

# Modern 495 Animal Unit Feed Lot, 370 Acres of Very Good Cropland in Zumbrota & Minneola Twp., Goodhue Co. MN, Tractors, Pickups, Trailers, Skid Loaders, Livestock Machinery, Livestock Feed

The Webster Family has been in the Livestock & Beef Cattle Business for 50+ years. Now after long consideration Tom, Gerry and their families have decided to slow down and sell their Feed Lot, Cropland & Machinery at Public Auction.

## AUCTION LOCATION:

41622 County 6 Blvd • Zumbrota, MN 55992 (Feed Lot Location)



# REAL ESTATE & FARM EQUIPMENT AUCTION

Thursday, Sept. 23, 2021 • 9:30 a.m.



# Thursday, September 23, 2021 9:30 a.m. CDT

Live & Online Bidding • FOR COMPLETE DETAILS & PHOTOS GO TO [WWW.MARINGAUCTION.COM](http://WWW.MARINGAUCTION.COM)

## 370 Acres to Sell in Four Separate Parcels in Minneola & Zumbrota Township, Goodhue Co. MN



**All Parcels will be Offered Separately and at No Time Will They be Put Together**

**Open House Date:** Thursday, September 9, 2021 • 9:30 a.m. to 12:00 Noon

**FREE LUNCH DAY OF OPEN HOUSE**



Terms for Real Estate: \$40,000 Down per parcel the day of auction, this earnest money is nonrefundable if buyer(s) fail to close and pay sellers in full. The balance is due and payable on or before November 10, 2021, at which time the buyer(s) shall receive a clear and marketable title. Possession of Parcel 1 shall be on the date of closing, possession on parcels 2, 3 & 4 shall be when 2021 land tenant has removed all crops. All real estate is selling as-is condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. All real estate sells with no contingencies whatsoever. All real estate taxes due in 2021 shall be pro-rated to date of closing. All bidders & buyers must conduct their own due diligence and make their own judgements. All bidders must have their finances in order prior to auction date.

### Parcel 1: 34 Acre Modern Feed Lot with Home

- \*\*\* Address: 41622 County 6 Blvd Zumbrota MN 55992
- \*\*\* Area: 34 Acres, Been Surveyed
- \*\*\* PID: R.47.007.0800 Taxes For 2021 \$4,658.00
- \*\*\* Feed Lot Registration 049-111983, 495 Animal Units
- \*\*\* Building (1) 114' x 66' Steel Shed, Open To South, Split Climate Controlled Curtains, Partial Concrete And Lime Packed, F&M 20,000lbs Scale With Digital Readout, Crowd Tub Working Area, Concrete & Plank Semi Loadout Chute, Waters, Gates, Office Area On East End With Restroom, Septic Holding Tank Which is Pumped Approximately Every 30 Days
- \*\*\* Building (2) West Building 128' x 48' Steel Barn open To South, Split Climate Curtains, Waters, Gates, Wieser Bunks, Partial Concrete With Lime Packed, On East Side 18 Open Pens With Gates
- \*\*\* Building (3) East Building 250' x 52' Steel Barn, Partial Concrete And Line Packed, Gates, Waters, Split Climate Curtains, Wieser Bunks
- \*\*\* Manure Bunker At East End Of Building 3 For Off Season Manure
- \*\*\* Buildings 1,2,3 Have Guard Rail Neck Bars On Wieser Feed Bunks
- \*\*\* Building 1,2,3 Water & Electrical Shut Offs, Large Electrical Panels In Each Building, Excellent Interior And Exterior Lighting
- \*\*\* Hay Shed With Roof 60' x 92' Building Is Steel Pole Barn And Headered For Side Walls, Heavy Packed Gravel And Lime Floor

