

# FARMLAND AUCTION

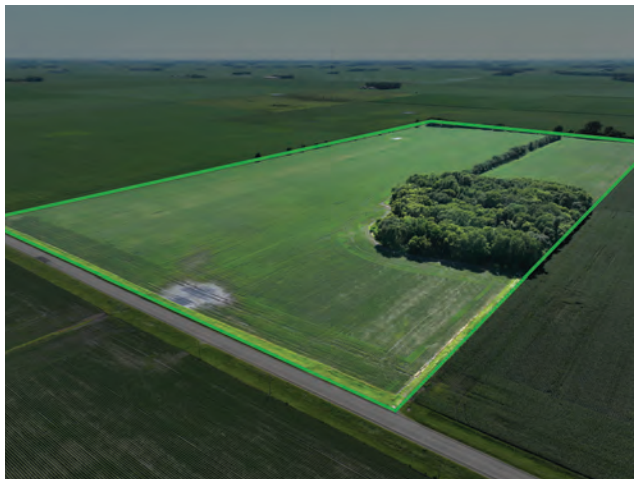


**PARCEL 1: 80.03± ACRES**

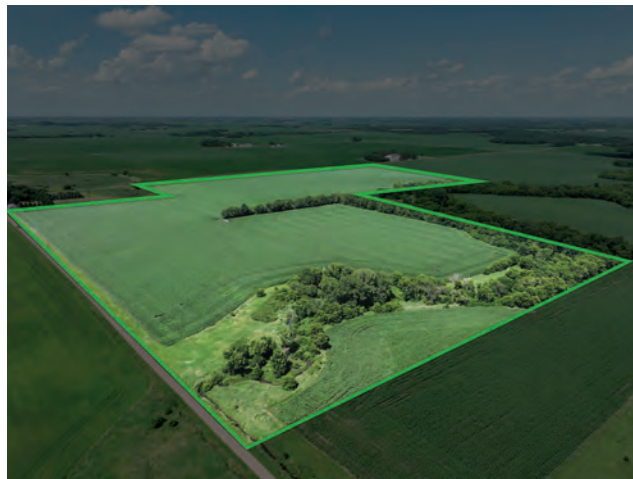
**PARCEL 2: 107.36± ACRES**

## **Tabatt Family Farms**

Pleasant Mound Township, Blue Earth County, Minnesota



**Parcel 1** NE Corner Looking SW



**Parcel 2** SW Corner Looking NE

## **SEALED BID AUCTION**

**Wednesday, August 27, 2025 @ 11:00 a.m.**

**Location:**

**Snowbirds of Amboy**

224 E Maine St., Amboy, MN 56010

**Owner:** Tabatt Family

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

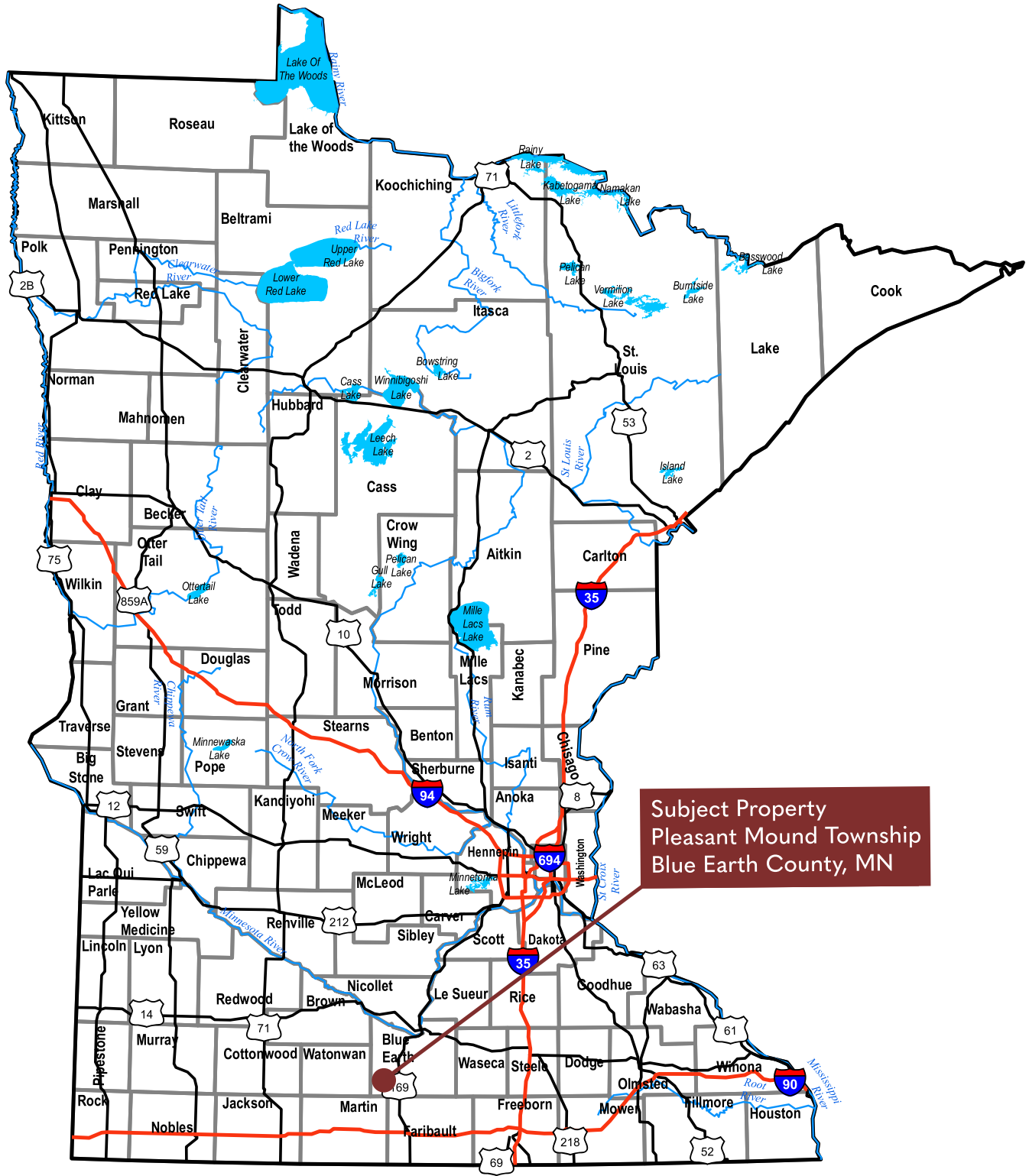
geoff@wingertlandservices.com

C: 507.317.6266

