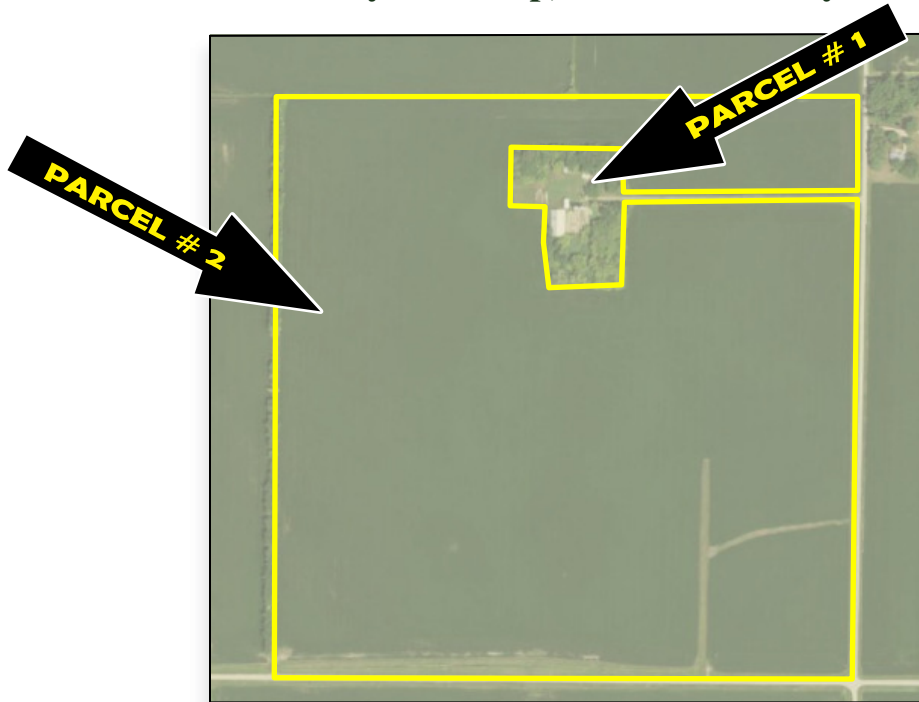


We are pleased to present
Dahl Family Farm
160± Acres
Seely Township, Faribault County



This property to be sold by 'Sealed Bid Auction'

Owner: Dahl Family Farm - *since February 1890*
Date & Time: Friday, July 12, 2024 @10 a.m.
Attorney: Daniel Lundquist, Frundt Lundquist and Gustafson Ltd, Blue Earth

Location: Bricelyn Community Center
310 N Main, Bricelyn, MN 56014

Note: See 'Sealed Bid Information' page in the back of this brochure for more details.
Only registered bidders may attend. Must be registered prior to auction date.

For Additional Information, contact:

Chuck Wingert, ALC Auctioneer #07-53

Direct: 507-381-9790

www.WingertLandServices.com



WINGERT
LAND SERVICES

DAHL FAMILY FARM AUCTION

INTRODUCTION

The daughters of Gerald and Leota Dahl are selling their family farm east of Bricelyn, Minnesota. The farm was originally purchased by Gerald Dahl's grandfather, William Armstrong, who settled on the farm after purchasing it for \$5.00 per acre or \$800 February 1890. Gerald Dahl received top yield honors for the area from the National Corn Contest Headquarters in 1953 with a top yield of 131 bushels per acre. Leota received the Century Farm honor in 2003 celebrating the farm being in the family for over 100 years.

