

PARCEL 1: 9.88± ACRES
PARCEL 2: 62.90 ± ACRES
PARCEL 3: 83.85 ± ACRES



Christensen Family & Marcelyn Christensen Estate

Sharon Township, Le Sueur County, Minnesota



Photo taken July 3, 2025

SEALED BID AUCTION

Thursday, August 28, 2025 @ 11:00 a.m.

Le Center Sportsman Club

25 East Derrynane Street, Le Center, MN 56057

(located in the Le Sueur County Fairgrounds)

Owners: Christensen Family (Parcel 1 & 2); Marcelyn Christensen Estate (Parcel 3),
Shirley Nickel, Personal Representative

Attorneys: John Christian & Taliesen Burrows

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, Licensed Broker

AUCTIONEER #07-24-12

charles@wingertlandservices.com | C: 507.381.9790 | O: 507.248.5263

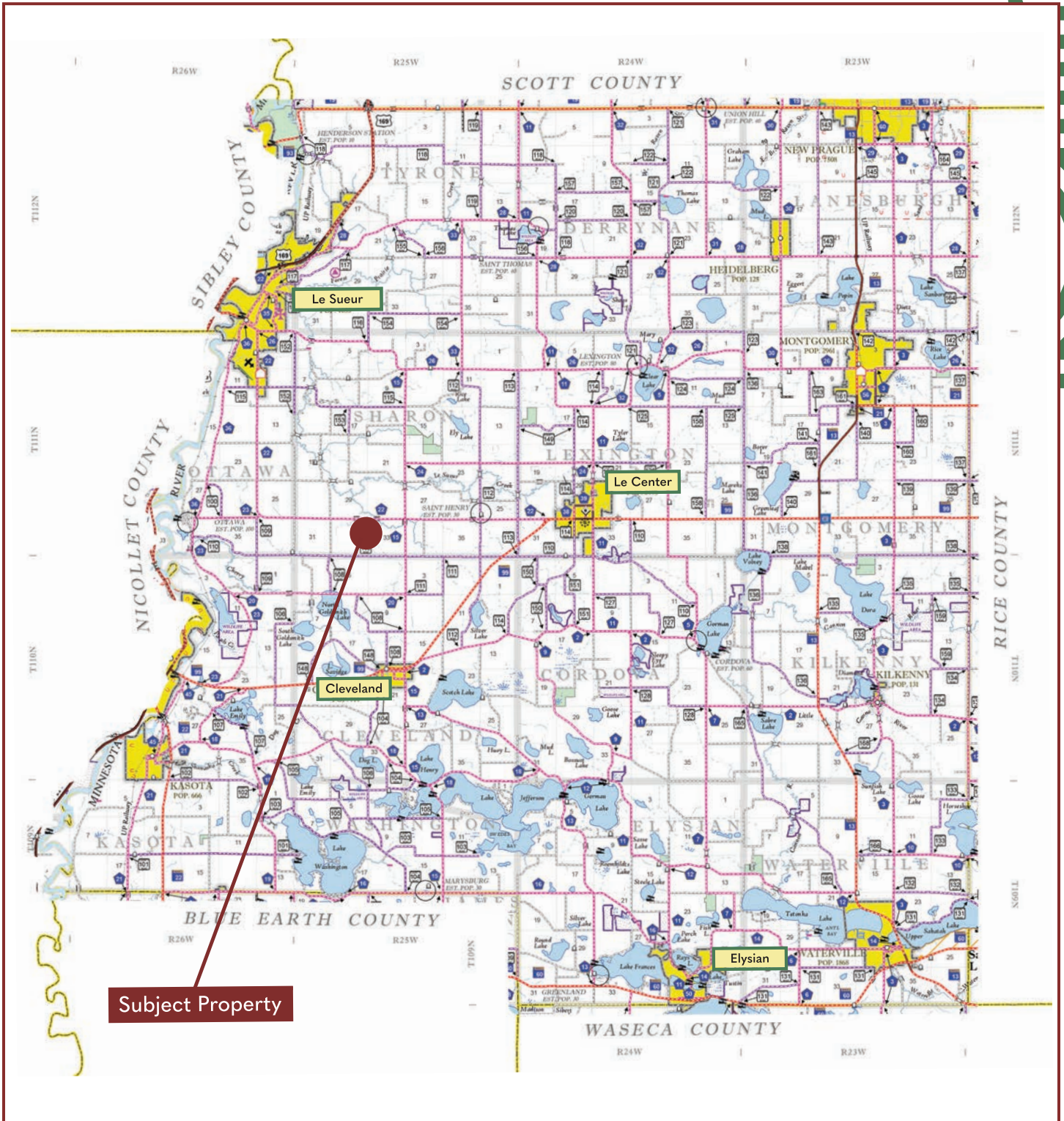
wingertlandservices.com



Le Sueur County

Minnesota

WINGERT
LAND SERVICES



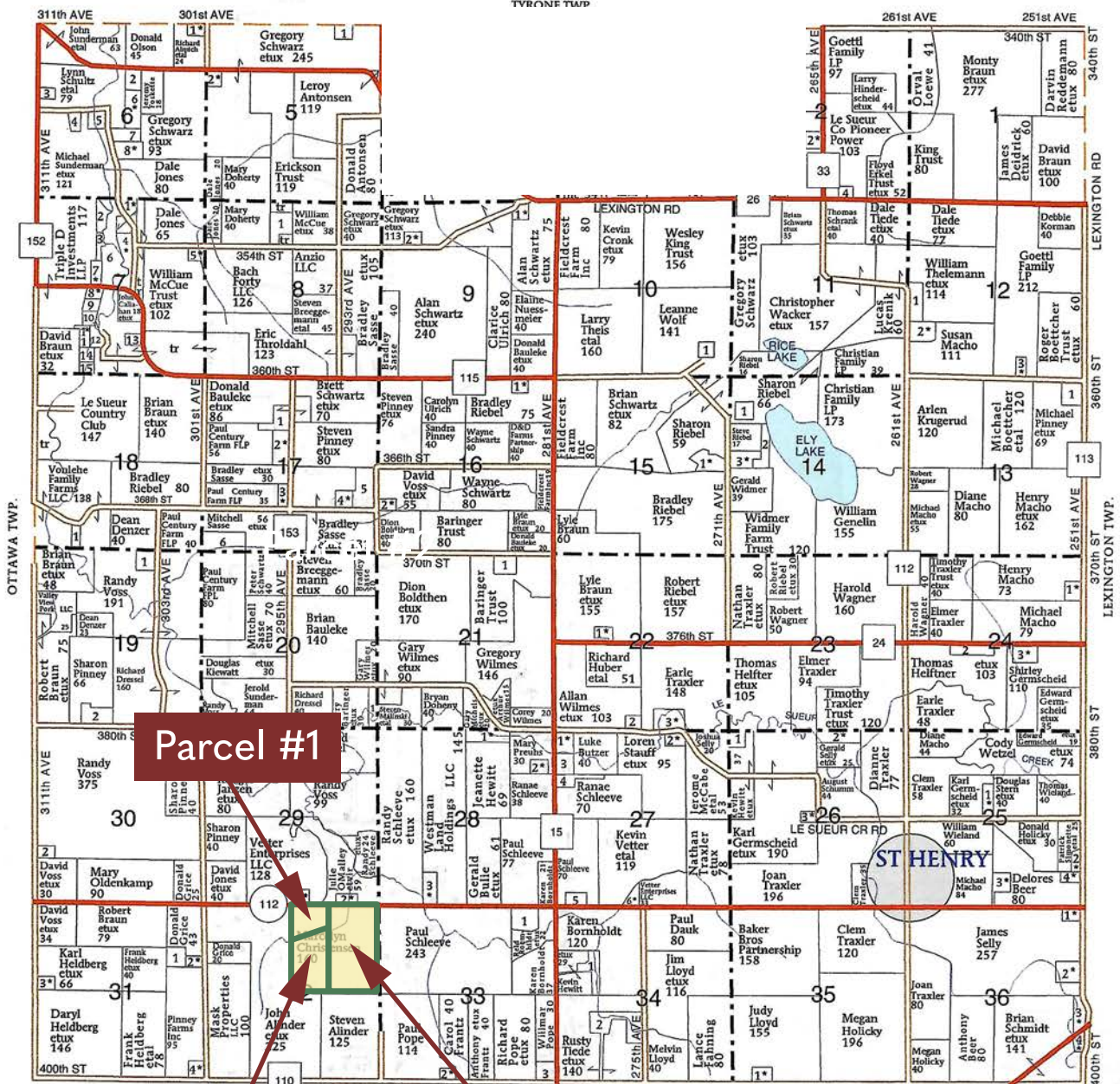