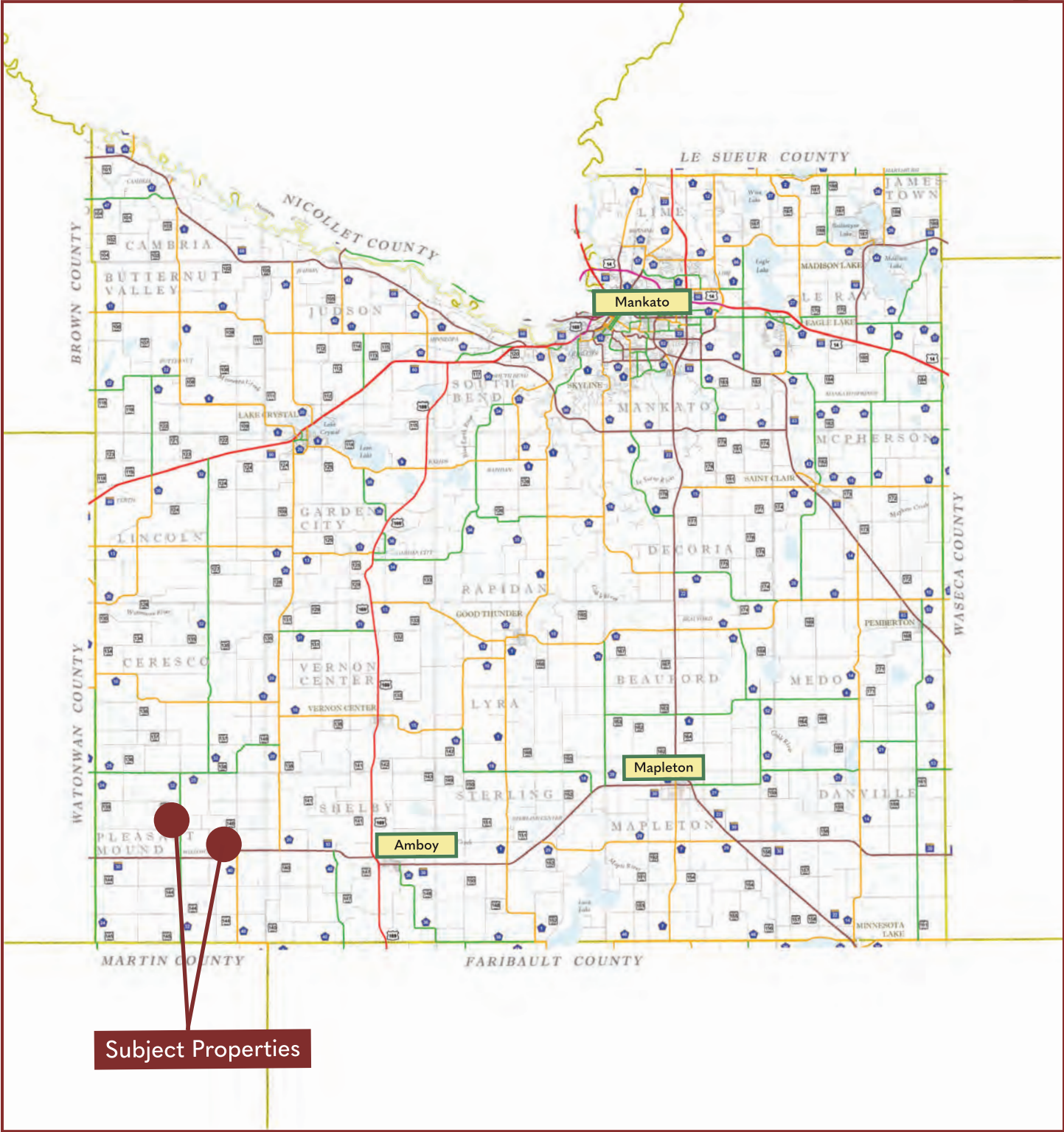
O: 507.248.5263

wingertlandservices.com





**Blue Earth County**  
Minnesota





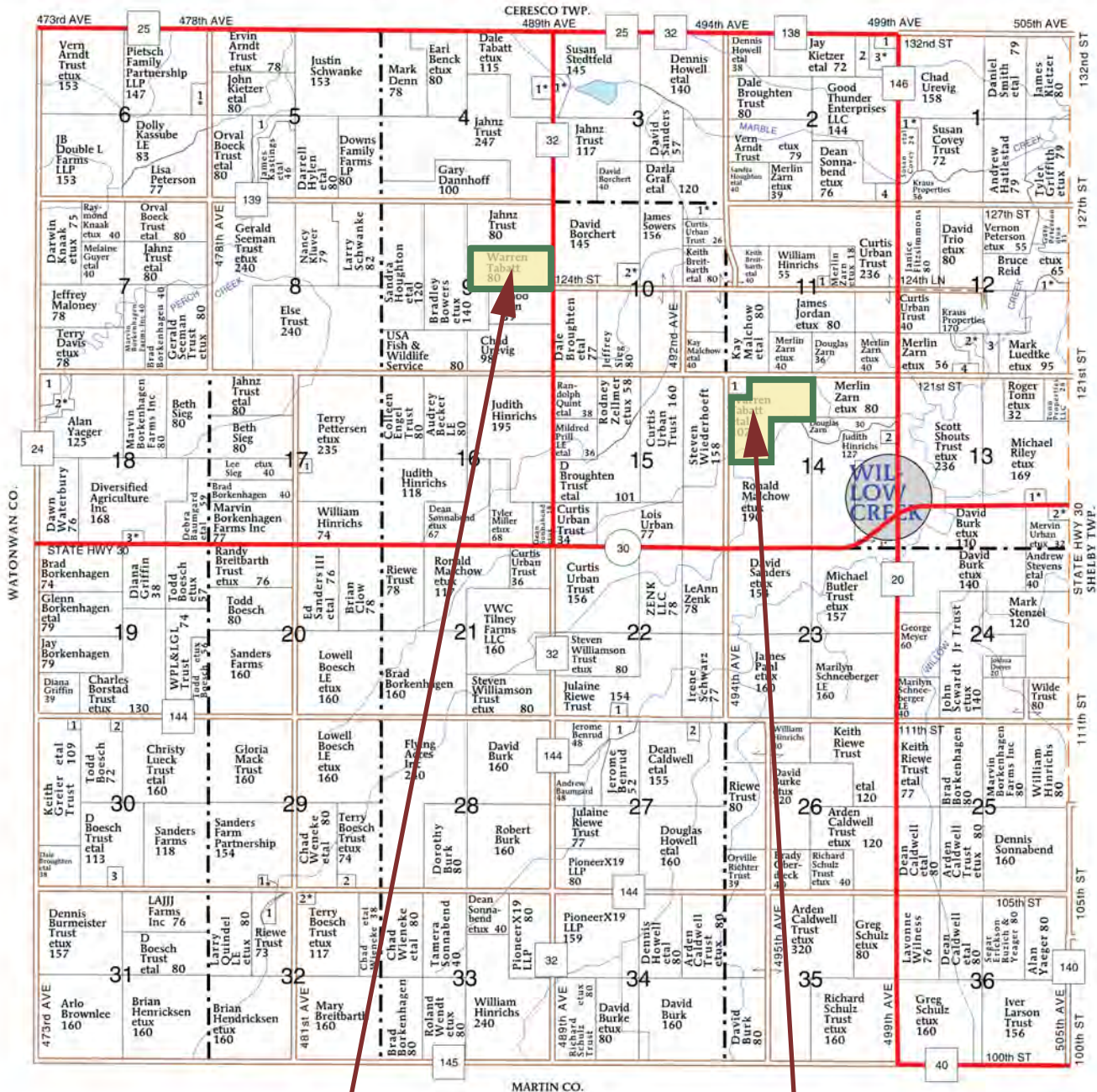
# Pleasant Mound Township

## Blue Earth County | T105N-R29W

T-105-N

PLEASANT MOUND PLAT

R-29-W



Parcel 1

Parcel 2

FSA Aerial Map  
Parcel 1



# Property Information

## Parcel 1

DESCRIPTION:	S 1/2 NW 1/4 Section 9 Township 105 Range 29		
TAX ID#:	R472109200003		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$4,762.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$4,762.00
FSA INFORMATION:	Total Acres		80.03± acres
	FSA Tillable Acres		71.15± acres
