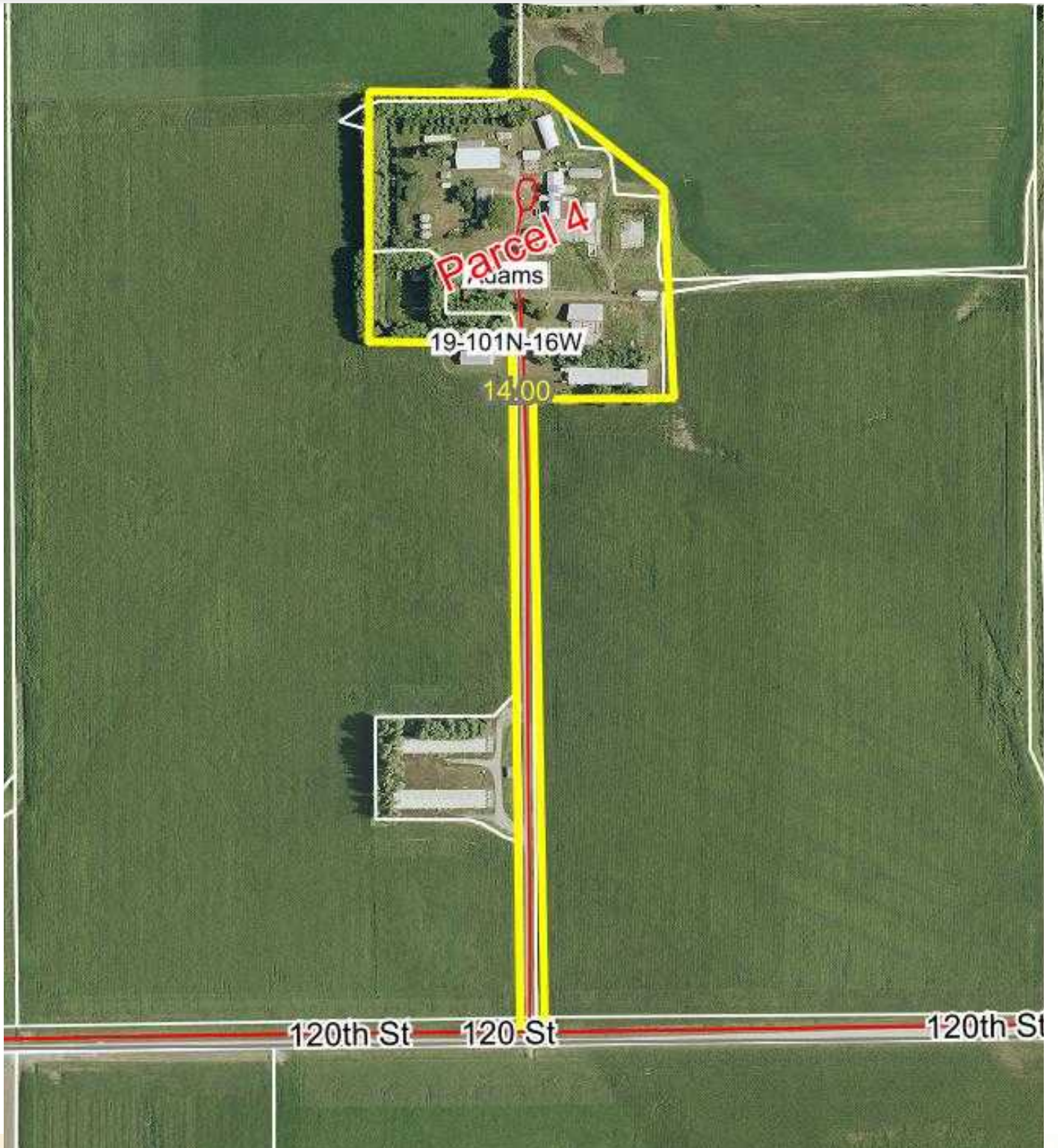


14 +/- ACRES



The building site makes up parcel 4 with a 1980 1,764 sq. ft. home, 52x104 shed, dairy barn, hog confinement building, 5 silos, hoop barn, & other outbuildings sitting on 14 acres. The single story home features 3 beds, 2 baths, a beautiful fireplace, & an attached garage. Included in this home is a 2021 Central Air Heat & Cooling System. A second home is also included which is a 1995 Manufactured Home (1,280 Sq. Ft.)