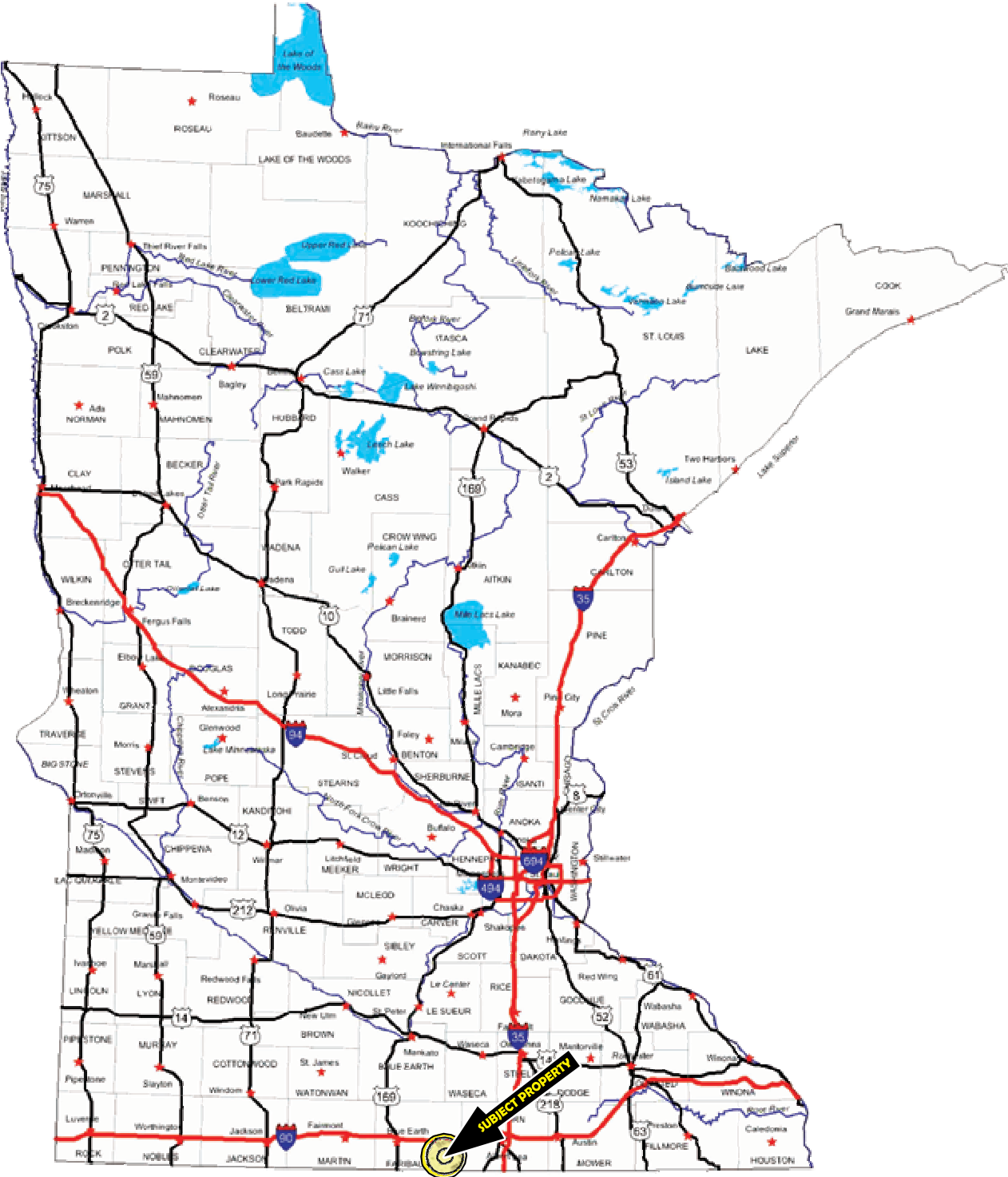
The Dahl Family Farm will be offered at auction in two parcels or can be purchased in total. The auction will be held at the Bricelyn Community Center, Bricelyn, MN at 10 am Friday, July 12th, 2024.

Parcel # 1 is the 6.25-acre, more or less, wooded building site with an ingress/egress access agreement. Seller's Property Disclosure Statements will be furnished upon request. See house and outbuilding photos.

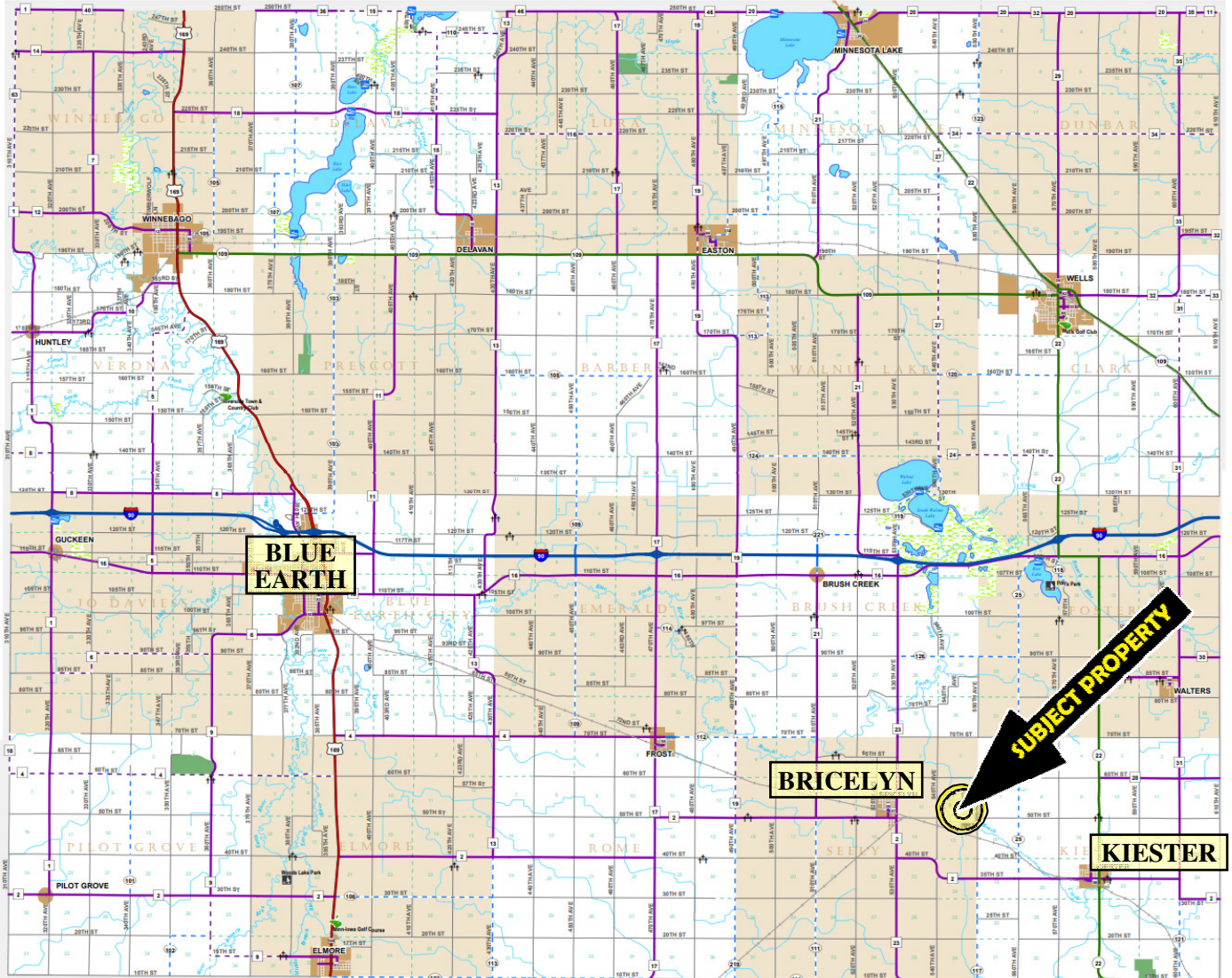
Parcel # 2 is the remaining 153.75 acres, more or less, with 147 high quality tillable acres (93.1 Crop Productivity Index). The drainage outlets are a private open ditch that drains west to CD 72 and a private group main tile (near the southeast corner of the farm) that drains south to CD 72. The private drainage agreement will be furnished upon request.