- \*\*\* Commodity Shed 32' x 48' Steel & Concrete With 32' x 16' Concrete Open Bin, 3 Cone Bottom Bulk Bins With Unload Augers
- \*\*\* Large Area For Commodity Bags Or Pile (Silage, Corn) With Heavy Gravel & Lime Packed
- \*\*\* All Driveways Are Heavy Packed With Breaker Rock, Gravel & Lime, Ample Room For 53' Semi/Trailers, County Road 6 BLVD Is An All Weather Road
- \*\*\* 2 Story 3 Bedroom House, Move In Condition, Master Bedroom On Main Floor, Bathroom & Laundry On Main Floor, Large Enclosed Sun porch, New Hot Water Boiler, All Newer Appliances, Good Shingles, Permanent Siding, Newer Windows, 100AMP
- \*\*\* 3 Car Detached Garage 40' x 24', 1 Stall Heated & Insulated
- \*\*\* Good Well, Complying Septic System
- \*\*\* Many Mature Shade Trees
- \*\*\* Approximately 9.3 Acres Of Cropland
- \*\*\* This Parcel To Be Sold By The Gross Dollar

\*\*\* Special Note: This feed lot is ready to go to work. The Websters put a lot of thought and planning when they constructed these livestock barns. Like Tom said "One man can bring one head or a very large group of animals from far east barn to far west working barn or loadout chute with ease"

### Many Opportunities Await The New Owners

Auctioneers Note: This Is A Rare Opportunity To Purchase A Modern Feed Lot Facility And Good Parcels Of Ag Crop Land To Support With Feed Needs.

### Parcel 2: 107.86 Acres of Bare Crop Land, in Section 7, Zumbrota Township, Goodhue Co. MN, Contiguous with Feedlot

- \*\*\* Area: 107.86 Acres
- \*\*\* PID: R47.007.0801, Taxes For 2021 \$5,664.00
- \*\*\* Tillable Acres: 106.85
- \*\*\* Crop Productivity Index: 92.3 Average
- \*\*\* Grid Soil Sampled

- \*\*\* Field Driveway Off Of 420th Street and County 6 Blvd
- \*\*\* CRP: 0.90 Acres With Payment Of \$202.00 Expires On 9-30-2022
- \*\*\* To Be Sold 107.86 x Dollar Amount Bid

### Parcel 3: 147.62 Acres of Bare Crop Land in Section 13, Minneola Township, Goodhue Co. MN, Contiguous with Parcel 4

- \*\*\* Area: 147.62 Acres
- \*\*\* PID: R38.013.0901, Taxes For 2021 \$6,558.00
- \*\*\* Tillable Acres: Approximately 127.5 +/-
- \*\*\* Crop Productivity Index: 85.2 Average, With Over 50% Of The Farm At 90CPI Or Better
- \*\*\* Drive Access Off Of County 6 BLVD

- \*\*\* Parcel 3 Has Granted Parcel 4 a 20' Easement For The Purpose Of Ingress And Egress
- \*\*\* Parcel 3 and 4 Have A Combined Tillable Acres of 197.88 And If These Parcels Split It Will Be To The Discretion Of Goodhue Co. FSA As To The Tillable Acres In Each Parcel.
- \*\*\* To Be Sold 147.62 x Dollar Amount Bid

### Parcel 4: 80.68 Acres of Bare Crop Land in Section 13, Minneola Township, Goodhue Co. MN, Contiguous with Parcel 3

- \*\*\* Area: 80.68 Acres
- \*\*\* PID: R38.013.0800, Taxes For 2021 \$2,968.00
- \*\*\* Tillable Acres: Approximately 70+/-
- \*\*\* Crop Productivity Index: 76.2
- \*\*\* Parcel 3 Has Granted Parcel 4 a 20' Easement For The Purpose Of Ingress And Egress

- \*\*\* Parcel 3 and 4 Have A Combined Tillable Acres of 197.88 And If These Parcels Split It Will Be To The Discretion Of Goodhue Co. FSA As To The Tillable Acres In Each Parcel.
- \*\*\* To Be Sold 80.68 x Dollar Amount Bid