	Corn Base Acres		35.50± acres
	Corn PLC Yield		153.00± bushels
	Soybean Base Acres		35.50± acres
	Soybean PLC Yield		41.00± bushels
	Farm is enrolled in ARC County Corn & Soybeans.		
RENT/LEASE INFORMATION:	Leased through 2025.		
SOIL DESCRIPTION:	Madelia silty clay loam, Waldorf silty clay loam, Kingston silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	92.0 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Minimal tile present with private outlets.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	Tract contains a wetland. NHEL – Non-Highly Erodible Lands		
OTHER:	Disclosure: The property includes an abandoned homestead site located within the tree grove. This area contains miscellaneous discarded materials and debris. There is believed to be one or more unsealed wells present on the property. Buyer is responsible for capping well(s) and cleanup of debris. The seller makes no representations regarding the condition, contents, or environmental status of the site. Prospective buyers are encouraged to conduct their own due diligence.		

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

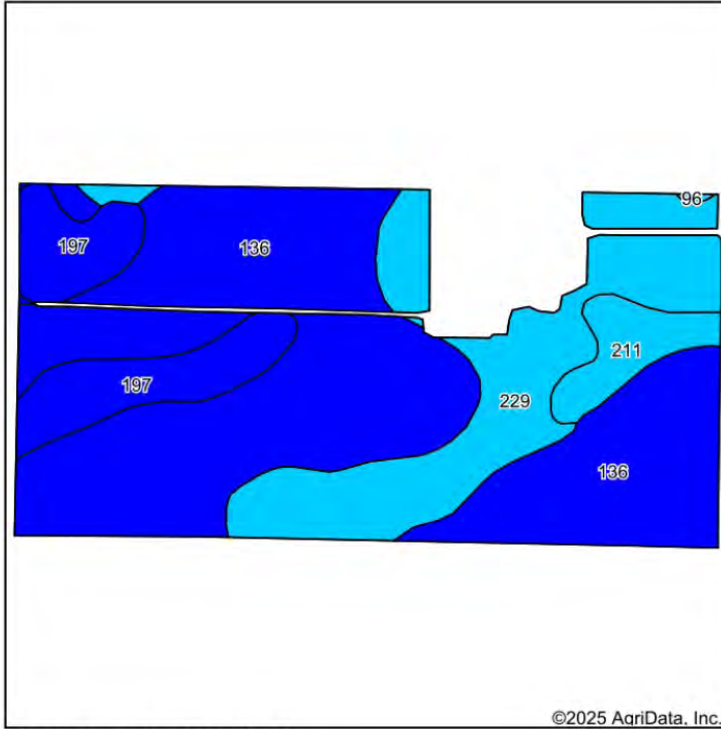
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the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