For additional information, you can visit our website: Wingert Land Services or contact Charles 'Chuck' Wingert at charles@wingertlandservices.com or on cell phone: 507-381-9790

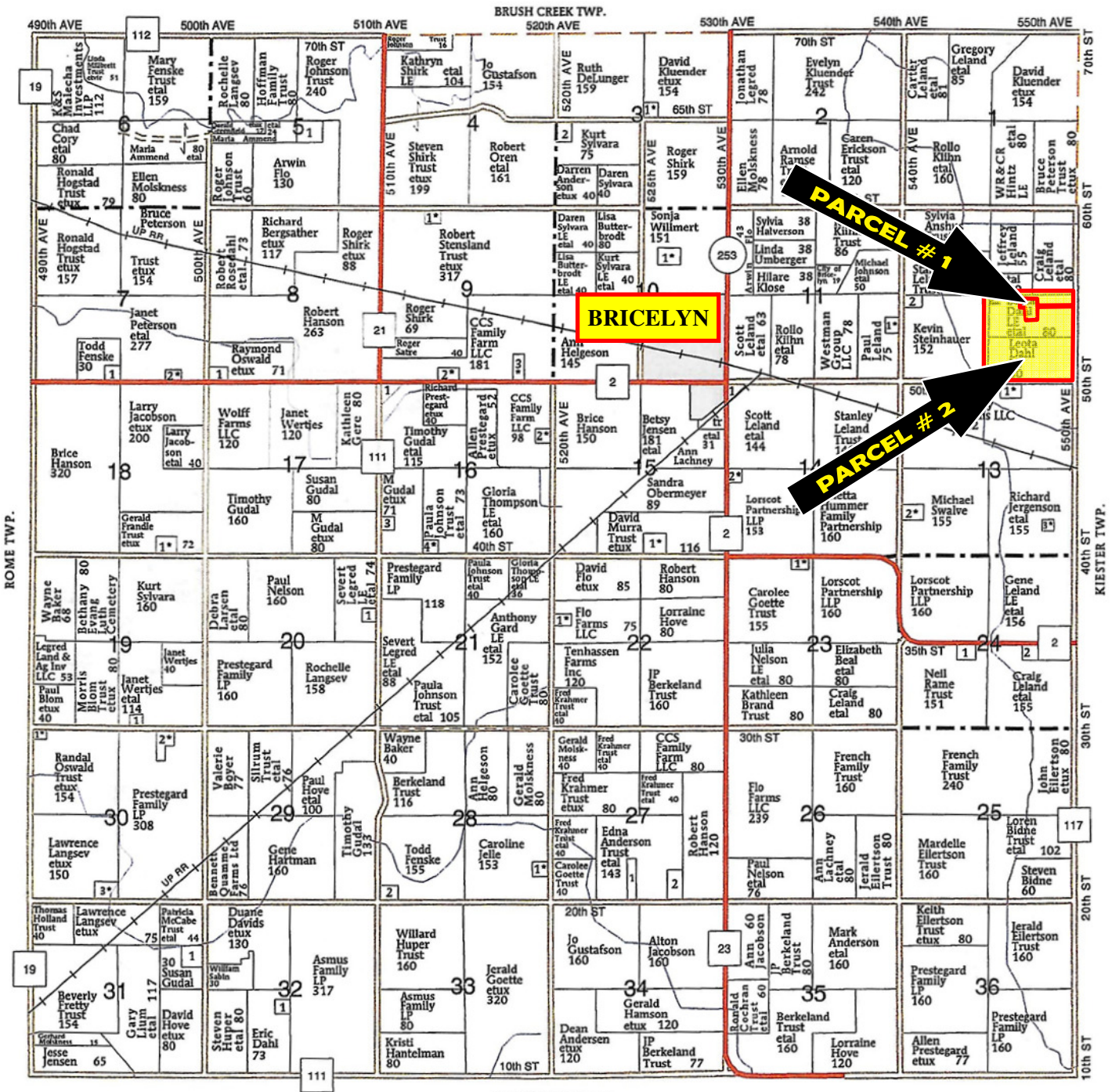




Faribault County Minnesota



Seely Township Faribault County



FSA Aerial/Information



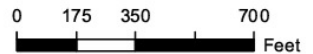
Faribault County, Minnesota