**SEE OTHER SIDE FOR FARM EQUIPMENT**

# Tom & Gerry Webster, Owners

Webster Bros. LLC, Zumbrota Cattle Co. Inc., T&G Webster Inc. • Tom 507-259-7242 or Gerry 507-951-1989



Broker: Maring Auction & Realty Inc., Lic# 40241191  
P.O. Box 37, Kenyon, MN 55946 • 800-801-4502  
Matt Maring, Lic. #25-28 • 507-951-8354  
Kevin Maring, Lic. #25-70 • 507-271-6280  
Adam Engen, MN Lic. #25-93 • 507-213-0647  
Allen Henslin





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MATT MARING



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Live & Online Bidding • For Complete Details & Photos go to [www.maringauction.com](http://www.maringauction.com). The Webster Family is having Customer Appreciation the day of the Auction. Free Lunch All Day! Viewing of Equipment: September 10 through Auction Date: 8:00 a.m. to 5:00 p.m., No Viewing After 5:00 p.m.

## John Deere 6430 MFWD w/Loader, New Holland T6050 w/Loader, Ford 8240, Bobcat S510 Skid Loader, Farmall Super M, All Items Selling with Fresh Oil & Full Tank of Fuel



\*\*\* 2011 John Deere 6430 MFWD Tractor, John Deere 673 Self-Leveling Loader, 7850 One Owner Hours, Factory Cab, 2 Doors, Wheel Weights, 16 Speed Partial Power Shift, LH Reverser, New 460/85R38 Tires, 3pt., 540/1000PTO, 2 Hydraulics, Wheel Weights

\*\*\* Ford 8240 Power Star SL 2WD Tractor, Cab, Front Weights, 8082 Hours, 3pt., PTO, 2 Hydraulics, 18.4x38 Tires  
\*\*\* Bobcat Manure Grapple Bucket  
\*\*\* Workmaster Big Square Mover  
\*\*\* CL Pallet Forks  
\*\*\* SL Round Bale Spear



\*\*\* New Holland T6050 MFWD Tractor, NH840TL Delta Loader, 6975 One Owner Hours, Factory Cab, 2 Doors, LH Reverser, 3pt., 2 Hydraulics, 1000PTO, 480/80R38 Tires 65%, Very Clean Tractor, SN: Z7BD6112



\*\*\* 2014 Bobcat S510 Skid Loader, Full Cab, Heat, 3490 One Owner Hours, Hand/Foot Controls, Power Bobtach, Good Tires  
\*\*\* Viring 66" Rock Bucket  
\*\*\* JD Bolt On Grapple Attachment  
\*\*\* JD Quick Attach Loader Bucket  
\*\*\* NH Quick Attach Loader Bucket  
\*\*\* MDS 521G Uni-Tach  
\*\*\* Farmall Super M Tractor, New Tires

## 2002 IHC 4900 Truck With Patz 420 TMR, Auto, 1973 Chevy C60 Grain Truck



\*\*\* 2002 IHC 4900 Series Single Axle Truck, Patz 1200 Series 420 TMR, LH Incline Discharge, Weigh-Tronix 640XL Scale In Cab & Outside, Cat Diesel, Automatic Trans., 22.5 Tires, Excellent Condition, Completely Overhauled In 2019, \$30,000 Spent With Paperwork, Complete Service Records  
\*\*\* 1 973 Chevy C60 Single Axle Truck, 15' Steel Box, V8 Gas, 4x2 Speed

## SEE OTHER SIDE FOR REAL ESTATE

## New Holland 195 Spreader, Silencer Hydraulic Working Chute, Wieser Concrete Bunks, 2019 Simplicity Lawn Tractor, Free Standing Gates, Squeeze Chutes, Calf Bunks, Miller Welder, JD MX8 Mower