PARCEL 4 AERIAL

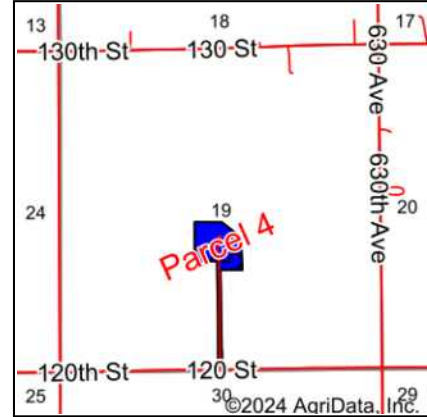


PARCEL 4 IMAGES



PARCEL 4 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **14**
 Date: **2/9/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
637	Schley silt loam	11.54	82.4%		Ilw	84	88	88	66	70
88	Clyde silty clay loam, 0 to 3 percent slopes	2.46	17.6%		Ilw	86	90	90	76	85
Weighted Average						2.00	*n 88.4	*n 88.4	*n 67.8	*n 72.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 5



89.01 +/- ACRES



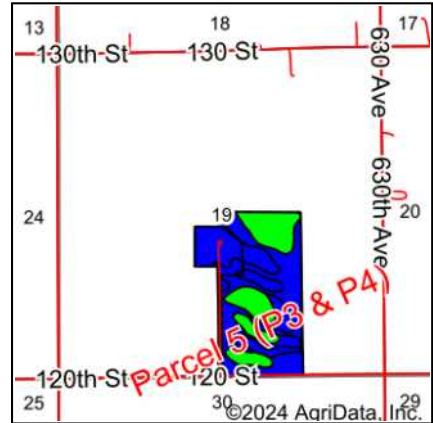
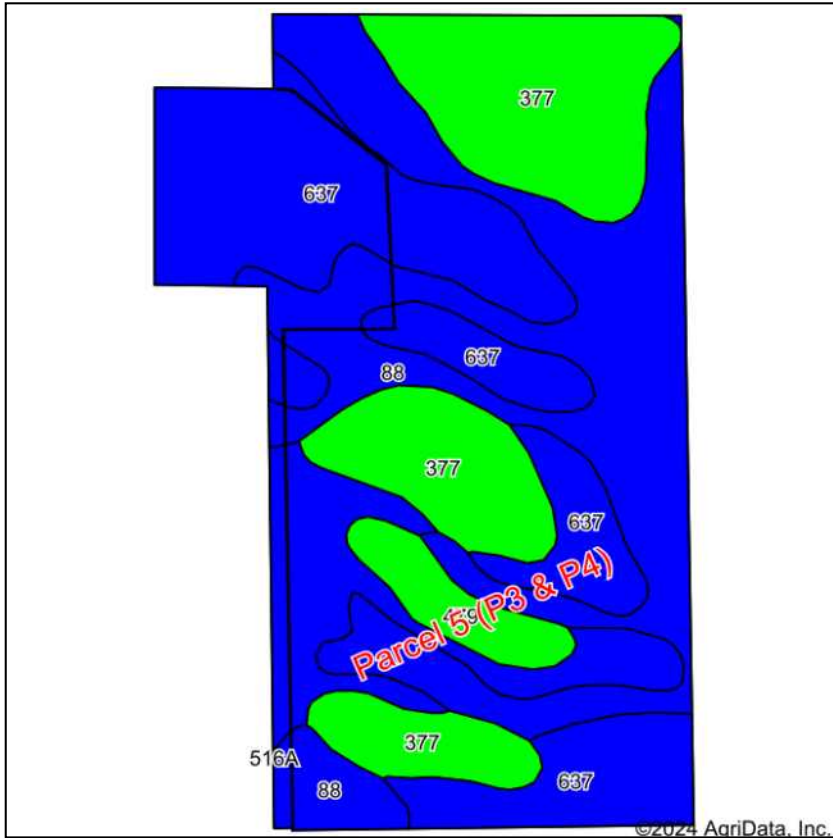
Parcel 5 is a combination of Parcel 3 & 4 with 89.01 +/- acres with a CPI of 88.7.