Farm 10942

Tract 758

2024 Program Year

Map Created October 31, 2023



- 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

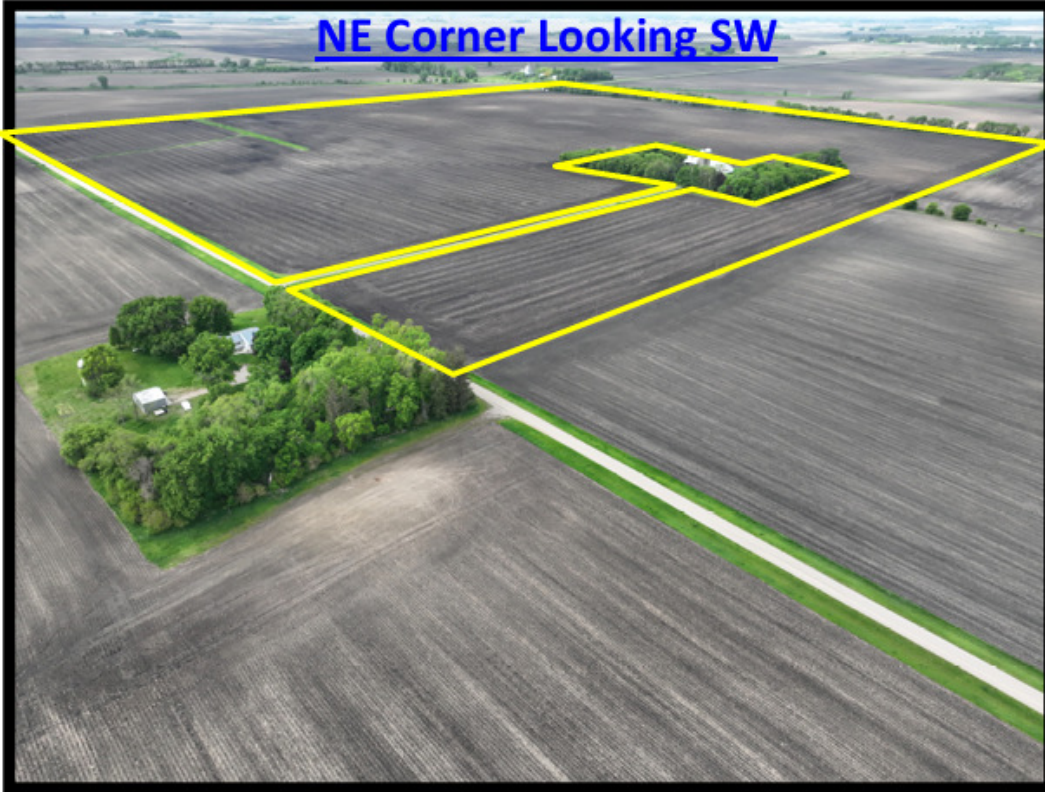
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 147.06 acres

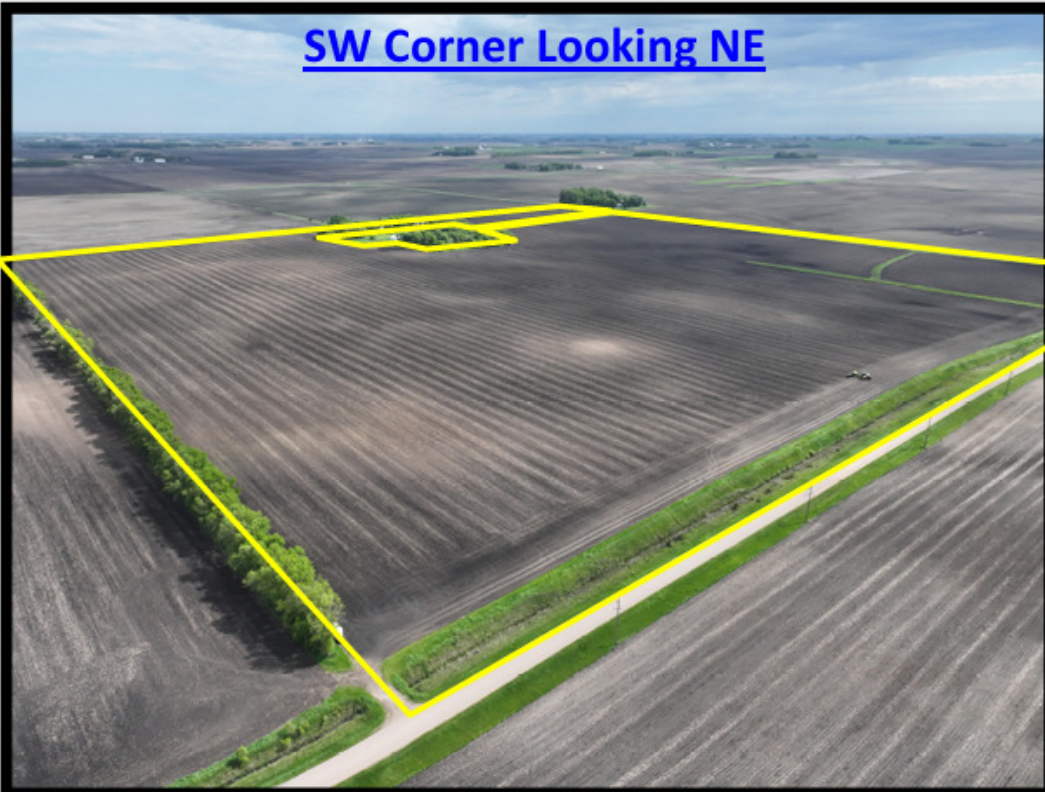
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 2021 NAIP imagery.