Sharon Township

Le Sueur County | T111N-R25W

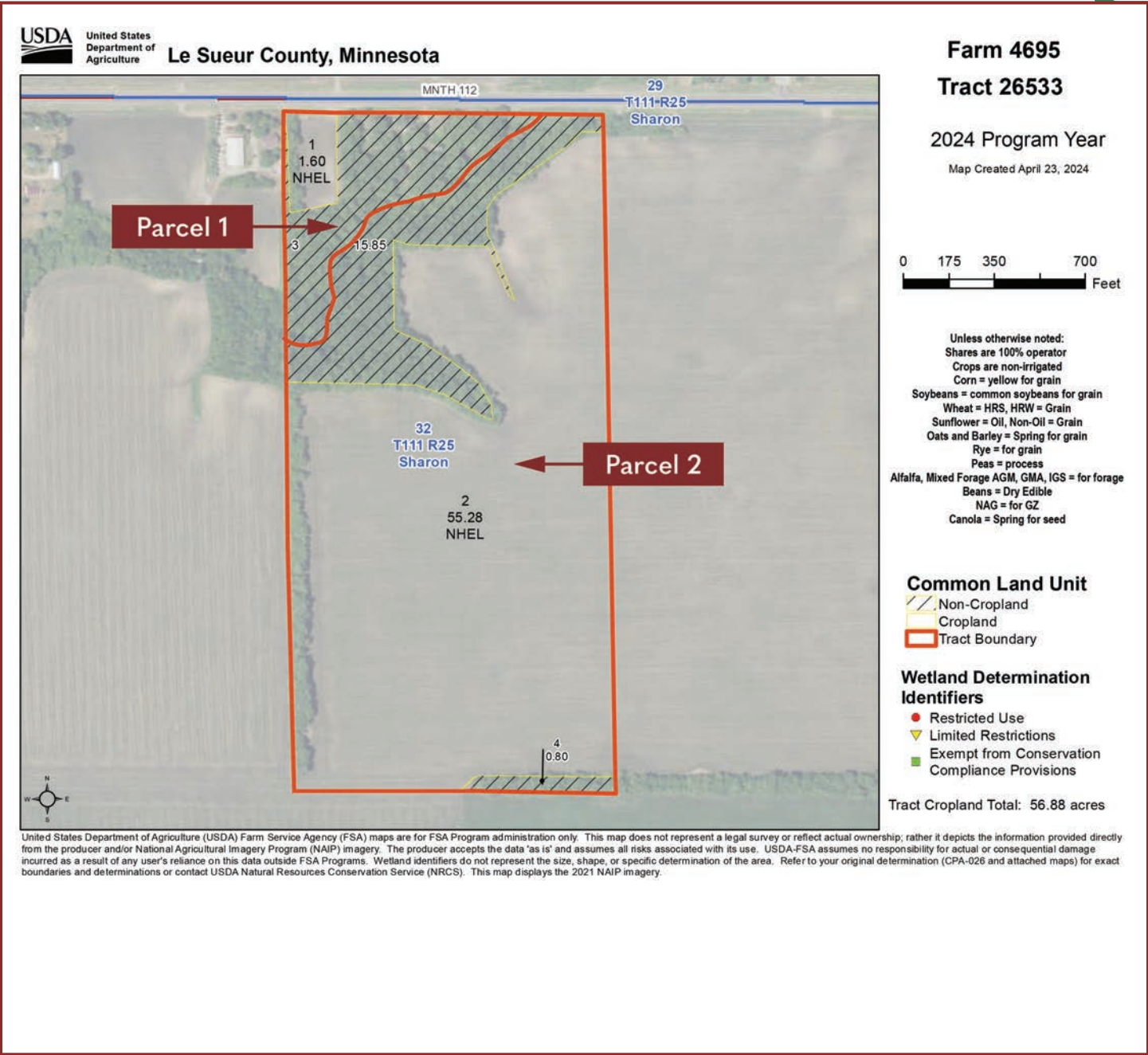
T-111-N

SHARON PLAT

R-25-W



FSA Aerial Map
Parcel 1 & 2: Christensen Family



Property Images

Parcel 1 (Christensen Family)

NE Corner Looking SE



Photo taken July 3, 2025

House



Photo taken July 3, 2025



Photo taken July 3, 2025

Property Information

Parcel 1: 9.88 AC± (Christensen Family)

DESCRIPTION:	9.88± acres in NW1/4 of NE1/4 lying north of the centerline of unnamed ravine, Section 32, T111N-R25W. Property to be surveyed if sold as separate parcel.		
TAX ID#:	11.032.2600 (included Parcel 1 & Parcel 2)		
REAL ESTATE TAXES:	2025 Assessor's Estimated Ag Non-Homestead Taxes		\$2,249.00
	Special Assessment		\$18.00
	Total Estimated Tax & Specials		\$2,267.00
FSA INFORMATION:	Total Acres		9.88± acres
	FSA Tillable Acres		1.6± acres
	Corn Base Acres		0.50± acres
	Corn PLC Yield		160.00± bushels
	Soybean Base Acres		0.50± acres
	Soybean PLC Yield		39.00± bushels
OTHER:	The house is uninhabitable. Seller's Disclosure Alternatives available upon request. The well was installed in 2011 and updated June 2014.		
SOIL DESCRIPTION:	Le Sueur loam, Le Sueur-Lester complex		
CROP PRODUCTIVITY INDEX (CPI):	87.4 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Surface		
CRP:	None		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL – Non-Highly Erodible Lands		
COURT ORDER:	Parcels 1 and 2 are court-ordered sales. Minimum bid for Parcel 1 is \$8,600/acre. Final auction price to be approved by court.		

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.

Property Images

Parcel 2 (Christensen Family)



Property Information

Parcel 2: 62.90 AC± (Christensen Family)

