

# FARMLAND AUCTION



**159.00± ACRES**

**Edwarlis LLC**

Hillsdale Township, Winona County, Minnesota



## SEALED BID AUCTION

**Wednesday, July 23, 2025 @ 1:00 p.m.**

**Lewiston Community Center**

75 Rice Street, Lewiston, MN 55952

**Owner:** Edwarlis LLC

**Attorney:** Karl Sonneman

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

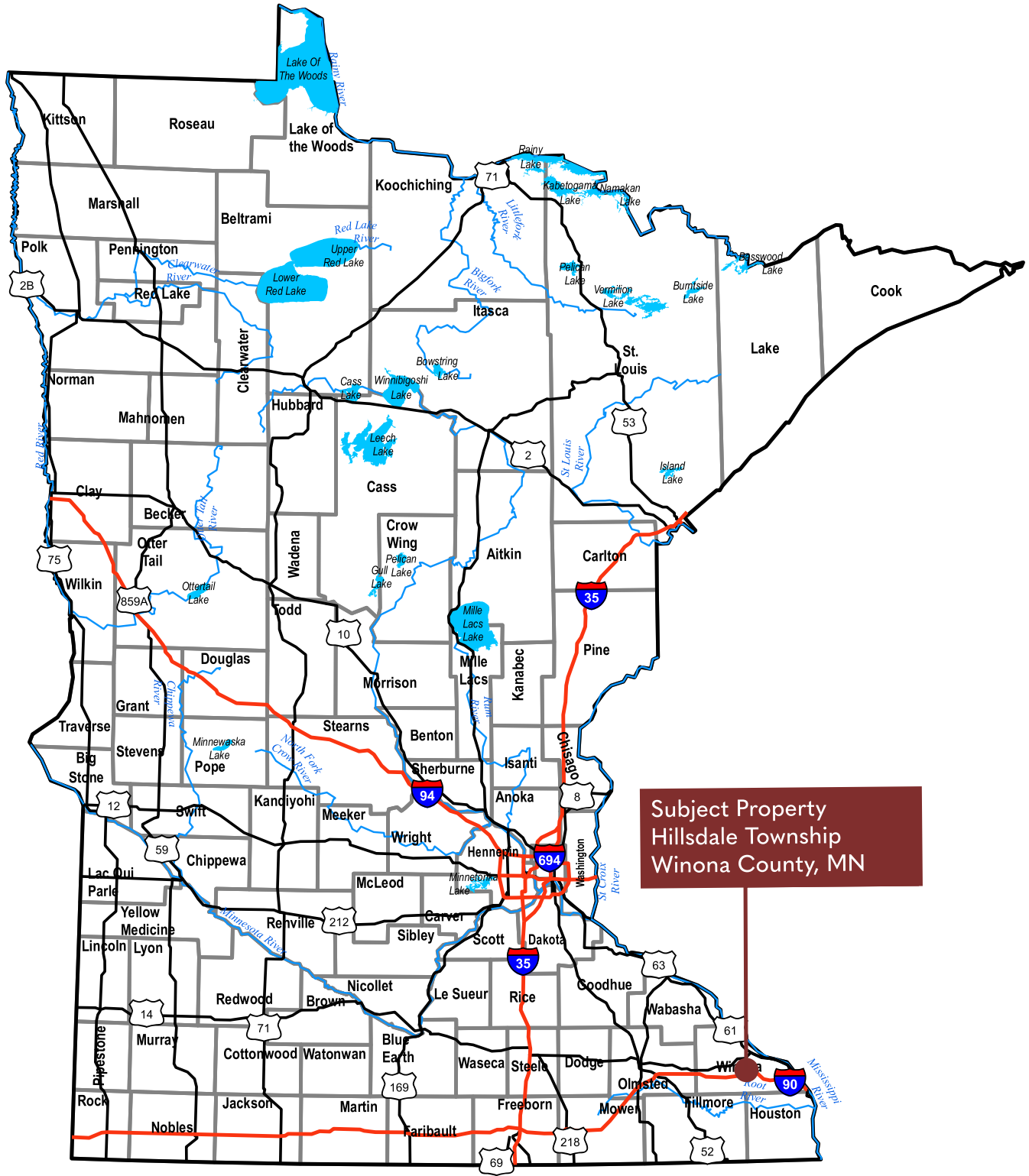
geoff@wingertlandservices.com

C: 507.317.6266

O: 507.248.5263

wingertlandservices.com





**Winona County**  
Minnesota





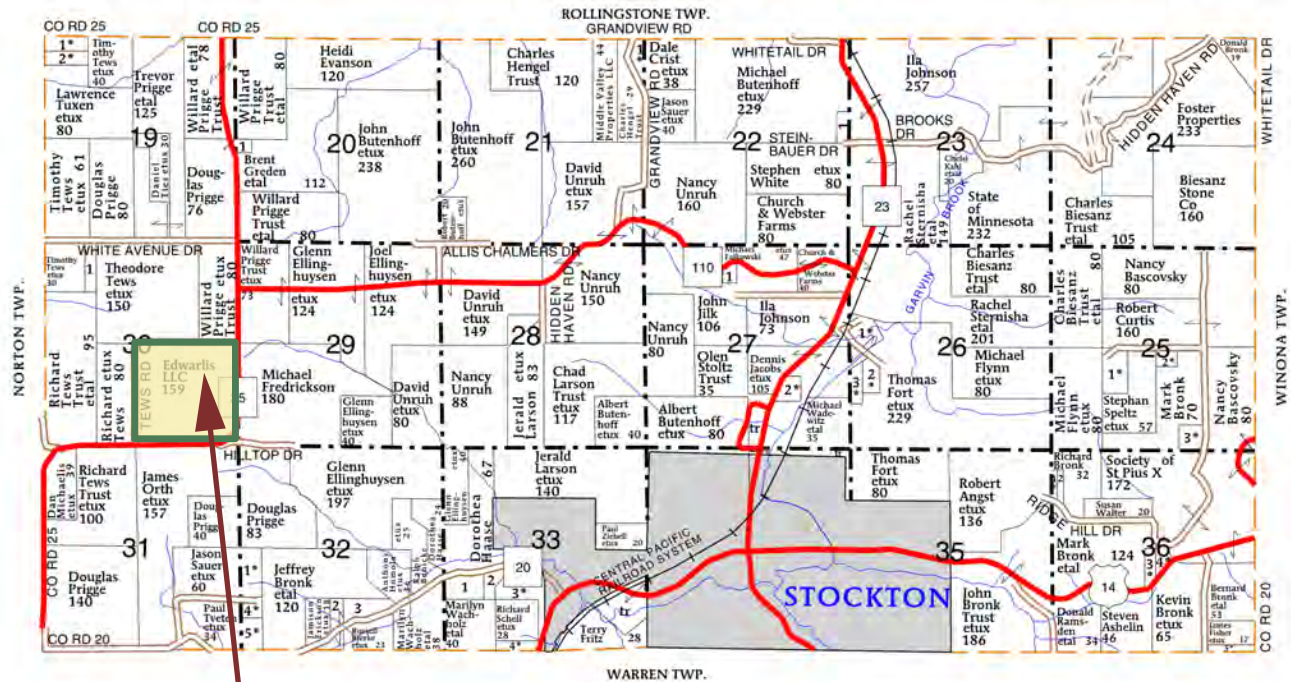
# Hillsdale Township

Winona County | T107N-R08W

T-107-N

HILLSDALE PLAT

R-8-W



Subject Property

# FSA Aerial Map

USDA United States Department of Agriculture

Winona County, Minnesota

Entire Tract: IR / NI GR / FG

Name/Shares: \_\_\_\_\_

Tract 10488

Farm 3269

2025 Program Year

CLU	Acres	HEL	Crop
1	10.78	HEL	
2	10.37	HEL	
3	10.8	HEL	
4	1.44	NHEL	
5	15.4	NHEL	
6	7.99	NHEL	
7	32.67	NHEL	
8	16.39	NHEL	
9	6.28	NHEL	
10	12.55	NHEL	
11	12.06	HEL	
12	7.63	HEL	
13	8.57	UHEL	NC
14	1.21	UHEL	NC

Page Cropland Total: 144.36 acres

Map Created April 15, 2025

- Common Land Unit
- Cropland
- Non-Cropland
- Tract Boundary
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS. This map displays the 2023 NAIP imagery.