NE Corner Looking SW



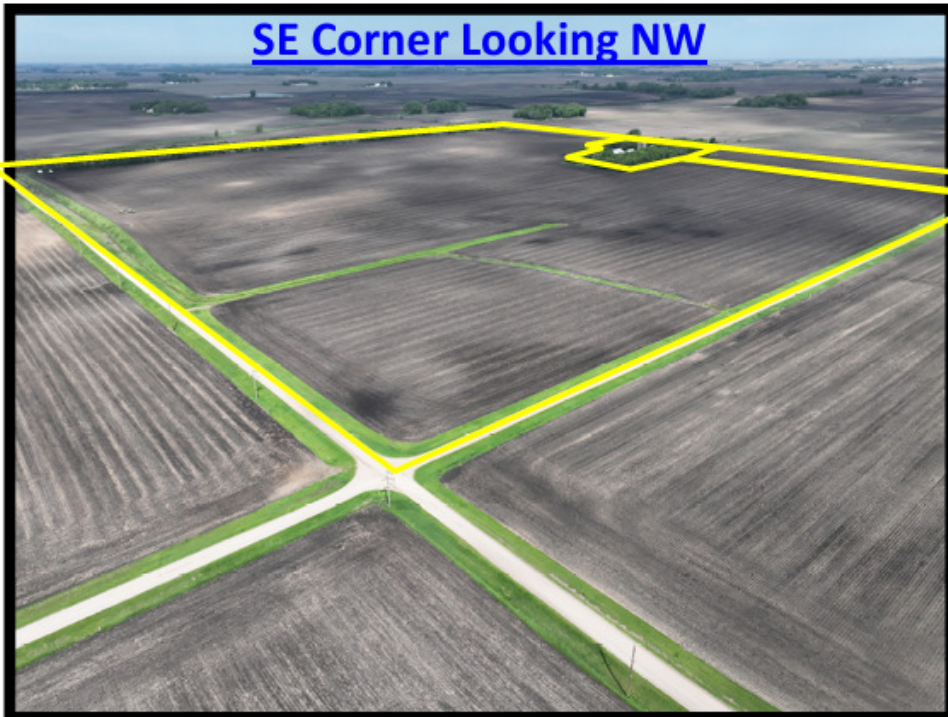
SW Corner Looking NE



NW Corner Looking SE



SE Corner Looking NW



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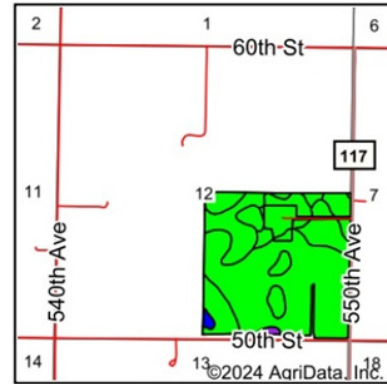
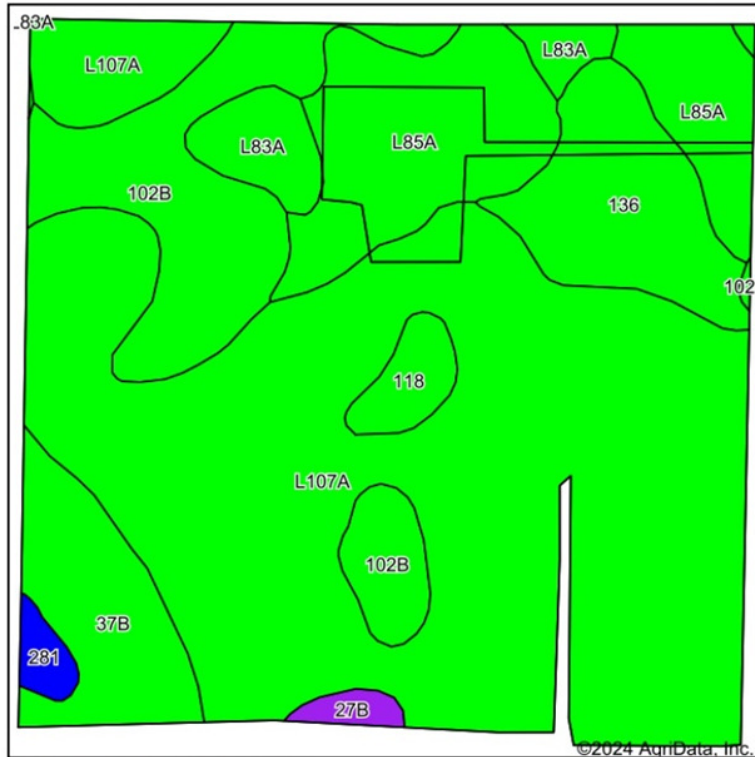
PROPERTY INFORMATION