\*\*\* 2013 New Holland 195 Manure Spreader, Tandem Axle, Hydraulic Drive Apron, 1000PTO, Double Beater, Slop Gate, Poly Floor, 22.5 Tires, Looks New  
\*\*\* (2) For-Most Cattle Head Gates  
\*\*\* (26) Wieser Concrete Fence Line Feed Bunks With Guardrail Neck Bars, (6 Ends)  
\*\*\* (5) 20' Steel Calf Feed Bunks  
\*\*\* (2) 20' Steel Cattle Feed Bunks



\*\*\* Silencer Model SNEW Hydraulic Cattle Working Chute, Wide Body HD, Extended Length HD, Pivot Control, Rubber Belted Louvers, Quick Action Slam Latch, Side Exit, Lower Squeeze, Hyd. Neck Extended Bars, Walk Through Doors, Vertical Slip Drop Pan, 5HP Electric Motor & Hyd. Reservoir, Like New, Watch Video At [molyvmfg.com](http://molyvmfg.com)  
\*\*\* (2) For-Most Cattle Squeeze Chutes On Transport



\*\*\* 2020 Chevy 3500 LT Z71 Pickup, 4 Door, 4x4, 6.6L V8 Gas, 6 Speed Auto, Full Leather, Heated Seats, 61,500 Miles, Gooseneck Ball, One Owner



\*\*\* 2011 Chevy 3500HD Pickup, Long Box, Reg Cab, 6.0L V8 Gas, Auto, 94,500 Miles, New Transfer Case, Gooseneck Ball, One Owner



\*\*\* 2018 Wilson Ranch Hand PSGN-5724T All Aluminum Gooseneck Livestock Trailer, 24'x7', Divider Gate, 7,000lbs Tandem Axles, Rear Wing & Roll Up Door, Side Entry Door, Front Storage, Newer 16" Tires, Running Boards, Very Good Condition



\*\*\* 2015 Hillsboro 700 Series Gooseneck Flatbed Trailer, 25' Deck, 2' Dove Tail, Ramps, 10 Ton Tandem Axle Duals, 235/85R16 Tires, Looks New

## VIEWING OF EQUIPMENT

September 10 - Auction Date: 8:00 a.m. to 5:00 p.m., No Viewing After 5:00 p.m.  
Terms for personal property: cash, check, credit card. All sales are final, all sales selling as-is with no warranties or guarantees. All personal property must be paid for in full the day of auction.

## Livestock Feed & Bales (Selling After Real Estate)

\*\*\* 165' Of High Moisture Rolled Corn, 2020 Crop  
\*\*\* 200' & 120' Bags of 2020 Corn Silage  
\*\*\* 100 Large Square Bales Of 2nd Crop Grass Hay  
\*\*\* 120 Large Round Bales, Grass Hay, New Crop, Net Wrapped  
\*\*\* Salt Blocks  
\*\*\* 170 New Crop Oats Round Bale, Net Wrapped, Dry  
\*\*\* 45 Large Square Bales Grass Hay, New Crop  
\*\*\* 100 Large Square & Round Bales Cornstalk  
\*\*\* 70 Large Square Bales Straw  
Buyers Have Until November 1, 2021 to Remove Feed From Property

THURSDAY, SEPTEMBER 23, 2021  
AFTER WEBSTERS SALE

WEBSTER FAMILY, MATT MARING  
AUCTIONS & SCHAFER FARMS INC.

THANK YOU! presents: **LIVE AUCTION FUNDRAISER**  
benefiting FRIENDS OF THE GOODHUE COUNTY FAIR



WEBSTERS  
5 HEAD RED ANGUS/RED ANGUS SHORTHORN CROSS REPLACEMENT HEIFERS  
MARING AUCTIONS  
MATCHING FUNDS UP TO \$5000  
SCHAFER FARMS INC.  
2 BALANCER REPLACEMENT HEIFERS

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We Sell the Earth & Everything On It.  
Design and Print provided by greghepola@yahoo.com



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