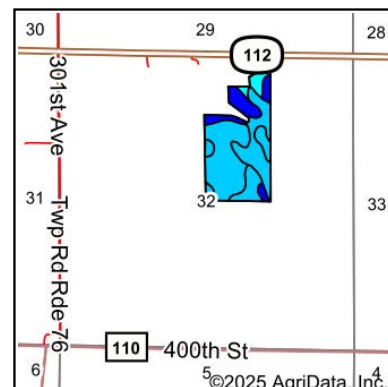
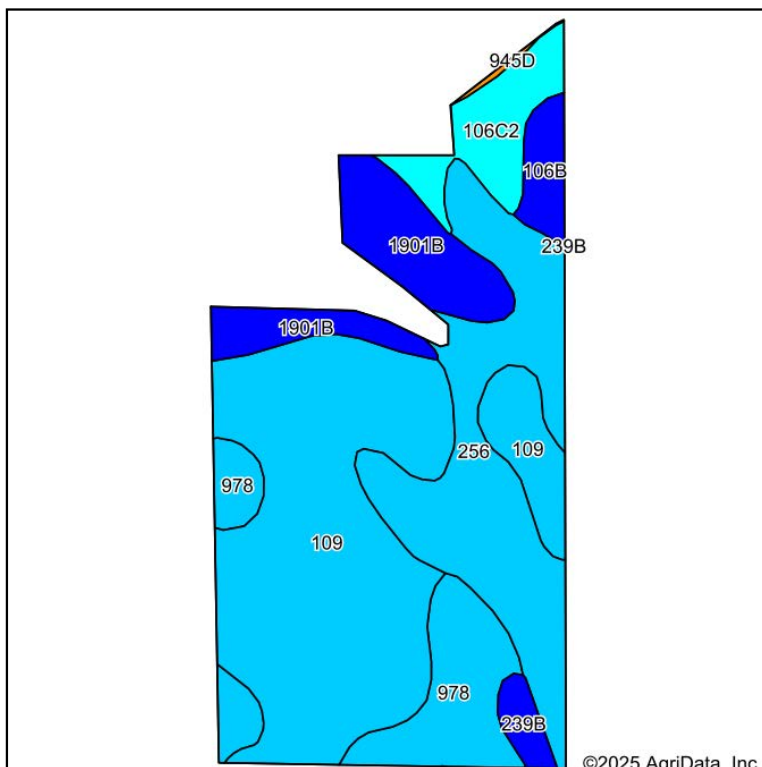
DESCRIPTION:	W1/2 of NE1/4 less E6a, lying south of Parcel 1, Section 32, T111N-R25W. If sold separately from Parcel 1, a survey will be completed to establish the east property line and establish an ingress/egress easement across the northwest corner of Parcel 3.	
TAX ID#:	11.032.2600 (included Parcel 1 & Parcel 2)	
REAL ESTATE TAXES:	2025 Assessor's Estimated Ag Non-Homestead Taxes	\$3,923.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$3,923.00
FSA INFORMATION:	Total Acres	62.90± acres
	FSA Tillable Acres	55.25± acres
	Corn Base Acres	28.02± acres
	Corn PLC Yield	160.00± bushels
	Soybean Base Acres	27.73± acres
	Soybean PLC Yield	39.00± bushels
RENT/LEASE INFORMATION:	2025 farm lease and RE taxes will be prorated to the date of closing. Lease information to be provided upon request.	
SOIL DESCRIPTION:	Cordova clay loam, Mazaska silty clay loam, Le Sueur loam, Lester loam. Cordova-Rolfe complex. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	85.7 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Ravine outlets. Random tile mains and laterals. Note: A drainage agreement will be entered into allowing the northwest watershed from Parcel 3 to be tiled into the ravine on Parcel 2.	
CRP:	None	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL – Non-Highly Erodible Lands Wetland determination not complete.	
ACCESS & SURVEY:	If Parcels 2 and 3 are sold to separate buyers, the property line between the two parcels will be surveyed, and an ingress/egress agreement will be created to allow Parcel 2 to gain access across the northwest area of Parcel 3.	
COURT ORDER:	Parcels 1 and 2 are court-ordered sales. Minimum bid for Parcel 2 is \$9,900/acre. Final auction price to be approved by court.	

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

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Soils Map

Parcel 2 (Christensen Family)



State: **Minnesota**
 County: **Le Sueur**
 Location: **32-111N-25W**
 Township: **Sharon**
 Acres: **51.96**
 Date: **6/26/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN079, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
109	Cordova clay loam, 0 to 2 percent slopes	22.39	43.2%		> 6.5ft.	Poorly drained	IIw	87	85
256	Mazaska silty clay loam	11.90	22.9%		> 6.5ft.	Poorly drained	IIw	81	82
978	Cordova-Rolfe complex, 0 to 2 percent slopes	6.20	11.9%		> 6.5ft.	Poorly drained	IIw	86	84
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	5.72	11.0%		> 6.5ft.	Somewhat poorly drained	Ile	95	86
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	3.39	6.5%		> 6.5ft.	Well drained	IIIe	76	77
106B	Lester loam, 2 to 6 percent slopes	1.41	2.7%		> 6.5ft.	Well drained	Ile	91	82
239B	Le Sueur loam, 1 to 3 percent slopes	0.84	1.6%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
945D	Lester-Storden complex, 10 to 16 percent slopes, moderately eroded	0.11	0.2%		> 6.5ft.	Well drained	IVe	67	71
Weighted Average							2.05	85.9	*n 83.8