| | | | |
|----------------------------|---|---|-----------------|
| DESCRIPTION: | N1/2 of SE1/4 and S1/2 of SE1/4 Section 12, T101N-R25W (Seely Township, Faribault County, Minnesota) | | |
| TAX ID #: | 170120300 & 170120600 | | |
| REAL ESTATE TAXES: | Total Parcel -2024 (Non-Hstd) Res on Ag, (Hstd) Ag & (Non-Hstd) Agricultural taxes | = | \$3,411.00 |
| | Special Assessment | = | \$53.00 |
| | Total Estimated Tax & Specials | = | \$3,464.00 |
| FSA INFORMATION: | Total acres | = | 160+/- acres |
| | FSA Tillable | = | 147.06+/- acres |
| | Corn Base Acres | = | 123.45+/- acres |
| | Corn yield | = | 188+/- bushels |
| | Soybean base acres | = | 23.6+/- acres |
| | Soybean yield | = | 56+/- bushels |
| | Crop Election Choice – ARC County | | |
| 2024 RENT INFO: | Property is leased for the 2024 crop year. Seller and Buyer will prorate 2024 lease income to the date of closing. Seller and Buyer will prorate real estate taxes and special assessments due and payable for 2024 to the date of closing. 2024 lease income will be furnished upon request. | | |
| SOIL DESCRIPTION: | Nicollet Clay Loam, Clarion Loam, Webster Clay Loam, Madelia Silty Clay Loam, Crippin Loam, Darfur Loam, Dickinson Fine Sandy Loam, Farrar Fine Sandy Loam, Canisteo-Glencoe Complex. See Soil Map. | | |
| CPI: | Crop Productivity Index = 93.1 | | |
| TOPOGRAPHY: | Level to slight roll. | | |
| DRAINAGE: | Outlets: Private open ditch draining west to CD 72. Private group main in southeast corner draining southwest to CD 72 - Drainage Agreement will be furnished upon request. Tile: Private mains and laterals. See Tile Map. | | |
| NRCS CLASSIFICATION | | | |
| ON TILLABLE ACRES: | PC/NW-Prior Converted/No Wetlands, NHEL-No Highly Erodible Lands | | |
| HOUSE INFORMATION: | Sellers Property Disclosure Statement will be furnished upon request. There is a well on the property. Numerous sheds, barn and buildings. See Photo pages. | | |

WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

The information gathered for this brochure in its entirety is from sources deemed reliable, and cannot be guaranteed by Seller, Wingert Land Services, Inc., or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property 'as is, where is'.

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **12-101N-25W**
 Township: **Seely**
 Acres: **154.14**
 Date: **5/14/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 20

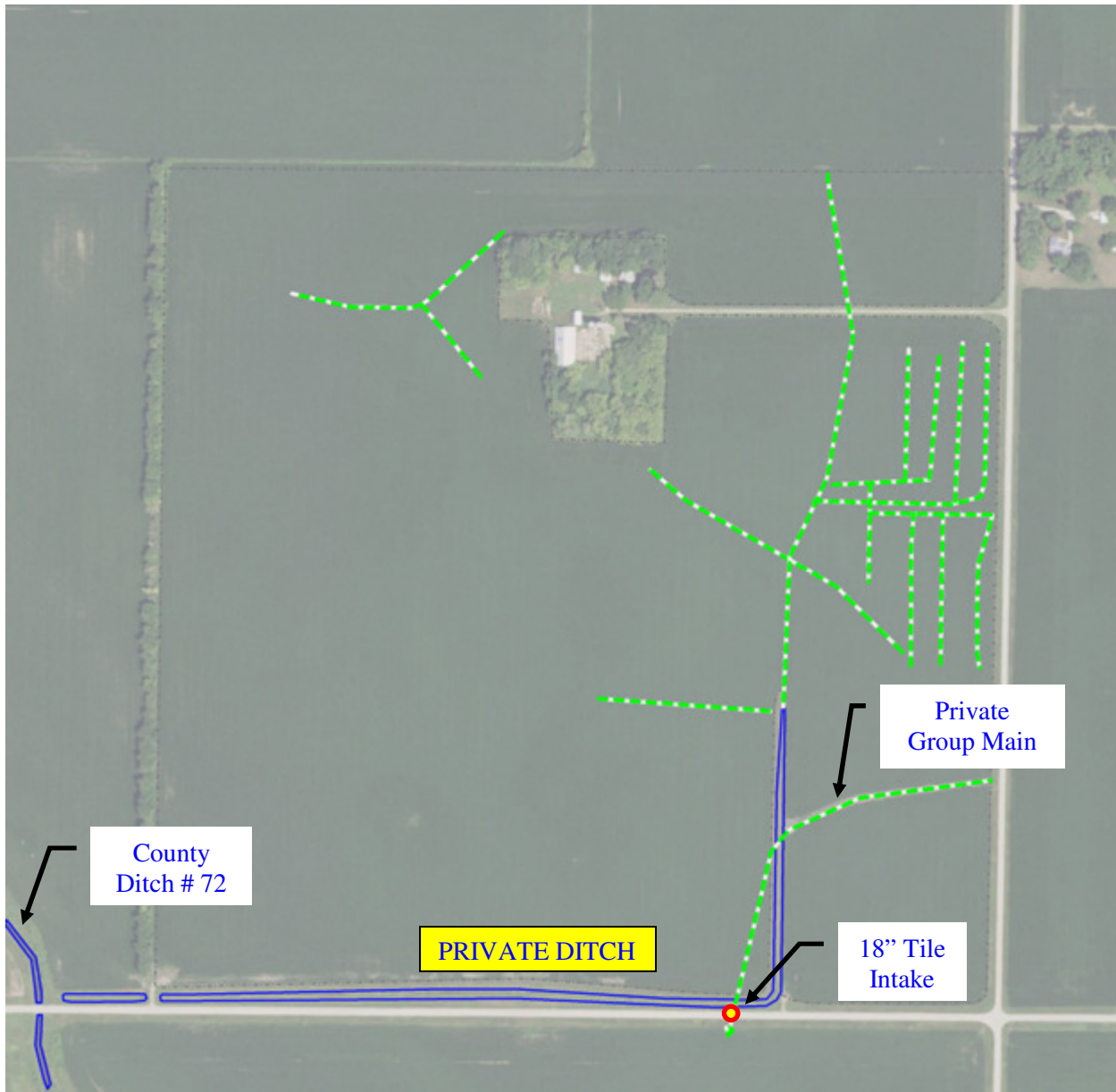
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|------------------|----------------|-----------------------|-------------------|----------------|
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 86.23 | 55.9% | | Ilw | 91 | 81 | 72 | 65 | 81 | |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 19.43 | 12.6% | | lw | 99 | 81 | 81 | 74 | 81 | |
| 102B | Clarion loam, 2 to 6 percent slopes | 18.71 | 12.1% | | lle | 95 | 83 | 78 | 72 | 83 | |
| 136 | Madelia silty clay loam, 0 to 2 percent slopes | 11.02 | 7.1% | | Ilw | 94 | 91 | 76 | 75 | 91 | |
| 37B | Farrar fine sandy loam, 1 to 6 percent slopes | 9.34 | 6.1% | | lle | 99 | 77 | 77 | 64 | 63 | |
| L83A | Webster clay loam, 0 to 2 percent slopes | 4.76 | 3.1% | | Ilw | 93 | 83 | 78 | 70 | 82 | |
| 118 | Crippin loam, 1 to 3 percent slopes | 2.46 | 1.6% | | le | 100 | 86 | 71 | 68 | 86 | |
| 281 | Darfur loam | 1.22 | 0.8% | | Ilw | 82 | 81 | 81 | 70 | 77 | |
| 27B | Dickinson fine sandy loam, 0 to 6 percent slopes | 0.97 | 0.6% | | llle | 60 | 71 | 71 | 56 | 46 | |
| Weighted Average | | | | | | 1.86 | 93.1 | *n 81.8 | *n 74.7 | *n 67.8 | *n 80.7 |