# Property Information

<b>DESCRIPTION:</b>	SECT-30 TWP-107 RANGE-008 159.00 AC 159 AC SE1/4 EX: CSAH 25 (Hillsdale Township, Winona County, Minnesota)	
<b>TAX ID#:</b>	050001060	
<b>REAL ESTATE TAXES:</b>	2025 Ag Non-Homestead Taxes	\$7,838.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$7,838.00
<b>FSA INFORMATION:</b>	FSA Tillable Acres	144.36± acres
	Corn Base Acres	78.40± acres
	Corn PLC Yield	167.00± bushels
	Soybean Base Acres	39.10± acres
	Soybean PLC Yield	51.00± bushels
	Oats Base Acres	6.50± acres
	Oats PLC Yield	57.00± bushels
<b>LEASE/RENT INFORMATION:</b>	Farm is leased for the 2025 crop year. Contact Geoff Mead for lease details.	
<b>SOIL DESCRIPTION:</b>	Downs Silt Loam, Fayette Silt Loam, Eitzen Silt Loam See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	85.0 CPI	
<b>TOPOGRAPHY:</b>	Rolling	
<b>DRAINAGE:</b>	Excellent natural drainage with waterways leading to culvert outlets.	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW – Prior Converted/No Wetlands, HEL – Highly Erodible Lands on this tract. Conservation system being actively applied.	
<b>OTHER:</b>	There is a power line located in the right of way on the property.	

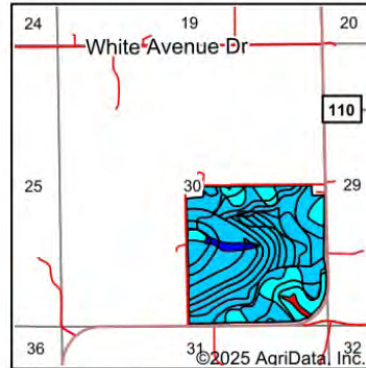
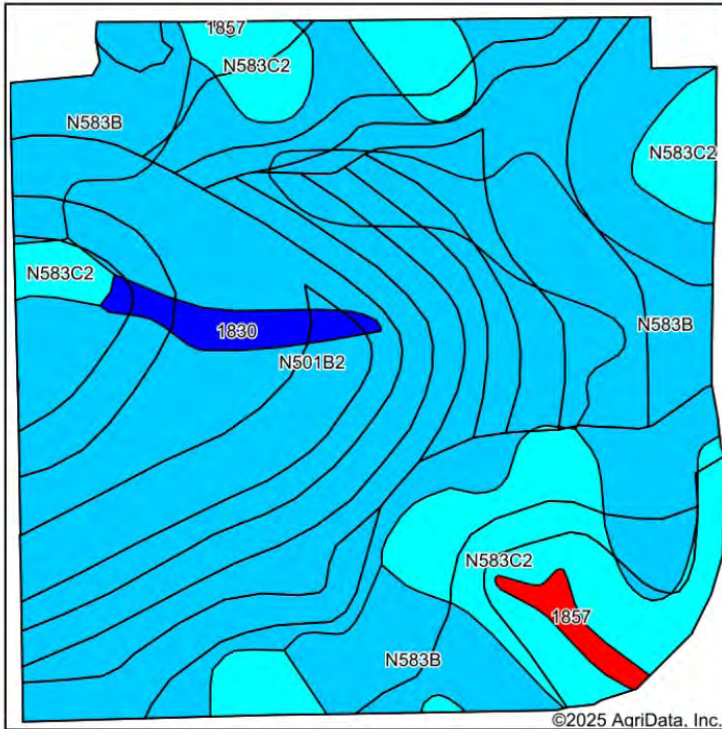
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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

**WINGERT**  
LAND SERVICES



State: **Minnesota**  
County: **Winona**  
Location: **30-107N-8W**  
Township: **Hillsdale**  
Acres: **146.12**  
Date: **4/25/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN169, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	Pl Legend	Non-Irr Class *c	Productivity Index	Oats Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
N501B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	83.00	56.8%		Ile	90		86	86	73	73	
N583B	Fayette silt loam, 2 to 6 percent slopes	32.86	22.5%		Ile	85		88	87	76	76	
N583C2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	25.92	17.7%		Ille	72		81	81	69	65	
1830	Eitzen silt loam	2.86	2.0%		Ilw	91		87	87	66	82	9
1857	Eitzen silt loam, channeled	1.48	1.0%		Vw	20	3	63	63	35	59	6
Weighted Average					2.21	85	*-	*n 85.3	*n 85.1	*n 72.4	*n 72.3	*n 0.2