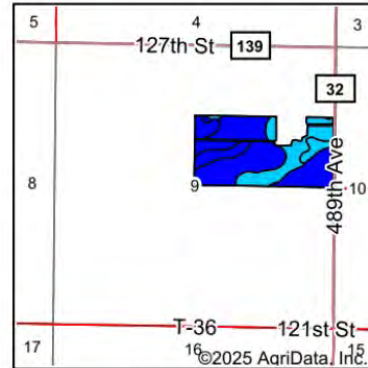
# Soils Map

## Parcel 1

**WINGERT**  
LAND SERVICES



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **9-105N-29W**  
Township: **Pleasant Mound**  
Acres: **71.12**  
Date: **4/24/2025**

Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



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
136	Madelia silty clay loam, 0 to 2 percent slopes	42.62	59.9%		IIw	94	91	76	76	91
229	Waldorf silty clay loam, 0 to 2 percent slopes	16.83	23.7%		IIw	85	70	65	67	68
197	Kingston silty clay loam, 1 to 3 percent slopes	8.42	11.8%		Iw	100	91	77	77	91
211	Lura silty clay, 0 to 1 percent slopes	3.18	4.5%		IIIw	81	59	55	22	55
96	Collinwood silty clay loam, 1 to 3 percent slopes	0.07	0.1%		IIw	86	71	70	69	68
Weighted Average					1.93	92	*n 84.6	*n 72.6	*n 71.6	*n 83.9

\*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.