PARCEL 5 AERIAL



PARCEL 5 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **89.01**
 Date: **2/9/2024**



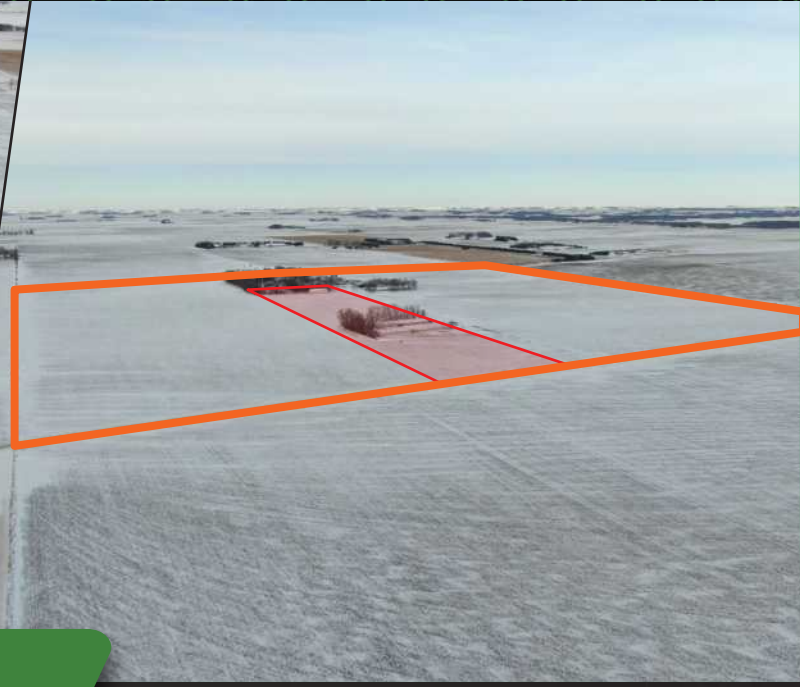
Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
637	Schley silt loam	35.80	40.2%		llw	84	88	88	66	70
88	Clyde silty clay loam, 0 to 3 percent slopes	29.19	32.8%		llw	86	90	90	76	85
377	Merton silt loam	20.85	23.4%		le	99	91	91	75	82
479	Floyd silt loam, 1 to 4 percent slopes	3.17	3.6%		llw	100	76	71	58	75
Weighted Average					1.77	88.7	*n 88.9	*n 88.8	*n 71.1	*n 77.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

