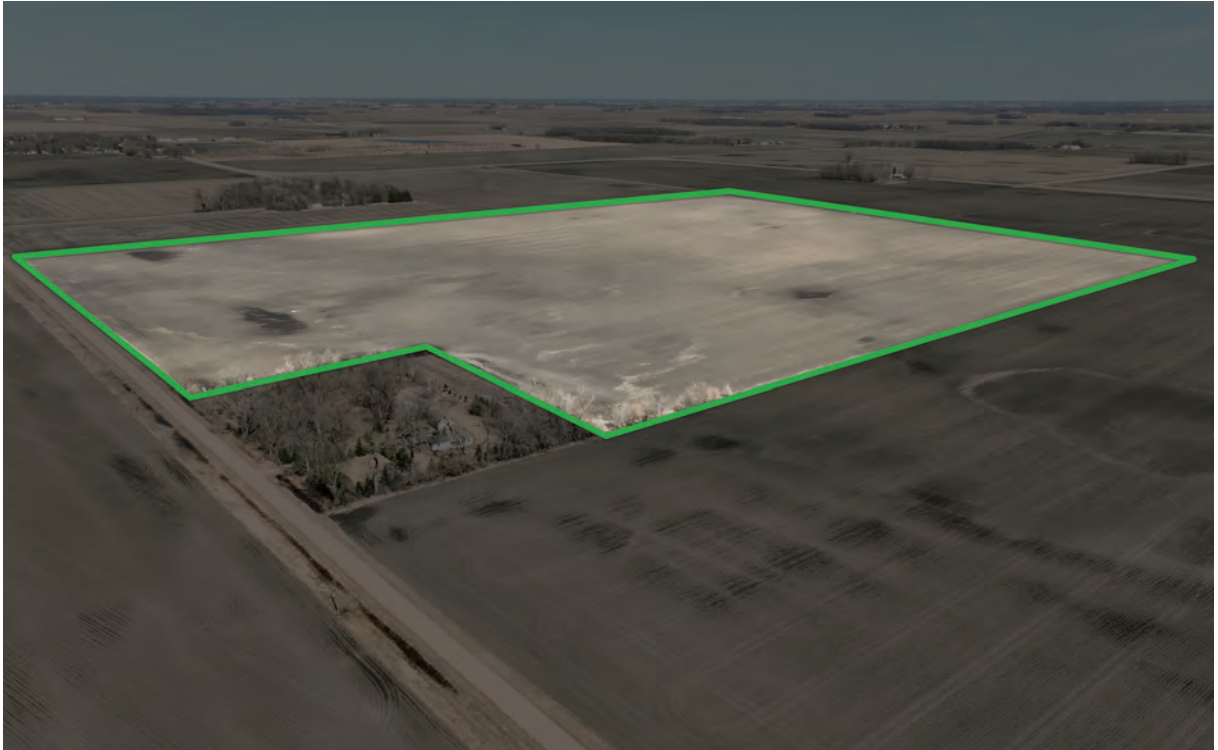


115.78± ACRES

Mark Peterson Farm

Shelby Township, Blue Earth County, Minnesota



SEALED BID AUCTION

Thursday, June 5, 2025 @ 11:00 a.m.

Snowbirds of Amboy

224 E Maine St., Amboy, MN 56010

Attorney: Daniel Lundquist

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:

Geoff Mead, ALC, Licensed Broker

AUCTIONEER #83-50

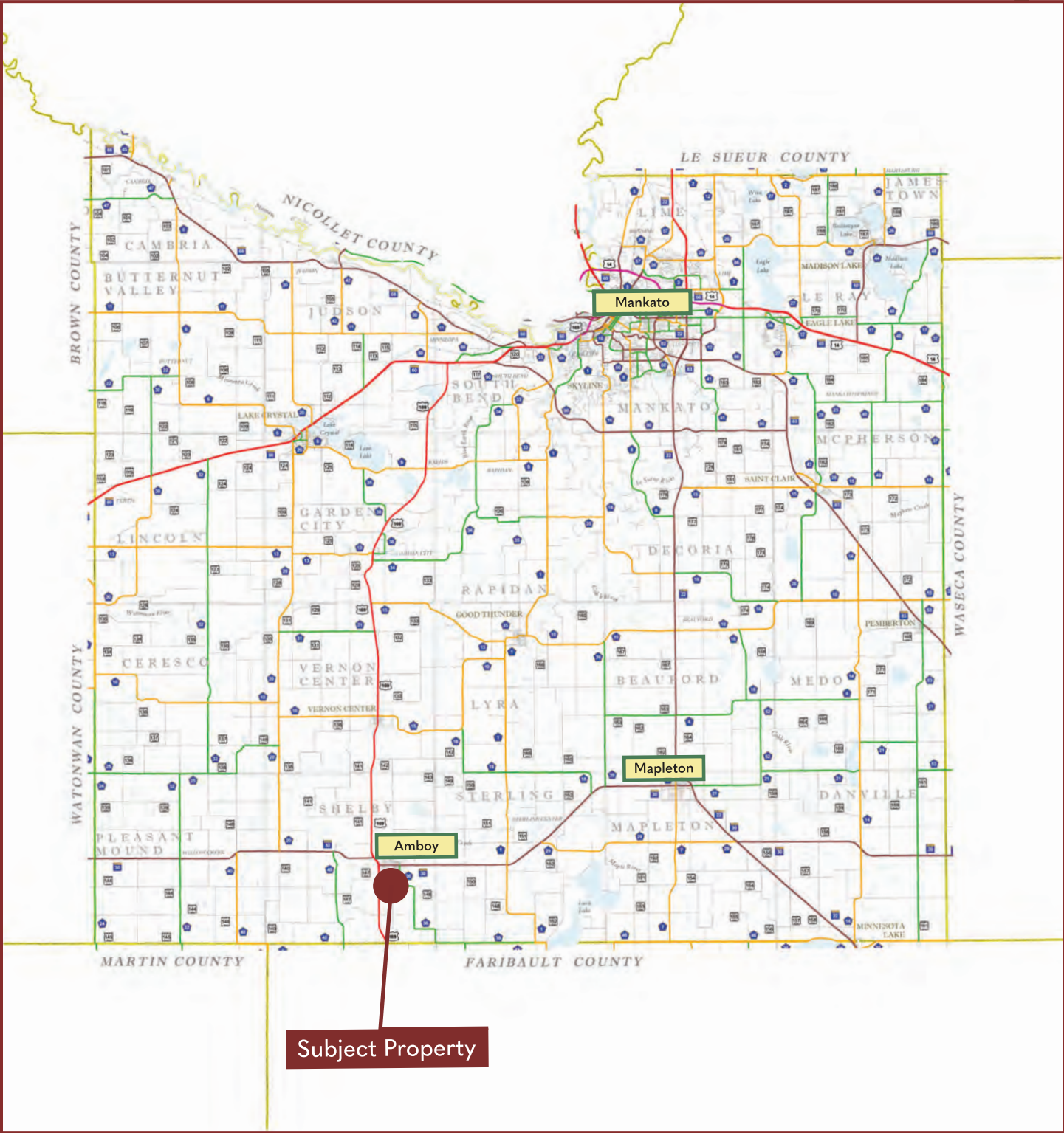
geoff@wingertlandservices.com

C: 507.317.6266

O: 507.248.5263

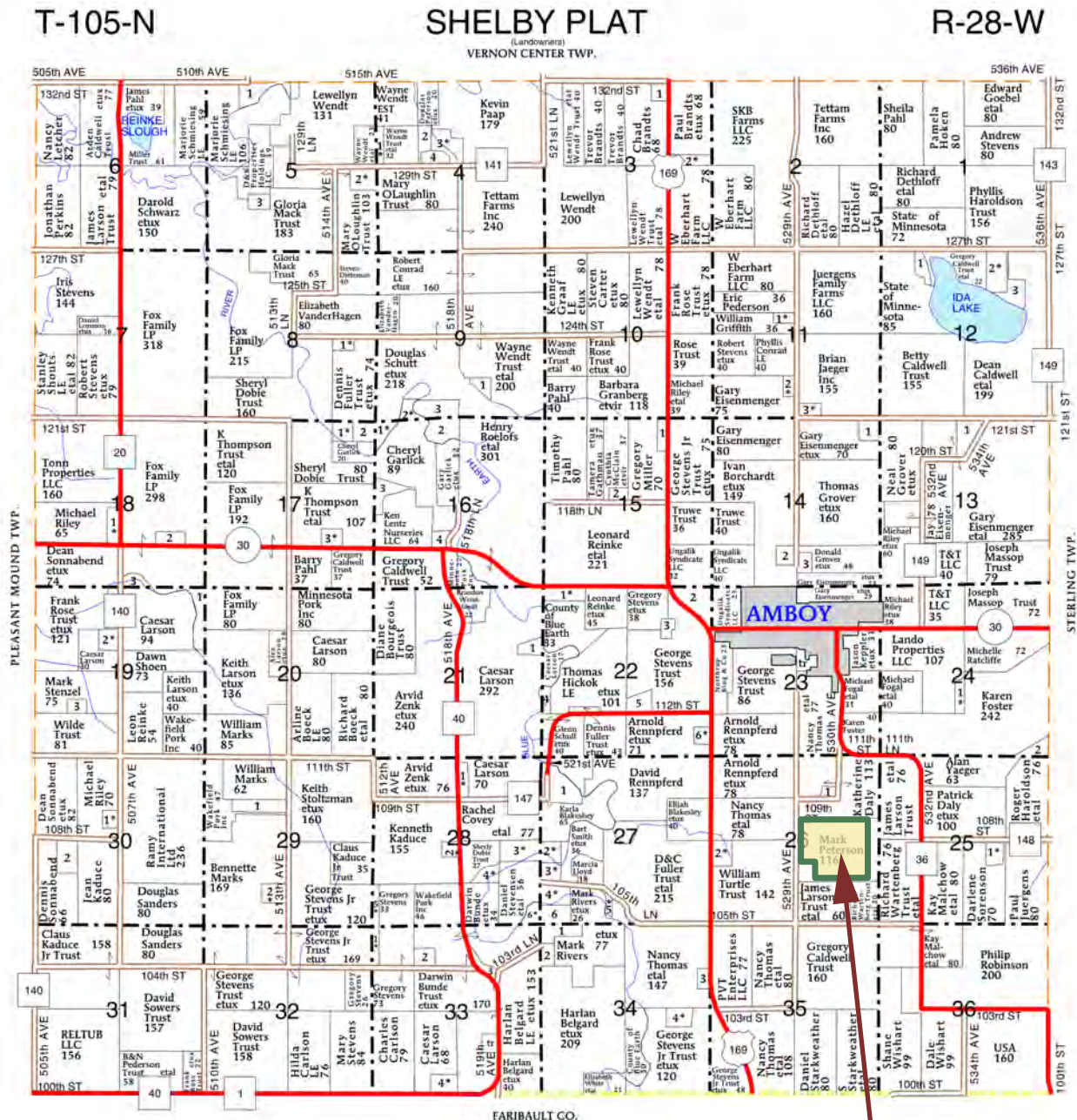
wingertlandservices.com

Blue Earth County
Minnesota



Shelby Township

Blue Earth County | T105N-R28W