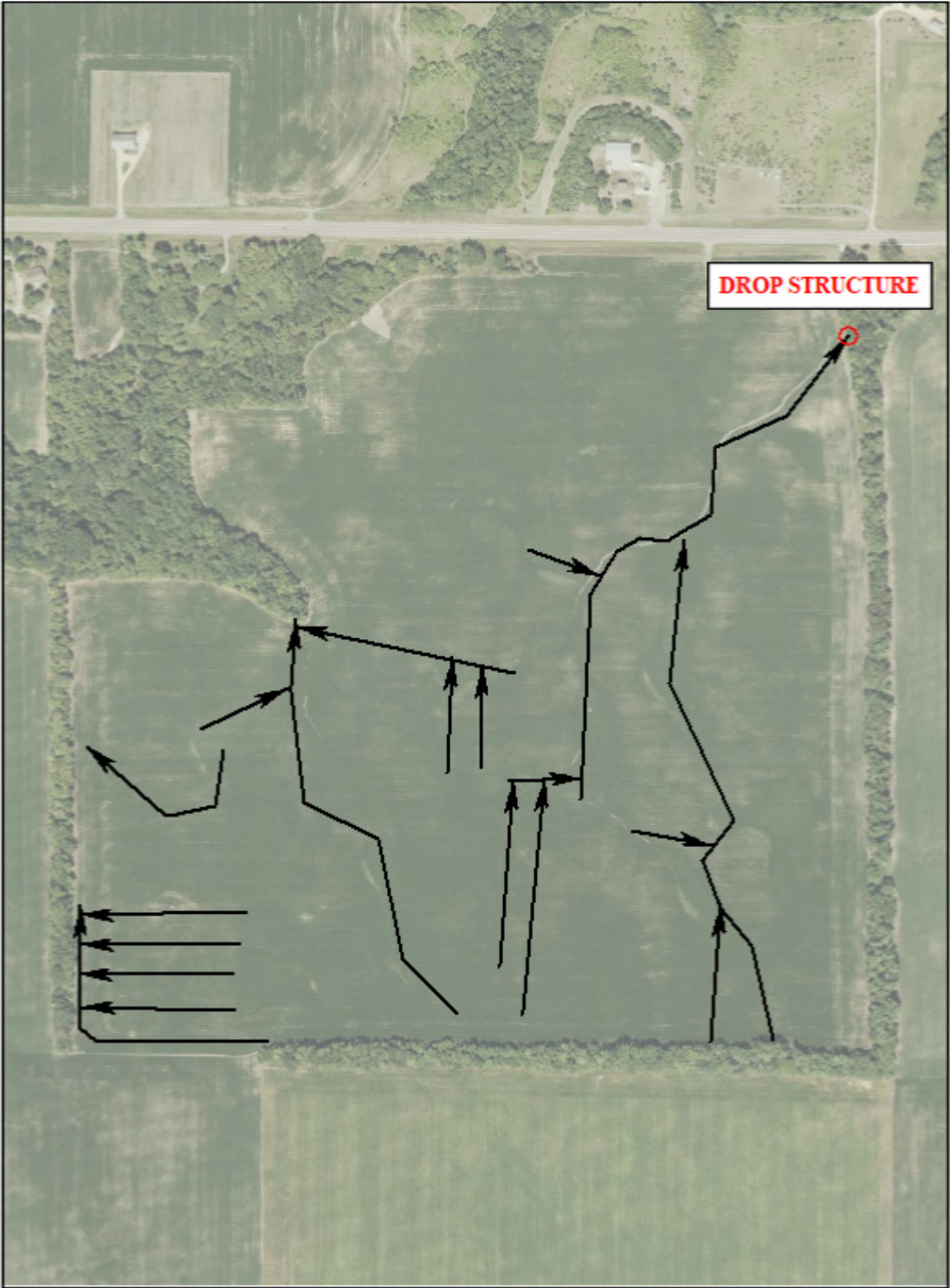
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tile Map