PARCEL 6



140.01 +/- ACRES



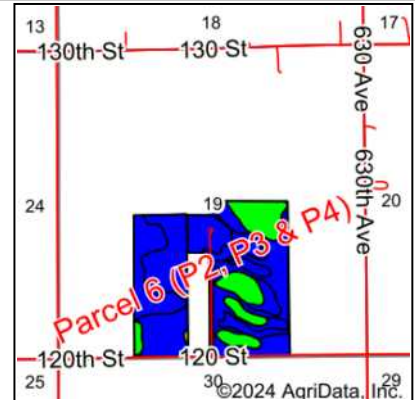
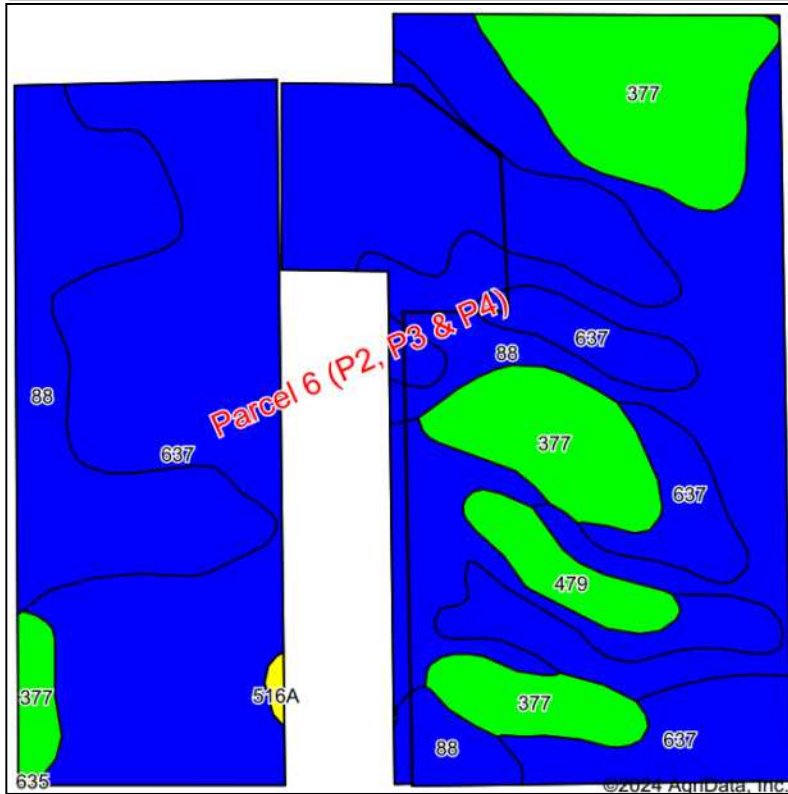
Parcel 6 is a combination of Parcel 2, 3, & 4 with 140.01 +/- acres and a CPI of 87.4.

PARCEL 6 AERIAL



PARCEL 6 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **140.01**
 Date: **2/9/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
637	Schley silt loam	68.57	49.0%		Ilw	84	88	88	66	70
88	Clyde silty clay loam, 0 to 3 percent slopes	45.44	32.5%		Ilw	86	90	90	76	85
377	Merton silt loam	22.50	16.1%		le	99	91	91	75	82
479	Floyd silt loam, 1 to 4 percent slopes	3.17	2.3%		Ilw	100	76	71	58	75
516A	Dowagiac loam, 0 to 2 percent slopes	0.27	0.2%		Ils	66	69	69	51	45
635	Riceville silt loam	0.06	0.0%		Ilw	66	79	79	60	58
Weighted Average						1.84	*n 88.8	*n 88.7	*n 70.5	*n 76.9