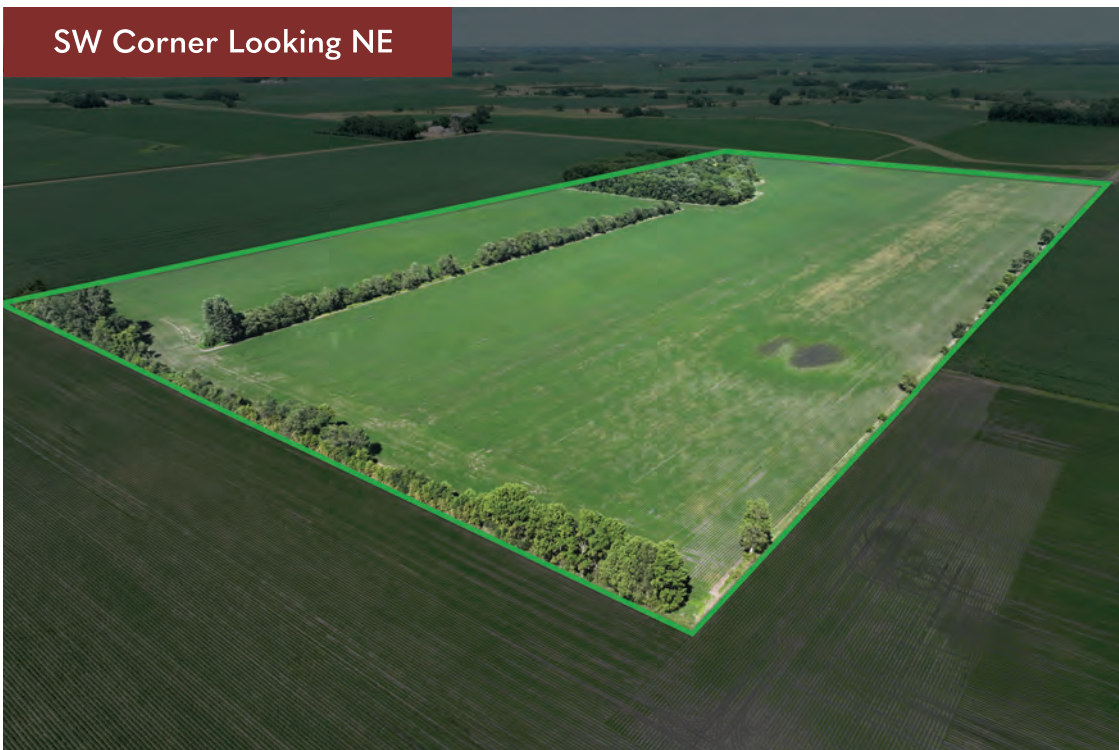
# Property Images

## Parcel 1

NE Corner Looking SW



SW Corner Looking NE





**Property Images**  
Parcel 1



NW Corner Looking SE

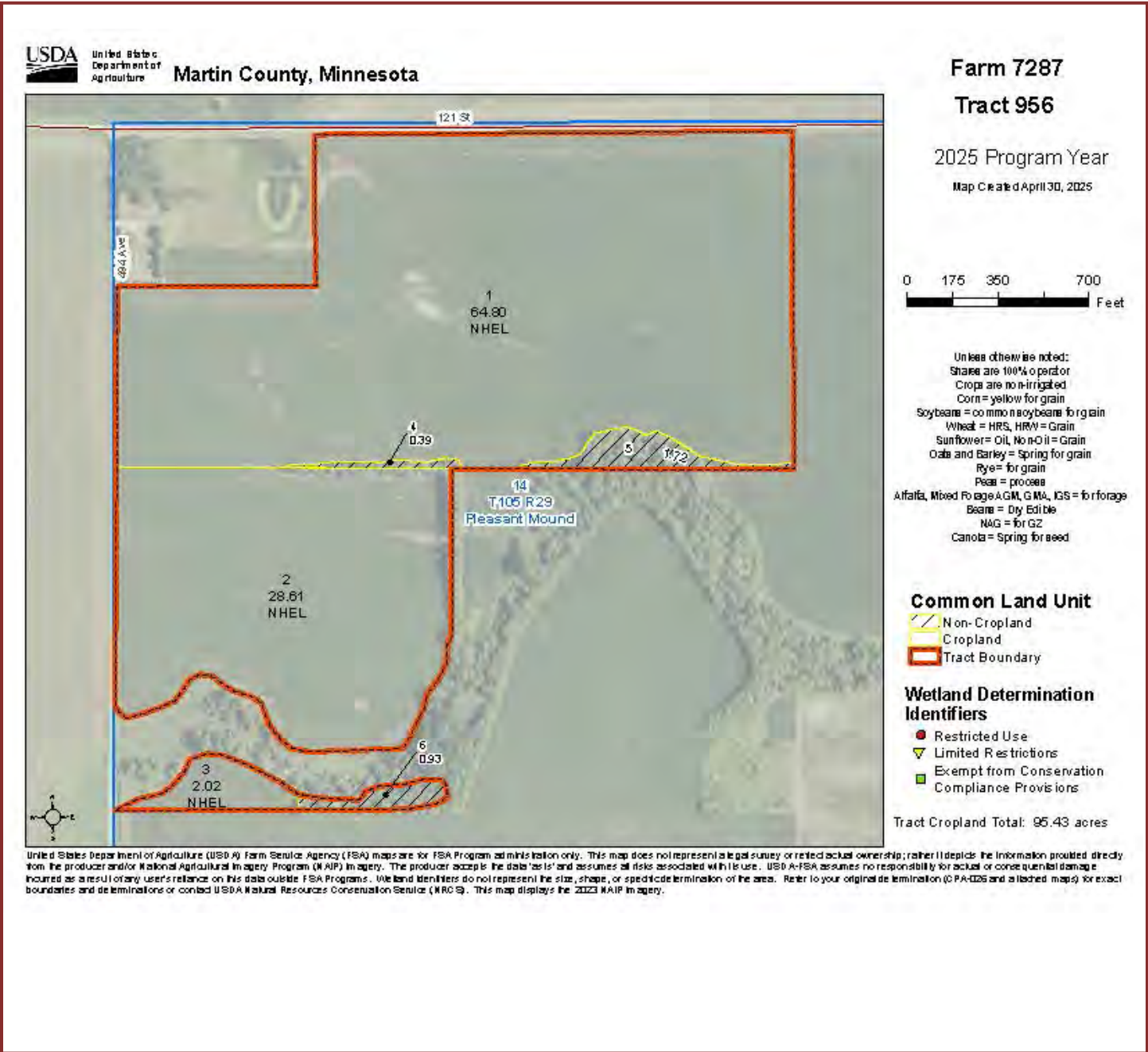


SE Corner Looking NW



# FSA Aerial Map

## Parcel 2



# Property Information

## Parcel 2

DESCRIPTION:	SW 1/4 NW 1/4 & NE 1/4 NW 1/4 & NW 1/4 NW 1/4 Exc 10.9ac tract Section 14 Township 105 Range 29		
TAX ID#:	R472114100002		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$6,032.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$6,032.00
FSA INFORMATION:	Total Acres		107.36± acres
	FSA Tillable Acres		95.43± acres
	Corn Base Acres		47.72± acres
	Corn PLC Yield		179.00± bushels
	Soybean Base Acres		47.71± acres
	Soybean PLC Yield		50.00± bushels
	Farm is enrolled in ARC County Corn & Soybeans.		
RENT/LEASE INFORMATION:	Leased through 2025.		
SOIL DESCRIPTION:	Collinwood silty clay, Waldorf silty clay loam, Kingston silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	89.3 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Some tile present with outlet to creek.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	Wetland determinations not complete. NHEL – Non-Highly Erodible Lands		

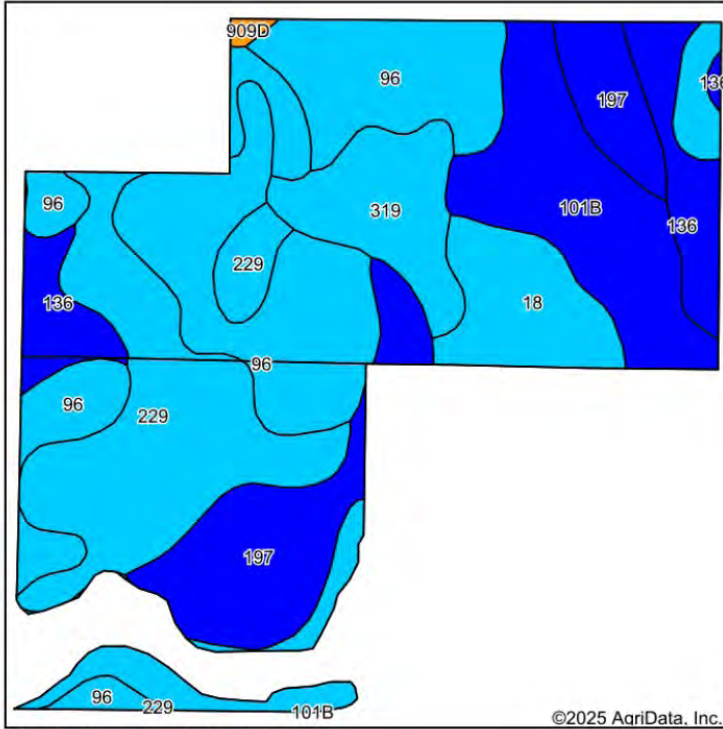