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

Soils data provided by USDA and NRCS.



Tile Map



This tile map is an approximation.
No guarantee is made of tile condition, location, size, grade or depth.



PARCEL #1
South side looking North
House, Sheds and 6.25 Acres



House &
Detached Garage



House & Detached Garage

SE Looking NW

1½ Story, Approx 1.482 ft², 780 ft² Basement,
Wheel Chair Accessible



Detached Garage & House

SW Looking NE

22 X 30 Oversized Car Garage



**Open Front Pole Barn &
Storage Shed & Well**

60 X 120 Pole Barn, 26 X 40 Shed – 3 Horse Stalls



**Silos &
Fuel Tank**



Kitchen



Dining room looking through to living room



Living room looking through to dining room



Main floor bedroom



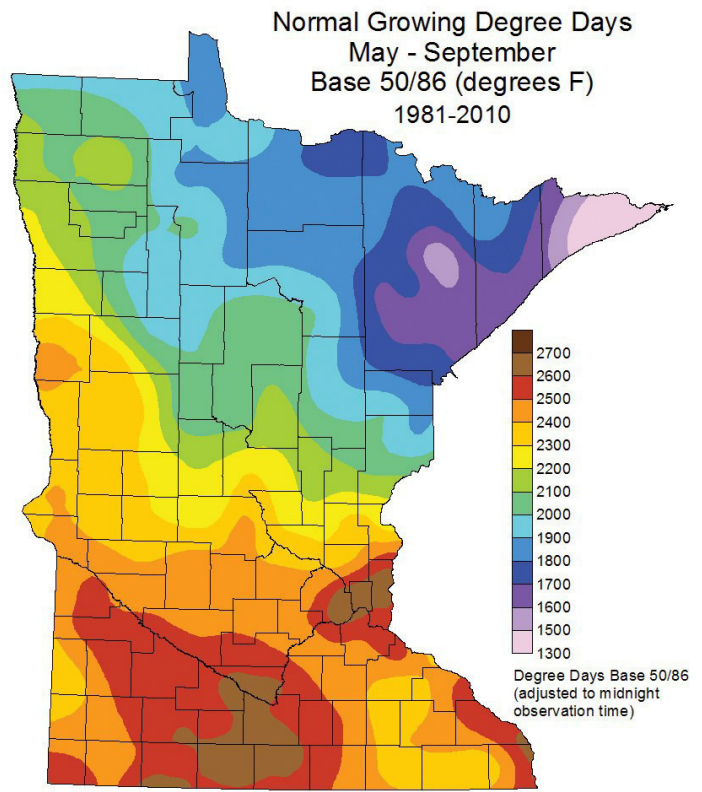
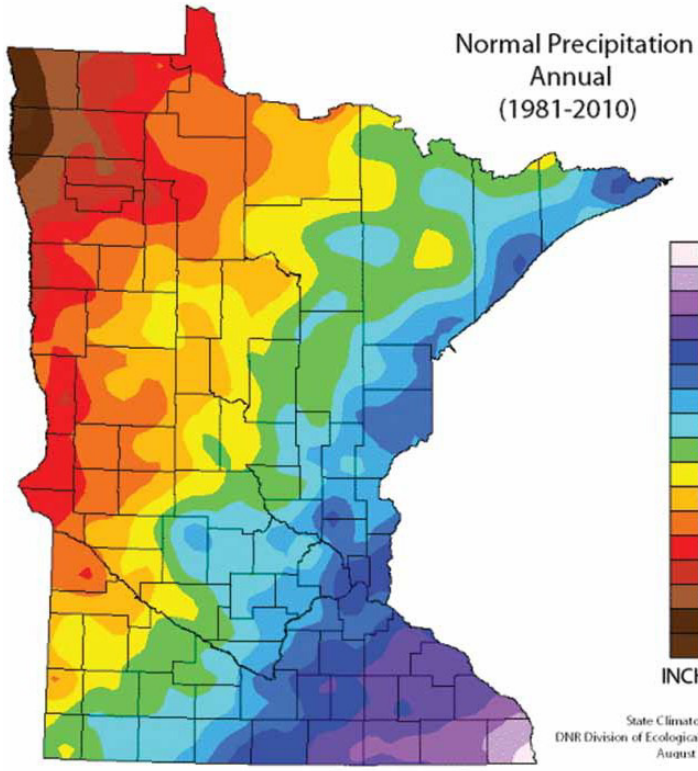
2nd Floor Bedroom 1