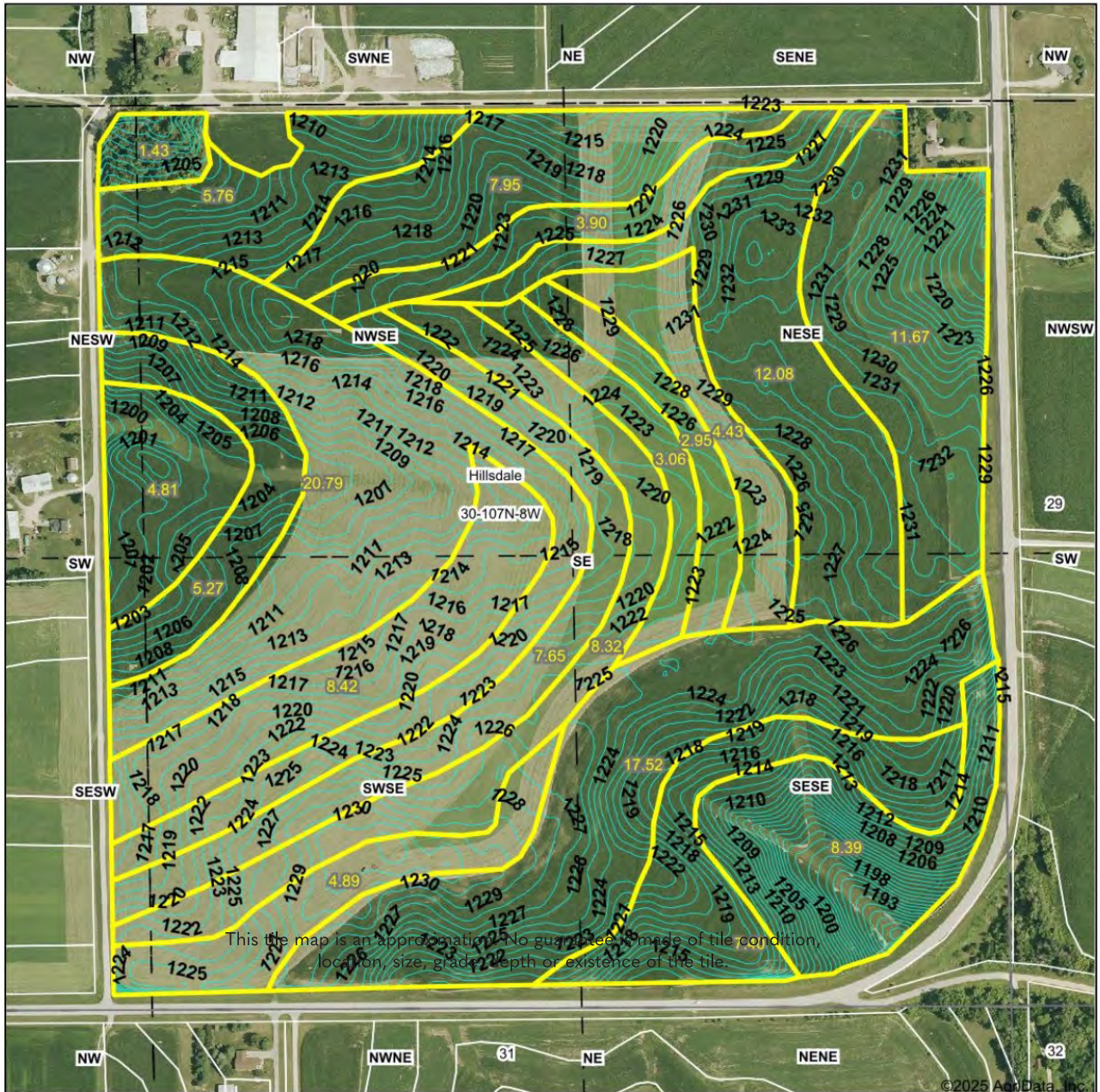
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topography Contours