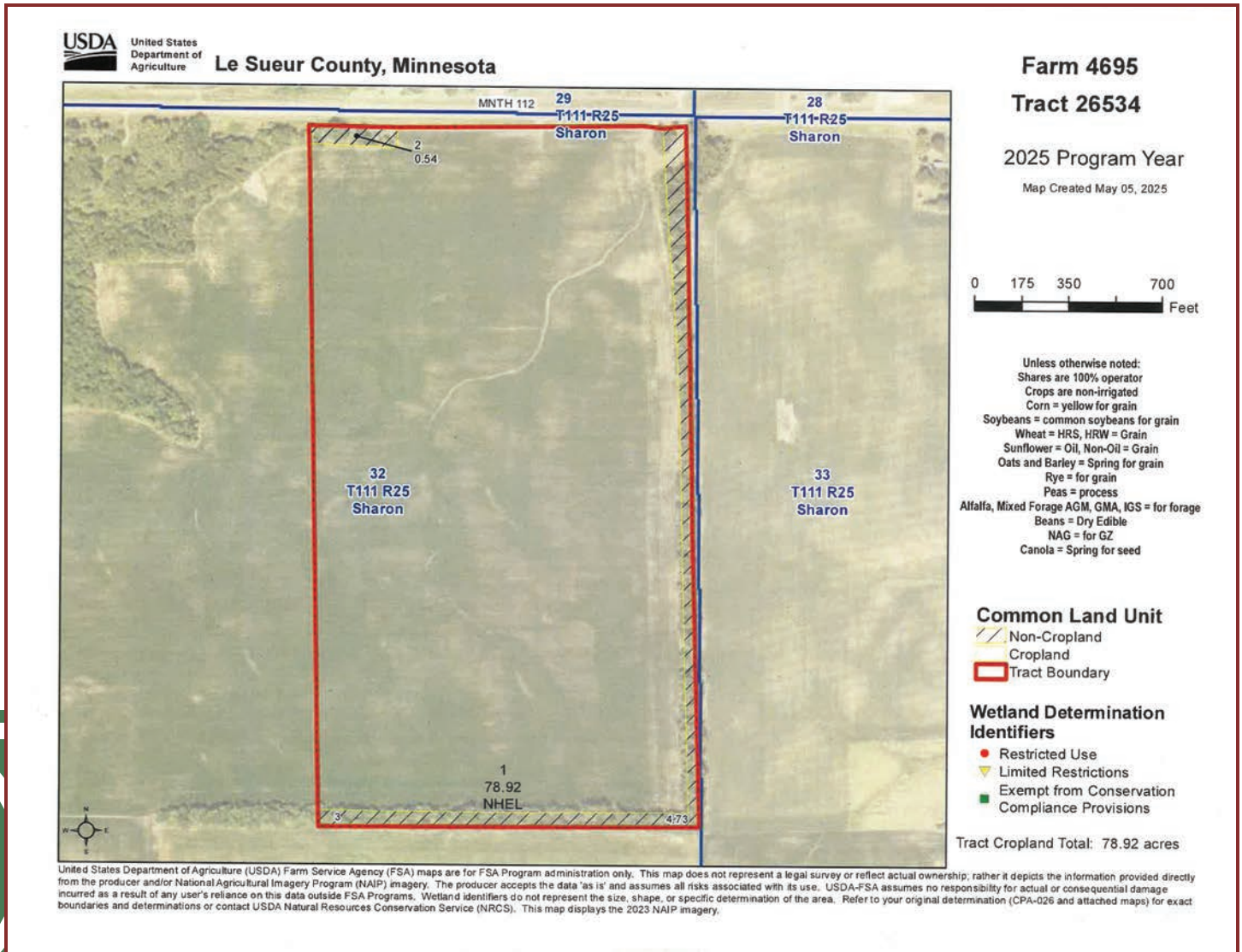
Parcel 2 & 3



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

FSA Aerial Map

Parcel 3: Marcelyn Christensen Estate



Property Information

Parcel 3: 83.85 AC± (Marcelyn Christensen Estate)

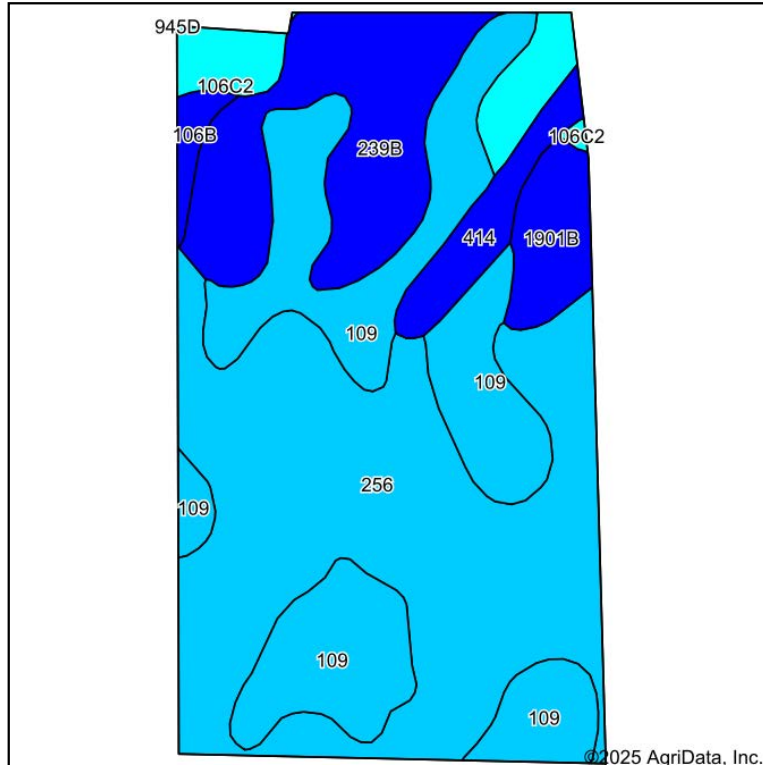
DESCRIPTION:	E1/2 of NE1/4 & E 6 AC of W1/2 of NE1/4, less 1/2 AC to Cemetery in NE corner.		
TAX ID#:	11.032.2500		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$5,564.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$5,564.00
FSA INFORMATION:	Total Acres	83.85± acres	
	FSA Tillable Acres	78.92± acres	
	Corn Base Acres	39.58± acres	
	Corn PLC Yield	160.00± bushels	
	Soybean Base Acres	39.17± acres	
	Soybean PLC Yield	39.00± bushels	
RENT/LEASE INFORMATION:	2025 lease income to be prorated to the date of closing. Lease information to be provided upon request.		
SOIL DESCRIPTION:	Mazaska silty clay loam, Cordova clay loam, Le Sueur loam, Hamel loam, Lester loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	85.9 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Outlet: Drop structure south of cemetery. Private mains and laterals. Note: A drainage agreement will be entered into allowing the northwest watershed from Parcel 3 to be tiled into the ravine on Parcel 2.		
CRP:	None		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-Highly Erodible Wetland determination not complete.		
ACCESS & SURVEY:	If Parcels 2 and 3 are sold to separate buyers, the property line between the two parcels will be surveyed, and an ingress/egress agreement will be created to allow Parcel 2 to gain access across the northwest area of Parcel 3.		