FSA Aerial Map

WINGERT
LAND SERVICES



United States
Department of
Agriculture

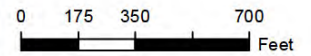
Blue Earth County, Minnesota

Farm 13928

Tract 12786

2025 Program Year

Map Created January 30, 2025



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

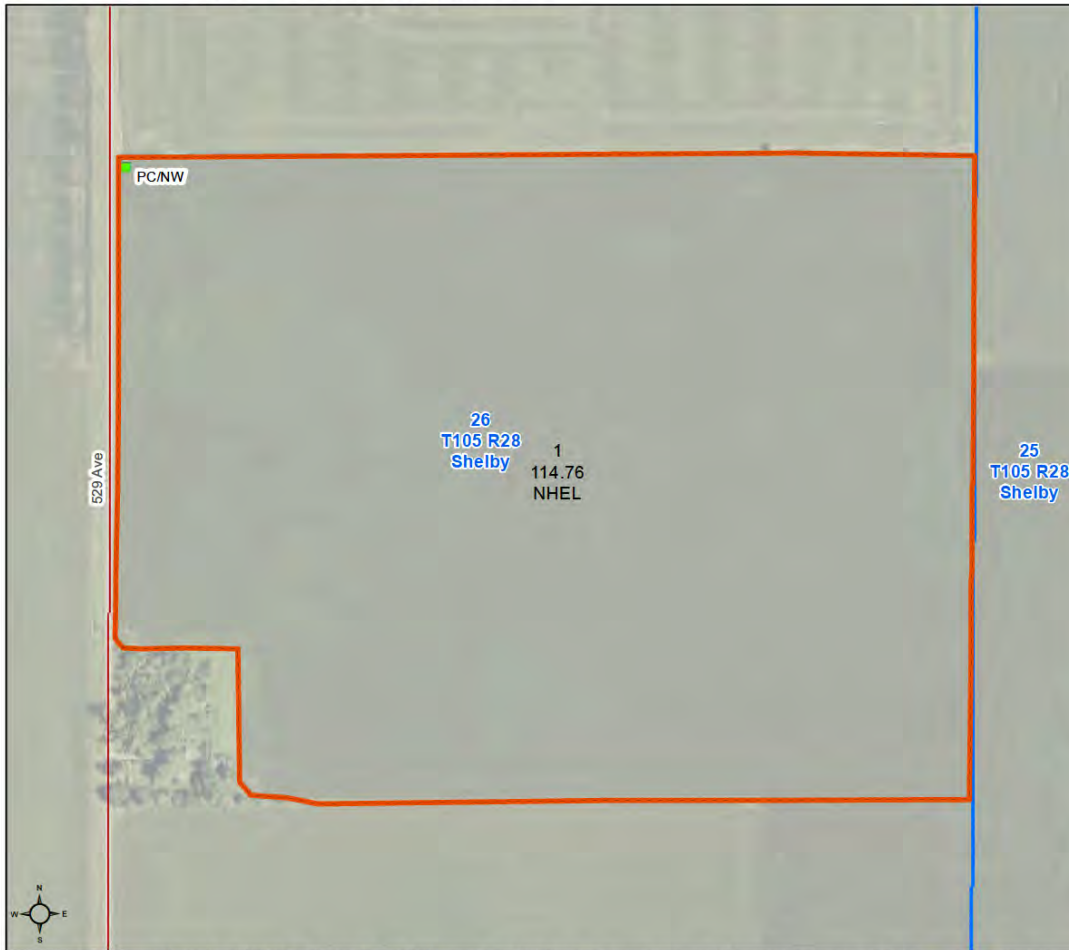
Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 114.76 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 2023 NAIP imagery.

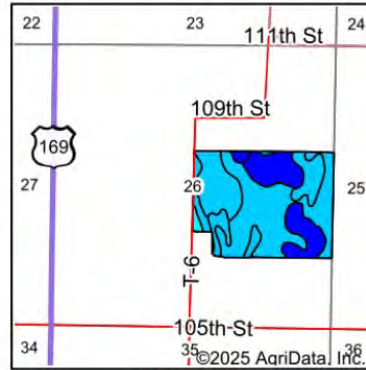
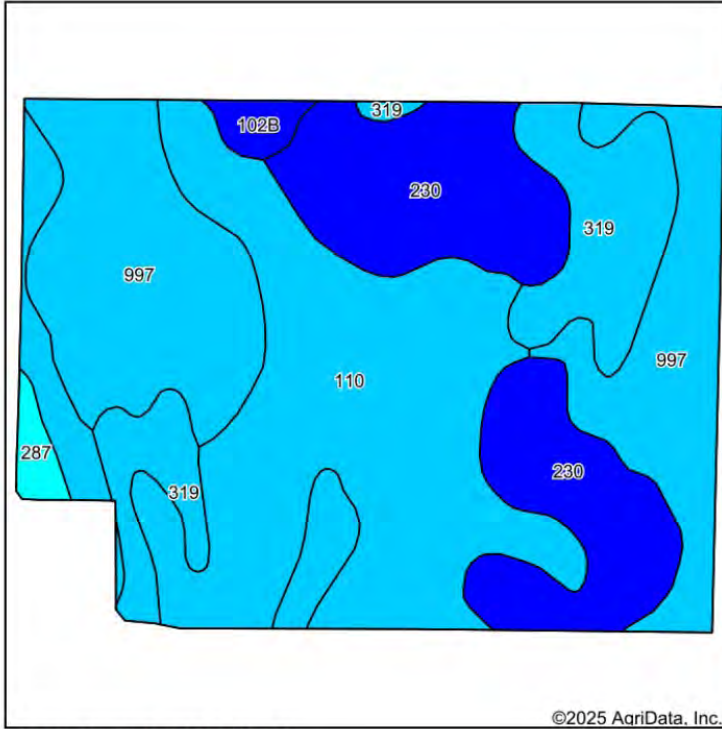
Property Information