2nd Floor Bedroom 2



2nd Floor Bedroom 3



SEALED BID AUCTION INSTRUCTIONS

Sealed Bid Location and Time:

Bricelyn Community Center
310 N Main
Bricelyn, MN 56014
Friday, July 12, 2024 @10 a.m.

Sealed Bid Instructions:

1. ***Only registered bidders may attend. Must be registered prior to the auction date.***
All potential buyers shall deliver or mail a sealed bid, postmarked by July 10, 2024 to:
Wingert Land Services
18928 Jasmine Road
Mankato, MN 56001
2. The written bid shall state the *total price for total deeded acres.*
3. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
4. The premise described herein will be sold "as is, where is".
5. Seller and buyer shall prorate the 2024 lease income and all real estate taxes and special assessments due and payable in 2024 to the date of closing. Buyer will have possession for the 2025 year and will pay all real estate taxes and special assessments due and payable for 2025 and beyond.
6. The successful bidder or bidders will enter into a Purchase Agreement and shall pay as earnest money 10% of the successful bid on the day of auction.
7. A 2% Buyer Premium will be added to the final bid price to arrive at a final contract price.
8. The entire balance of the purchase price, without interest, will be due and payable on Friday, August 23, 2024 at which time marketable title shall be conveyed.
9. The Seller(s) reserves the right to reject any and all bids and to waive any irregularities in the bidding.
10. Announcements made the day of the auction take precedence over written material.

For additional information, contact:

Charles 'Chuck' Wingert, ALC, Auctioneer #07-53

Cell: 507-381-9790

Email: Charles@WingertLandServices.com

Website: WingertLandServices.com

REGISTRATION / BIDDING FORM

Bid Submitting Instructions:

- Write in your total price for total deeded acres for each parcel you would like to bid on
- Write in your name, address, telephone number and e-mail address
- All bids must be accompanied by a \$5,000 check (this check covers any and all parcels you wish to bid on) for earnest money made out to

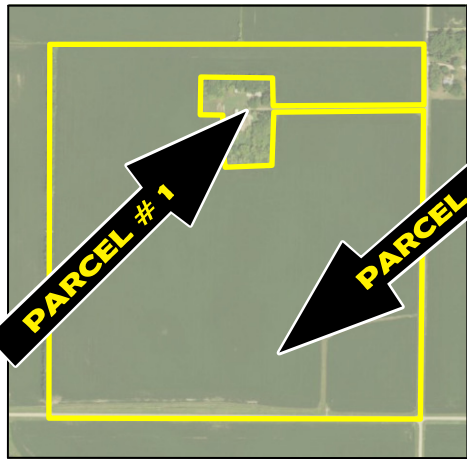
Wingert Land Services Trust Account.

- *Only registered bidders may attend. Must be registered prior to auction date. All potential buyers shall deliver or mail a sealed bid, postmarked by Wednesday, July 10, 2024 to:*

Wingert Land Services, Inc.,
Attn: Charles Wingert
18928 Jasmine Rd
Mankato, MN 56001

Cell: 507-381-9790
Email: Charles@WingertLandServices.com
Website: WingertLandServices.com

****If you are unable to get postmarked bid in on time, call our office for other arrangements.****



| | ACRES | TOTAL BID AMOUNT (Nearest \$1,000) |
|------------|----------|---------------------------------------|
| PARCEL # 1 | 6.25 ± | \$ _____ |
| PARCEL # 2 | 153.75 ± | \$ _____ |
| PARCEL # 3 | 160.00 ± | \$ _____ |

NAME: _____

ADDRESS: _____

CITY / STATE / ZIP: _____

CELL PHONE: (____) _____ /RESIDENTIAL (____) _____

E-MAIL ADDRESS: _____

****IF you are the successful bidder the day of the auction, we will need the following information:
(NOTE: We do not need this information in order for you to place a bid.)**

Attorney and Lender's:

- Name
- Office Name & City
- Office Phone Number
- Email Address