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

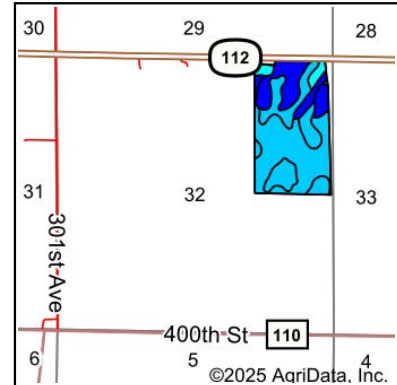
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Soils Map

Parcel 3 (Marcelyn Christensen Estate)



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Le Sueur**
 Location: **32-111N-25W**
 Township: **Sharon**
 Acres: **82.3**
 Date: **6/26/2025**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN079, Soil Area Version: 23

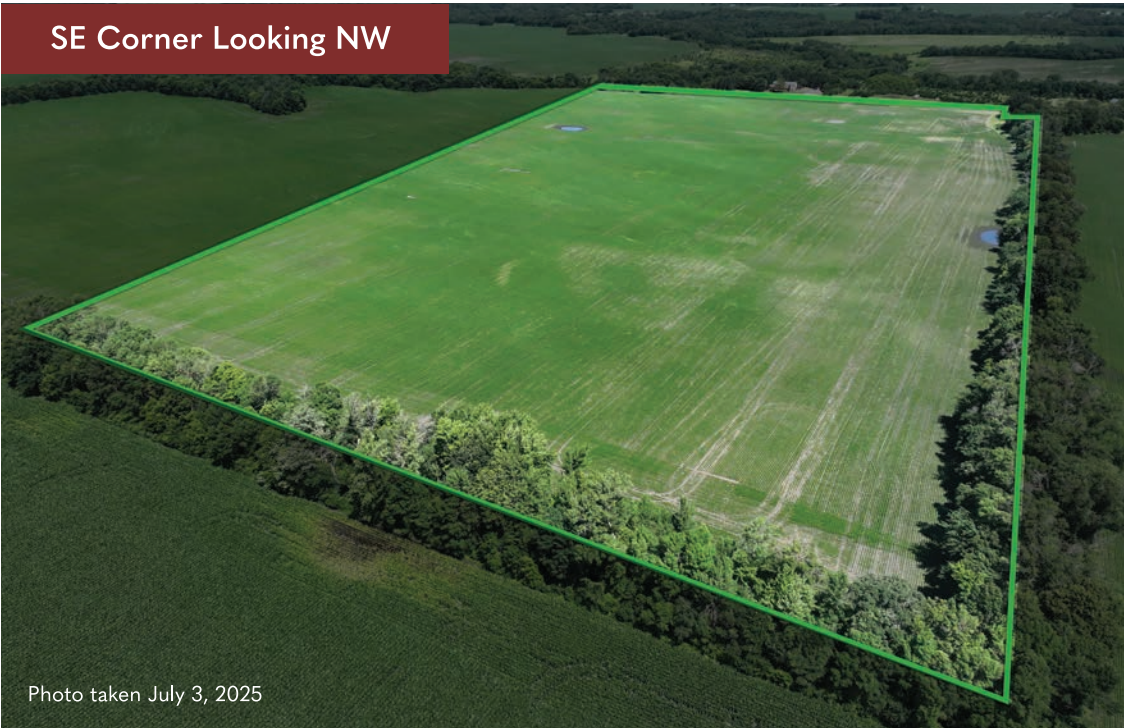
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
256	Mazaska silty clay loam	35.14	42.7%		> 6.5ft.	Poorly drained	IIw	81	82
109	Cordova clay loam, 0 to 2 percent slopes	23.72	28.8%		> 6.5ft.	Poorly drained	IIw	87	85
239B	Le Sueur loam, 1 to 3 percent slopes	12.07	14.7%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	4.02	4.9%		> 6.5ft.	Well drained	IIle	76	77
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	3.29	4.0%		> 6.5ft.	Somewhat poorly drained	Ile	95	86
414	Hamel loam, 0 to 2 percent slopes	3.13	3.8%		> 6.5ft.	Poorly drained	IIw	94	88
106B	Lester loam, 2 to 6 percent slopes	0.93	1.1%		> 6.5ft.	Well drained	Ile	91	82
Weighted Average							1.90	86	*n 84.2