<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 1.0</p> <p>Min: 1,186.6</p> <p>Max: 1,234.3</p> <p>Range: 47.7</p> <p>Average: 1,219.5</p> <p>Standard Deviation: 8.5 ft</p>		<p>0ft      453ft      907ft</p> <p>6/13/2025</p>	<p><b>30-107N-8W</b></p> <p><b>Winona County</b></p> <p><b>Minnesota</b></p> <p>Boundary Center: 44° 2' 18.32, -91° 49' 30.38</p>
<p>Maps Provided By:</p> <p><b>surety</b></p> <p>CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023      www.AgridataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008.</p>			





SE Corner Looking NW



NW Corner Looking SE



SW Corner Looking NE



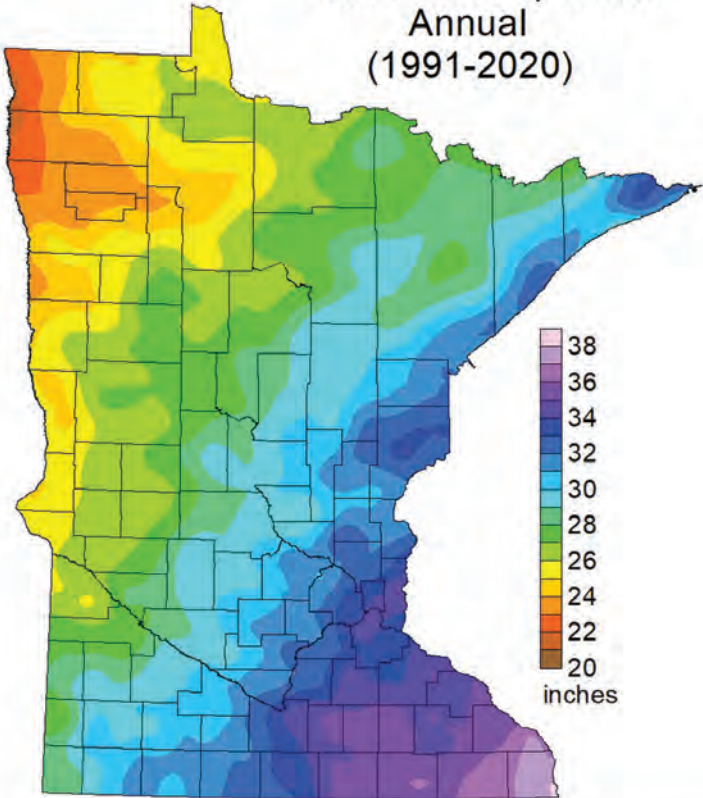
NE Corner Looking SW





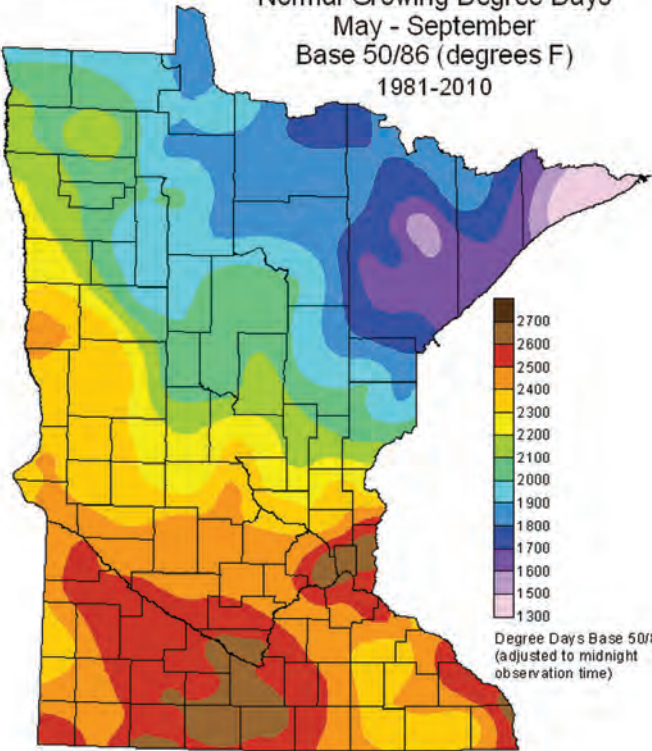


Normal Precipitation  
Annual  
(1991-2020)



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:

Lewiston Community Center  
75 Rice Street  
Lewiston, MN 55952

Wednesday, July 23, 2025 @ 1:00 p.m.