DESCRIPTION:	S1/2 S1/2 NE 1/4 & N 1/2 SE 1/4 Excluding Bldg Site. (Shelby Township, Blue Earth County, Minnesota)		
TAX ID#:	R49.22.26.400.009		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$3520.80
	Special Assessment		\$287.20
	Total Estimated Tax & Specials		\$3808.00
FSA INFORMATION:	FSA Tillable Acres	114.76± acres	
	Corn Base Acres	59.88± acres	
	Corn PLC Yield	177.00± bushels	
	Soybean Base Acres	54.88± acres	
	Soybean PLC Yield	48.00± bushels	
	Corn and Soybeans are enrolled in ARC County Program.		
LEASE/RENT INFORMATION:	Farm is leased for the 2025 crop year. For lease payment information, please contact Geoff Mead for more details.		
SOIL DESCRIPTION:	Marna silty clay loam, Marna-Barbert complex, Guckeen silty clay loam, Barbert silt loam, Clarion loam, Minnetonka silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	88.0 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	System tiled with private and public main outlets.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands		
	NHEL – No Highly Erodible Lands		

Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, 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, with All Faults" condition.

Soils Map



State: **Minnesota**
County: **Blue Earth**
Location: **26-105N-28W**
Township: **Shelby**
Acres: **114.76**
Date: **4/13/2025**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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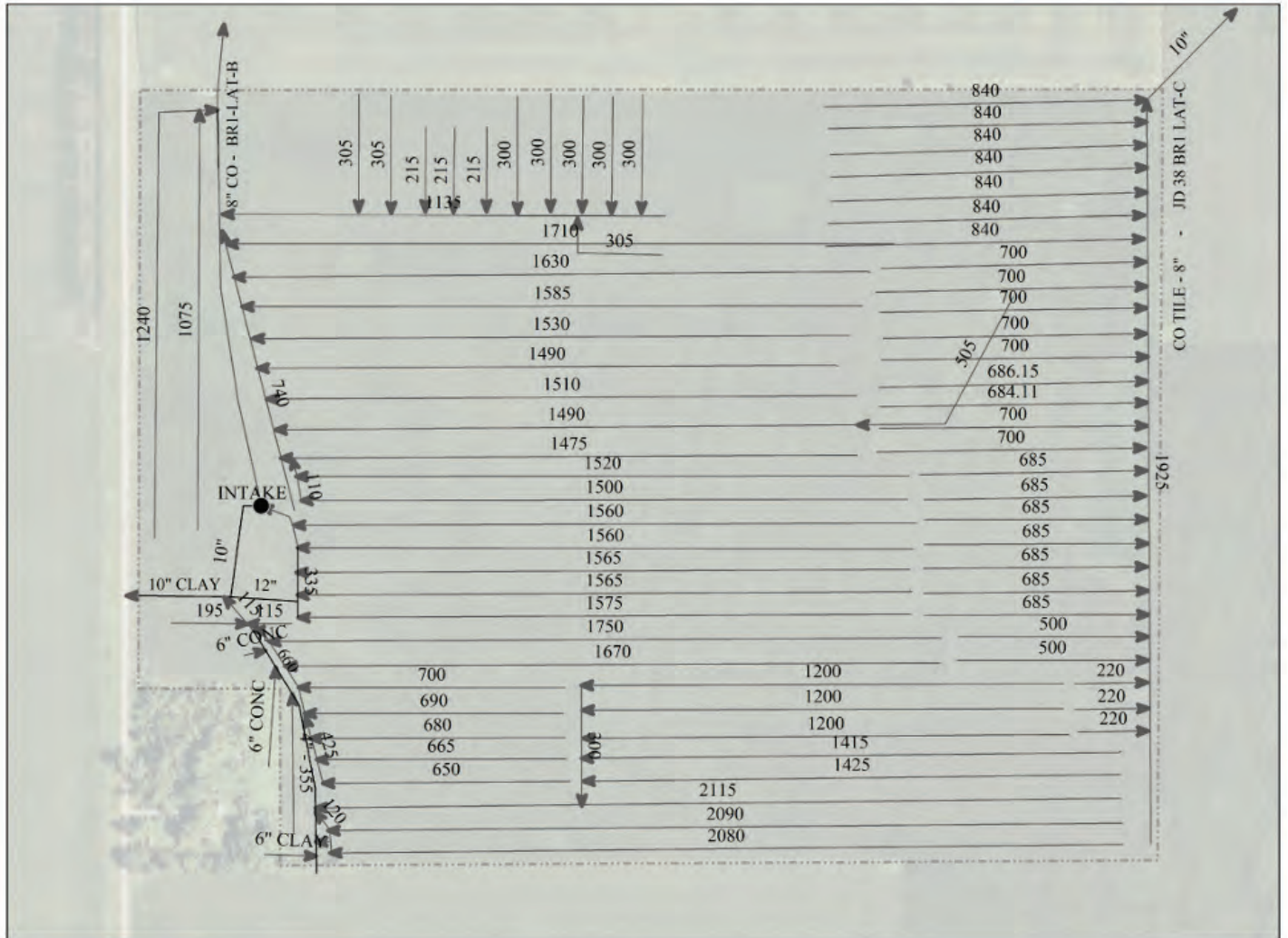
Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 22										
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
110	Marna silty clay loam, 0 to 2 percent slopes	40.25	35.1%		IIw	87	77	77	68	72
997	Marna-Barbert complex	31.44	27.4%		IIw	85	79	79	56	70
230	Guckeen silty clay loam, 1 to 3 percent slopes	24.51	21.4%		IIw	95	80	80	72	74
319	Barbert silt loam	15.86	13.8%		IIIw	86	83	83	26	70
102B	Clarion loam, 2 to 6 percent slopes	1.41	1.2%		IIe	95	83	78	72	83
287	Minnetonka silty clay loam	1.29	1.1%		IIw	77	80	80	71	71
Weighted Average					2.14	88	*n 79.1	*n 79.1	*n 59.8	*n 71.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tile Map