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

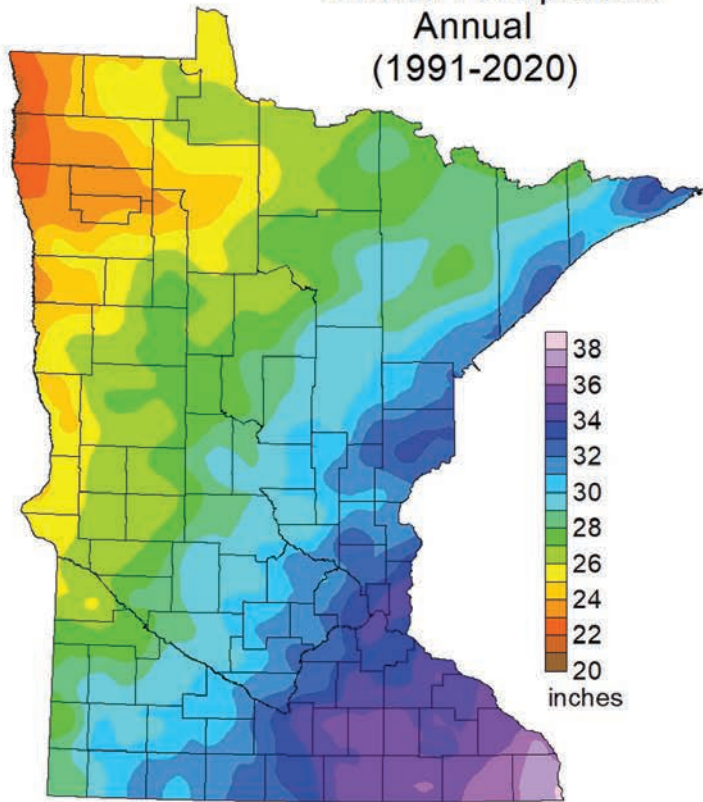
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Property Images
Parcel 3 (Marcelyn Christensen Estate)

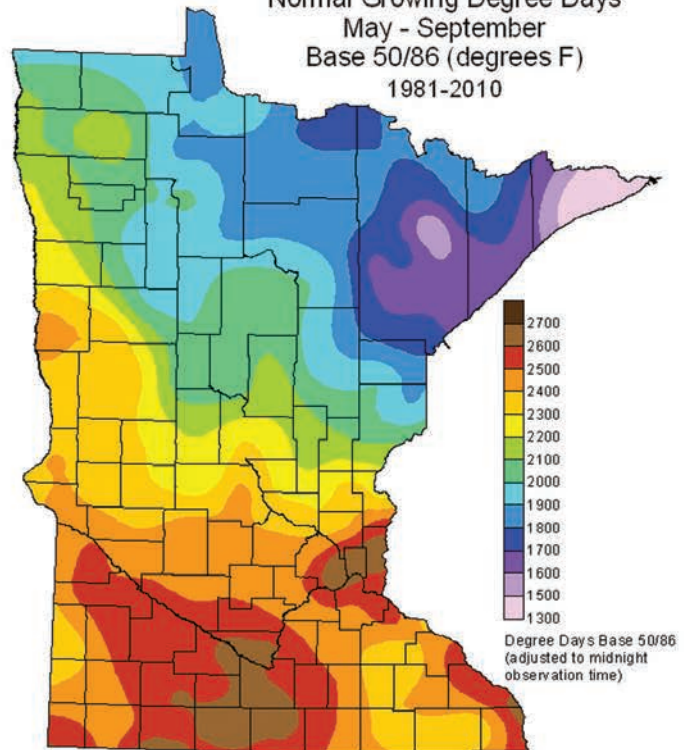


Normal Precipitation Annual (1991-2020)



DNR State Climatology Office, April 16, 2021

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



State Climatology Office - MNDNR

Sealed Bid Auction Instructions

SEALED BID LOCATION AND TIME:

Le Center Sportsman Club
25 East Derrynane Street
Le Center, MN 56057
(located in the Le Sueur County Fairgrounds)

Thursday, August 28, 2025 @ 11:00 a.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 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., Wednesday, August 27, 2025. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Wednesday, August 27, 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 Tuesday, September 30, 2025 at which time marketable title shall be conveyed.
9. Parcels 1 and 2 are court-ordered sales. Minimum bid for Parcel 1 is \$8,600/acre. Minimum bid for Parcel 2 is \$9,900/acre. Final auction price to be approved by court.
10. The Seller(s) of Parcel 3 reserves the right to reject any and all bids and to waive any irregularities in the bidding.
11. Announcements made the day of the auction take precedence over written material.
12. 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:

Chuck Wingert, ALC, Auctioneer #07-24-12
507.381.9790
charles@wingertlandservices.com



Registration/Bidding Form

BID SUBMITTING INSTRUCTIONS:

1. Please complete online bid registration at www.wingertlandservices.com under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link.
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., Wednesday, August 27, 2025, to:

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

Cell: 507.381.9790
Email: charles@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)
--	-------	-----------------------------------

Parcel #1*	9.88±	\$ _____
*Minimum bid \$8,600/acre		
Parcel #2**	62.90±	\$ _____
**Minimum bid \$9,900/acre		
Parcel #3	83.85±	\$ _____

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.

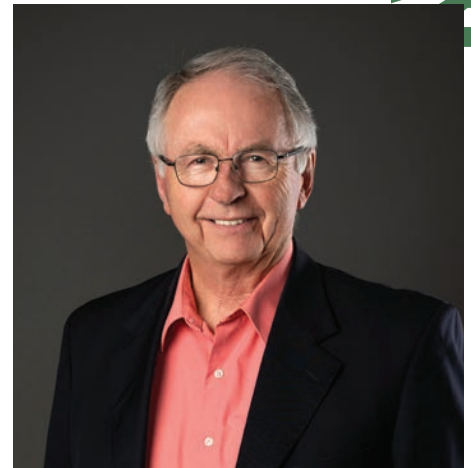
We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



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