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

PARCEL 7

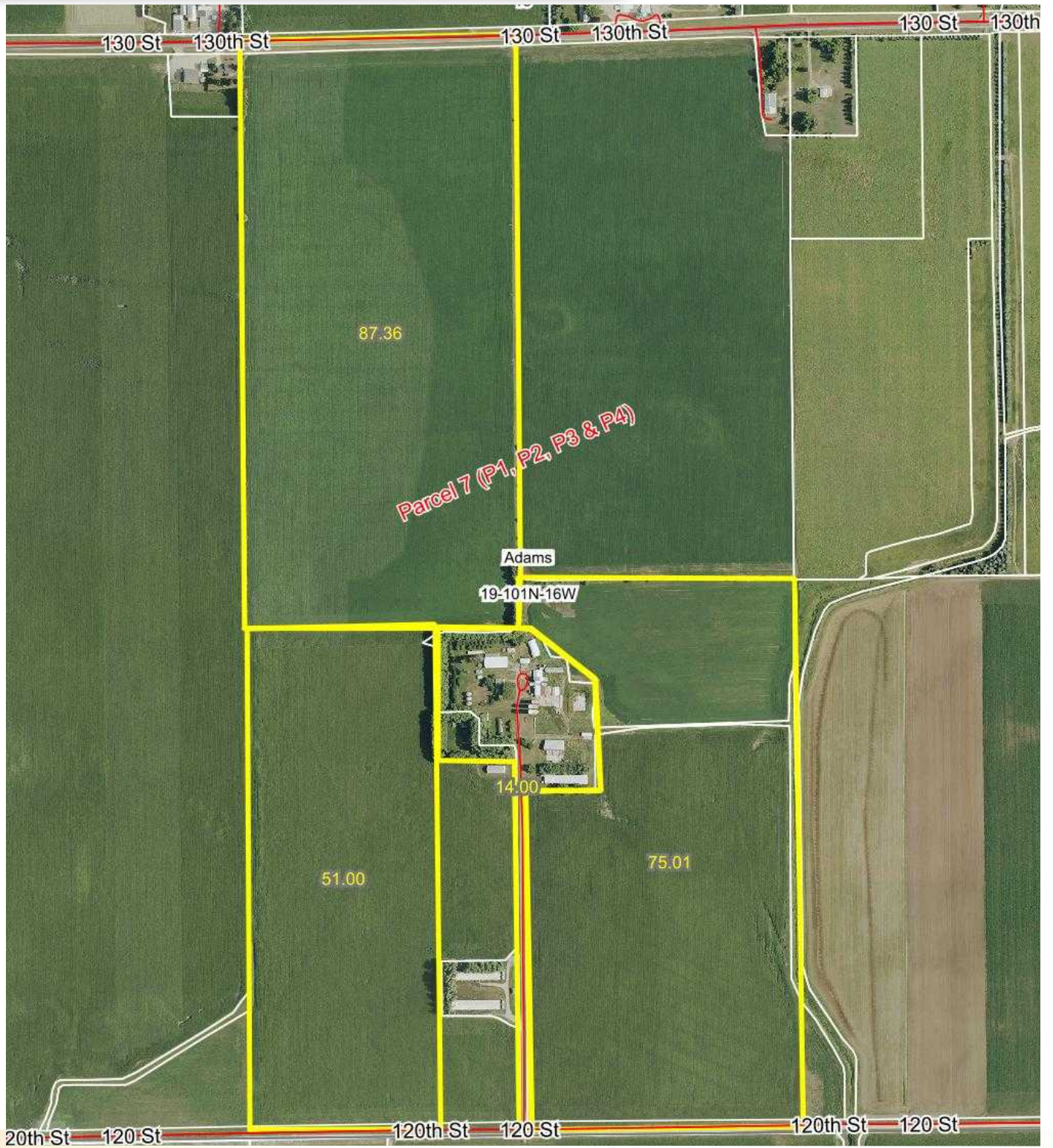


227.37 +/- ACRES



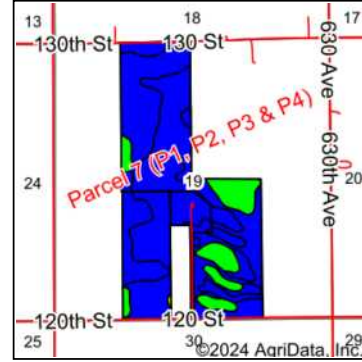
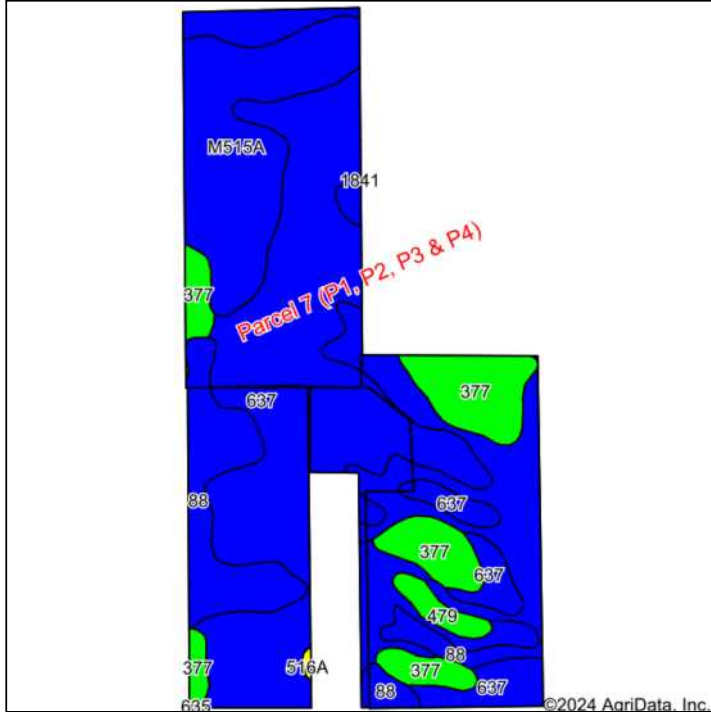
This parcel is a combination of parcel 1, 2, 3, & 4. The total acres come in at 227.37 +/- with an average CPI of 86.8.