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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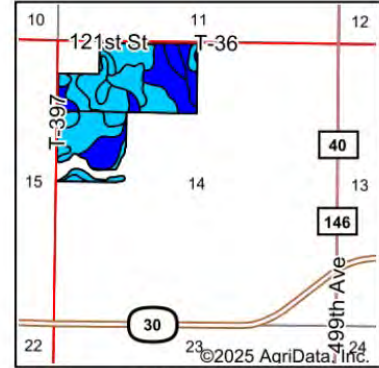
# Soils Map

## Parcel 2



Soils data provided by USDA and NRCS.

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State: **Minnesota**  
 County: **Blue Earth**  
 Location: **14-105N-29W**  
 Township: **Pleasant Mound**  
 Acres: **98.85**  
 Date: **4/24/2025**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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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
96	Collinwood silty clay loam, 1 to 3 percent slopes	26.66	27.0%		IIw	86	71	70	69	68
229	Waldorf silty clay loam, 0 to 2 percent slopes	20.49	20.7%		IIw	85	70	65	67	68
197	Kingston silty clay loam, 1 to 3 percent slopes	13.42	13.6%		Iw	100	91	77	77	91
101B	Truman silt loam, 2 to 6 percent slopes	12.19	12.3%		Ile	99	89	78	77	89
18	Comfrey clay loam	10.17	10.3%		IIw	82	74	57	41	74
136	Madelia silty clay loam, 0 to 2 percent slopes	7.14	7.2%		IIw	94	91	76	76	91
319	Barbert silt loam	6.89	7.0%		IIIw	86	83	83	26	70
211	Lura silty clay, 0 to 1 percent slopes	1.60	1.6%		IIIw	81	59	55	22	55
909D	Bold-Truman silt loams, 12 to 18 percent slopes	0.29	0.3%		Vle	67	63	63	59	59
Weighted Average					1.96	89.3	*n 78.1	*n 70.6	*n 64.5	*n 75.9