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



NE Corner Looking SW



SW Corner Looking NE



SE Corner Looking NW

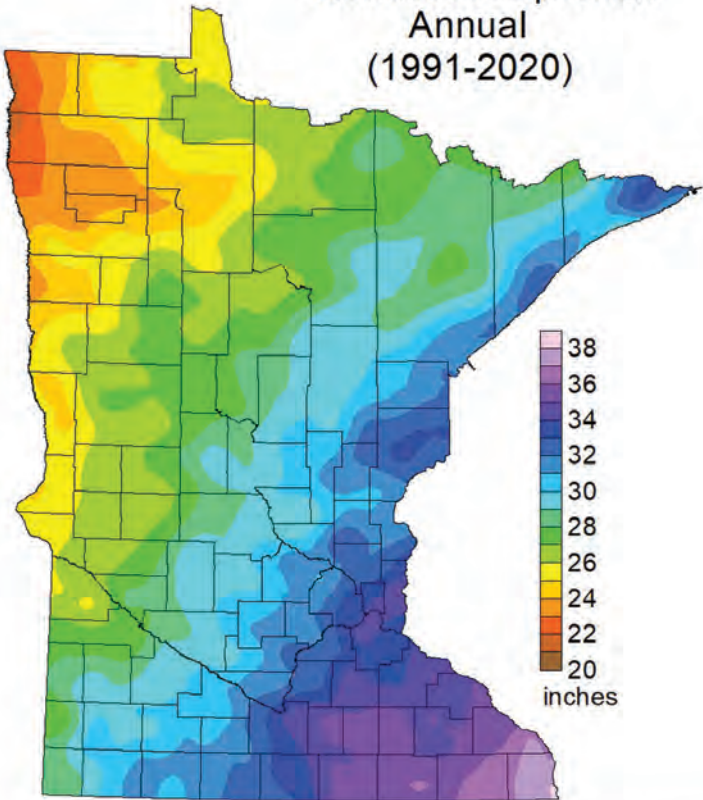


NW Corner Looking SE



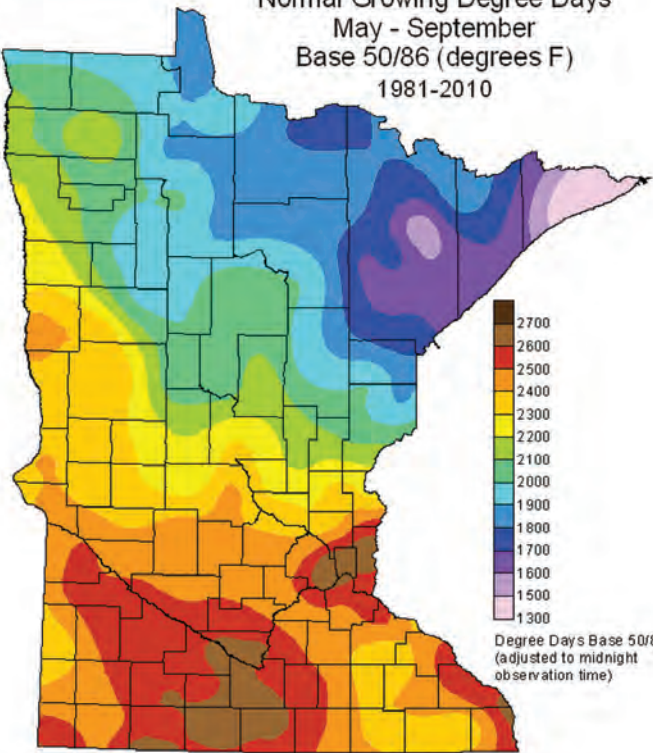


Normal Precipitation
Annual
(1991-2020)



DNR State Climatology Office, April 16, 2021

Normal Growing Degree Days
May - September
Base 50/86 (degrees F)
1981-2010



Degree Days Base 50/86
(adjusted to midnight
observation time)

State Climatology Office - MNDNR

Sealed Bid Auction Instructions

SEALED BID LOCATION AND TIME:

Snowbirds of Amboy
224 E Maine St.
Amboy, MN 56010

Thursday, June 5, 2025 @ 11:00 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, to be delivered by 12:00 p.m., Wednesday, June 4, 2025 to:

Wingert Land Services
1160 S. Victory Drive, Ste. 6
Mankato, MN 56001

2. The written bid shall state the **price per deeded acre to the nearest \$100.**
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, to the date of closing, the 2025 lease income, real estate taxes and special assessments certified for payment with the real estate taxes due and payable in 2025. Buyer shall pay real estate taxes due and payable in 2026 and thereafter, and any unpaid special assessments payable therewith and thereafter.
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, or before Thursday, July 17, 2025 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.
11. Information provided within this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy.

FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Auctioneer #83-50
507.317.6266
geoff@wingertlandservices.com
wingertlandservices.com

wingertlandservices.com

Registration/Bidding Form

BID SUBMITTING INSTRUCTIONS:

1. Your written bid must indicate the price per deeded acre, rounded to the nearest \$100.
2. Write in your name, address, phone number and email address.
3. 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

4. **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall deliver or mail a sealed bid, to be delivered by 12:00 p.m., Wednesday, June 4, 2025 to:

Wingert Land Services

Attn: Geoff Mead

1160 S. Victory Drive, Ste. 6

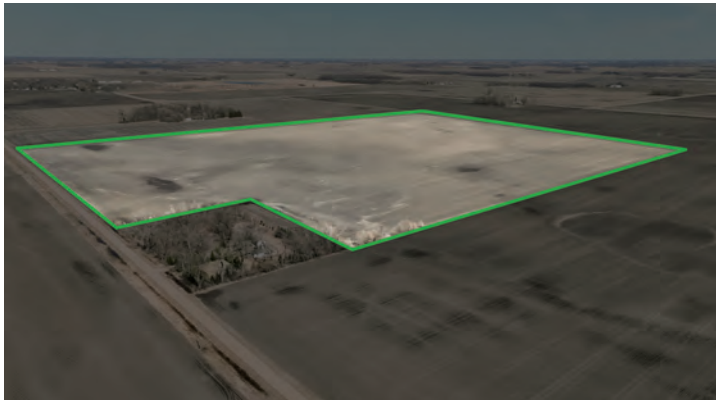
Mankato, MN 56001

Cell: 507.317.6266

Email: geoff@wingertlandservices.com

wingertlandservices.com

IF YOU ARE UNABLE TO GET POSTMARKED BID IN ON TIME, CALL OUR OFFICE FOR OTHER ARRANGEMENTS.



ACRES

PRICE PER ACRE

(Nearest \$100)

115.78±

\$ _____

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: _____

EMAIL: _____

**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 Information:

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



Thank you.

Thank you for allowing us the opportunity to present this property to you. We hope the information provided was thorough and that the property captured your attention.

If this property doesn't align with your needs, please let us know—we're committed to finding a perfect match for your requirements. Additionally, if this property isn't a fit for you, we'd greatly appreciate it if you could share this package with a friend or colleague who might find it of interest.

We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



Chuck Wingert, ALC
Licensed Broker
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Licensed Broker
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Rick Hauge, ALC
Licensed Broker and Appraiser
rick@wingertlandservices.com
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