PARCEL 7 AERIAL



PARCEL 7 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-101N-16W**
 Township: **Adams**
 Acres: **227.37**
 Date: **2/9/2024**



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Area Symbol: MN099, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
637	Schley silt loam	112.47	49.5%	■	llw	84	88	88	66	70
88	Clyde silty clay loam, 0 to 3 percent slopes	50.41	22.2%	■	llw	86	90	90	76	85
M515A	Tripoli clay loam, 0 to 2 percent slopes	35.51	15.6%	■	llw	87	68	68	55	63
377	Merton silt loam	25.48	11.2%	■	le	99	91	91	75	82
479	Floyd silt loam, 1 to 4 percent slopes	3.17	1.4%	■	llw	100	76	71	58	75
516A	Dowagiac loam, 0 to 2 percent slopes	0.27	0.1%	■	lls	66	69	69	51	45
635	Riceville silt loam	0.06	0.0%	■	llw	66	79	79	60	58
Weighted Average						1.89	*n 85.5	*n 85.4	*n 67.4	*n 73.6

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

TERMS & CONDITIONS

SELLER

David Gaskill Trust - Jeri Severson Trustee

METHOD OF SALE

Bidding will be started at \$5,000 (or online current bid price) on each parcel and will be sold by the acre. We will exhaust all bids on all parcels before the auction is finalized. Seller reserves the right to accept or reject all bids. The auctioneer and seller reserve the right to exclude any person from bidding if there is any concern as to a person's history or fitness to bid or enter into a contract.

AGENCY

Midwest Property Connections LLC and its Agents represent the seller.

TAXES

Taxes will be prorated to the day of closing.

CONDITIONS

All property is sold AS IS - WHERE IS with no guarantees. All bidders are responsible for conducting their own inquiries & due diligence at their risk concerning the property.

CONTRACTS & TITLE

Immediately upon the conclusion of the auction, the winning bidder(s) will enter into a real estate contract/ purchase agreement & provide funds for earnest money to be deposited with the real estate & auction company. Seller will provide a clear title or deed at their expense. Sale is not dependent upon buyer(s) financing.

TERMS & POSSESSION

\$20,000 (non-refundable) earnest money due on auction day per parcel. Balance is due at closing. 1% In Person Buyers Premium. 1.2% Online Buyers Premium. Announcements by auctioneer take precedence over printed matter. Buyer agrees, upon registration to bid, to the terms and conditions of the sale. All information herein contained is from sources deemed reliable but cannot be guaranteed by auction company or seller. NOTE: Crop ground is rented out for the 2024 season

CLOSING DATE

On or Before April 30, 2024



Professional Auctioneers, Broker, & Real Estate Agents working for you!

For more information on this farm **Contact your Agent!**

YOUR PROFESSIONAL LAND BROKER/ AUCTIONEER

DAN HERSHBERGER
Agent / Auctioneer

MIDWEST
PROPERTY CONNECTIONS

319-240-9984
Dan@propconnections.com
MidWestPropertyConnections.com
Licensed in Minnesota & Iowa

MLS

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!



mpc@propconnections.com

MIDWESTPROPERTYCONNECTIONS.COM