\*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 2



NE Corner Looking SW



SW Corner Looking NE





# Property Images

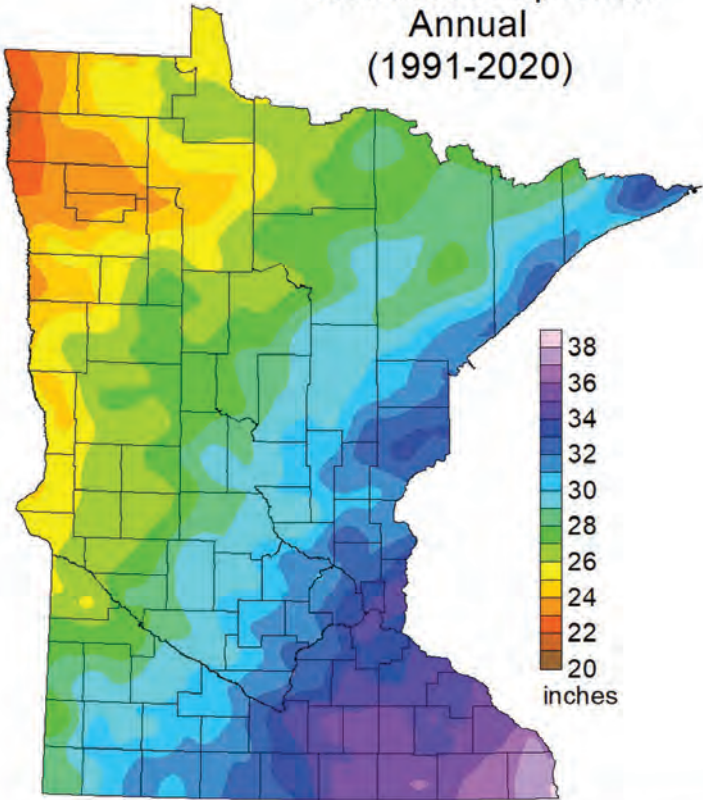
## Parcel 2





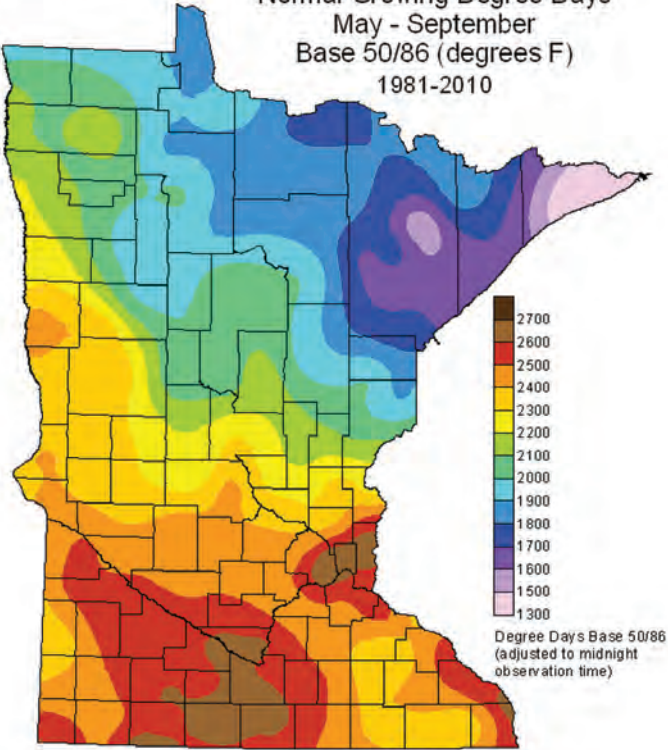


Normal Precipitation  
Annual  
(1991-2020)



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:

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

Wednesday, August 27, 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](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, August 26, 2025. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Tuesday, August 26, 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 shall retain all 2025 lease income and shall pay all real estate taxes and special assessments certified for payment with the real estate taxes due and payable in 2025. Buyer shall be responsible for 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, October 14, 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.
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, August 26, 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.**



Parcel 1



Parcel 2

## ACRES PRICE PER ACRE

(Nearest \$100)

Parcel #1	80.03±	\$ _____
Parcel #2	107.36±	\$ _____

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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Licensed Broker  
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507.381.9790



**Geoff Mead, ALC**  
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**Rick Hauge, ALC**  
Licensed Broker and Appraiser  
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