## SEALED BID INSTRUCTIONS:

1. **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall complete the online registration form located at [www.wingertlandservices.com](http://www.wingertlandservices.com) under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link to complete. All potential buyers shall complete registration by 12:00 p.m., Tuesday, July 22, 2025.

### **Earnest Money Requirement for Online Bidders (Without Personal Representative Present)**

To ensure a secure and seamless bidding process, all online bidders **not represented in person at the live auction** are required to submit an earnest money check in the amount of **\$25,000**, made payable to **Karl Sonneman IOLTA**. This check must be **received by Wingert Land Services no later than July 22, 2025** in order to be approved for online participation. The earnest money check **must be issued from the account of the registered bidder** and reflect the name under which the bidder is registered for the auction. This earnest money demonstrates your intent and commitment to participate in the auction process. Earnest money check will be deposited into the IOLTA account of Karl Sonneman on the day of auction if signed purchase agreement and full 10% earnest money is not received on July 23rd, 2025. If you are the **successful high bidder**, this check will either be returned or destroyed upon execution of a **mutually signed purchase agreement** and **receipt of the full 10% earnest money**. If you are **not the winning bidder**, the check will be promptly **returned or securely destroyed**, based on your preference.

If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Tuesday, July 22, 2025 to:

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

2. The submitted bid shall state the **price per acre to the nearest \$100**.
3. All persons submitting a 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 Friday, September 5, 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](mailto:geoff@wingertlandservices.com)  
[wingertlandservices.com](http://wingertlandservices.com)

# Registration/Bidding Form

## BID SUBMITTING INSTRUCTIONS:

1. Please complete online bid registration at [www.wingertlandservices.com](http://www.wingertlandservices.com) under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link.

### Earnest Money Requirement for Online Bidders (Without Personal Representative Present)

To ensure a secure and seamless bidding process, all online bidders **not represented in person at the live auction** are required to submit an earnest money check in the amount of **\$25,000**, made payable to **Karl Sonneman IOLTA**. This check must be **received by Wingert Land Services no later than July 22, 2025** in order to be approved for online participation. The earnest money check **must be issued from the account of the registered bidder** and reflect the name under which the bidder is registered for the auction. This earnest money demonstrates your intent and commitment to participate in the auction process. Earnest money check will be deposited into the IOLTA account of Karl Sonneman on the day of auction if signed purchase agreement and full 10% earnest money is not received on July 23rd, 2025. If you are the **successful high bidder**, this check will either be returned or destroyed upon execution of a **mutually signed purchase agreement and receipt of the full 10% earnest money**. If you are **not the winning bidder**, the check will be promptly **returned or securely destroyed**, based on your preference.

2. If online bid registration is not possible, please complete the written bid form below.
3. Write your name, address, phone number and email address.
4. Your bid must indicate the price per deeded acre, rounded to the nearest \$100.
5. **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall complete either online registration or submit a written sealed bid, which must be received no later than 12:00 p.m., Tuesday, July 22, 2025, to:

### Wingert Land Services

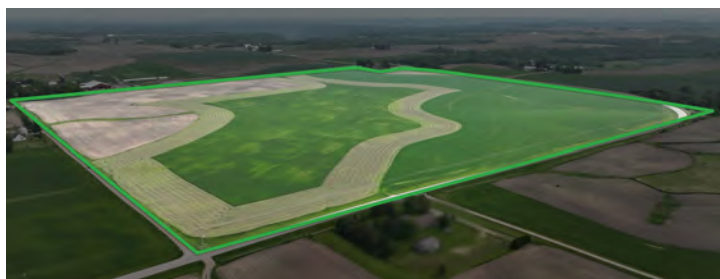
Attn: Geoff Mead

1160 S. Victory Drive, Ste. 6  
Mankato, MN 56001

Cell: 507.317.6266

Email: [geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)  
[wingertlandservices.com](http://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)

159.00±

\$ \_\_\_\_\_

**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 Phone Number
- Office Name & City
- 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  
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507.381.9790



**Geoff Mead, ALC**  
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**Rick Hauge, ALC**  
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507.248.5263 | [wingertlandservices.com](http://wingertlandservices.com)