

FARMLAND AUCTION



79.53± ACRES

Babcock Farm

Walnut Lake Township, Faribault County, Minnesota



SEALED BID AUCTION

Friday, September 12, 2025 @ 11:00 a.m.

Location:

Wells Community Center

189 2nd St SE, Wells, MN 56097

Owner: Karen Babcock

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

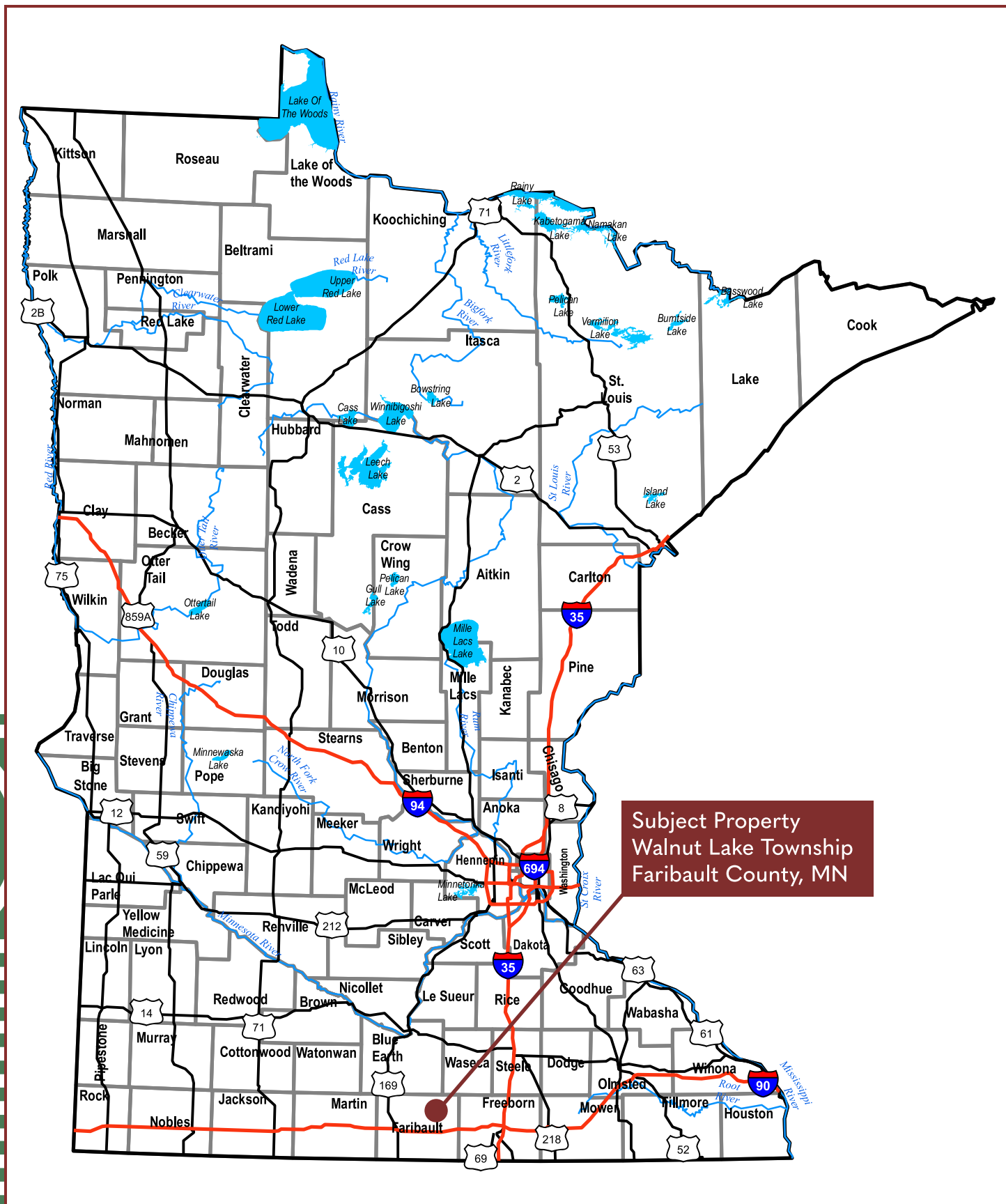
geoff@wingertlandservices.com

C: 507.317.6266

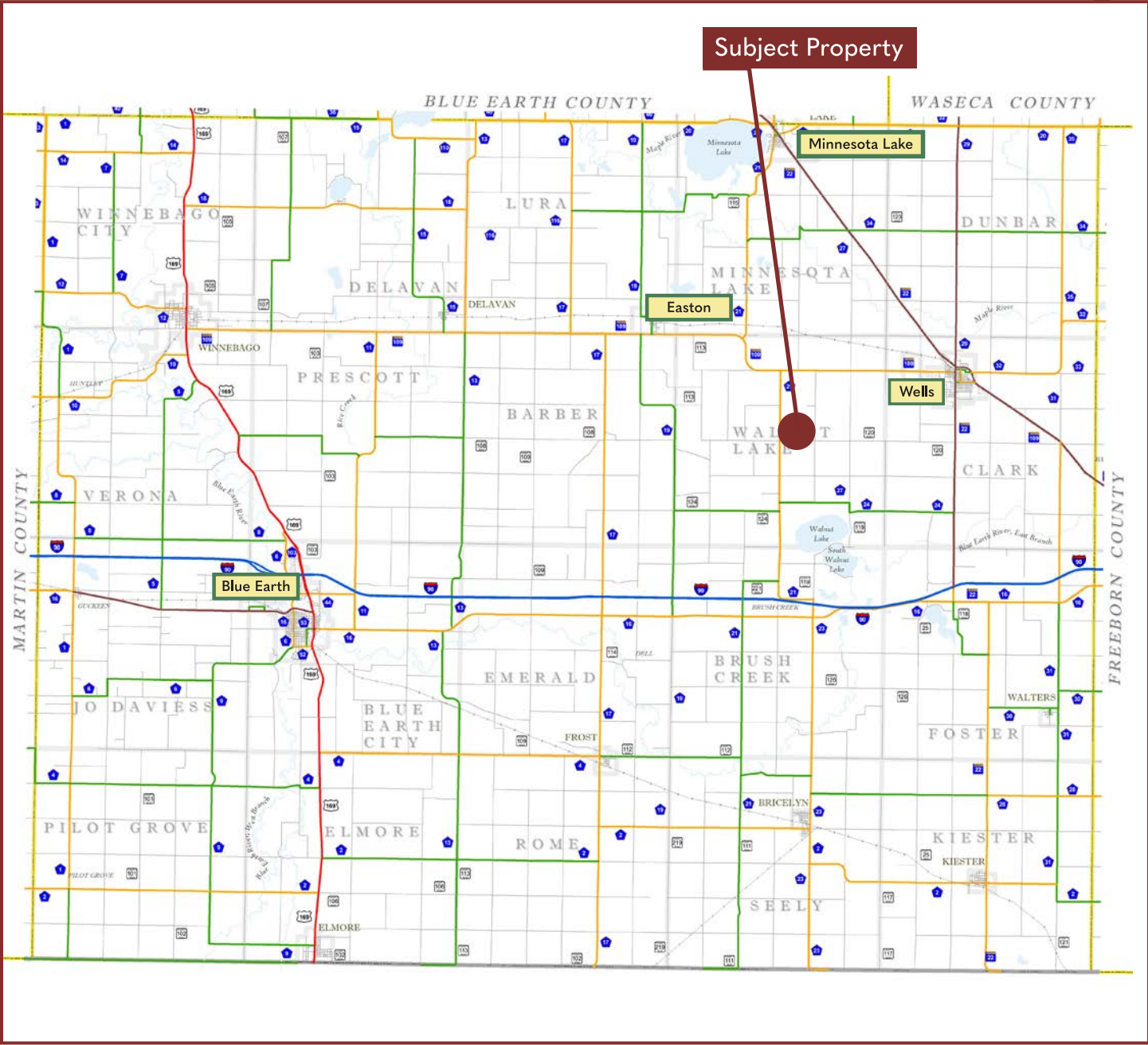
O: 507.248.5263

wingertlandservices.com



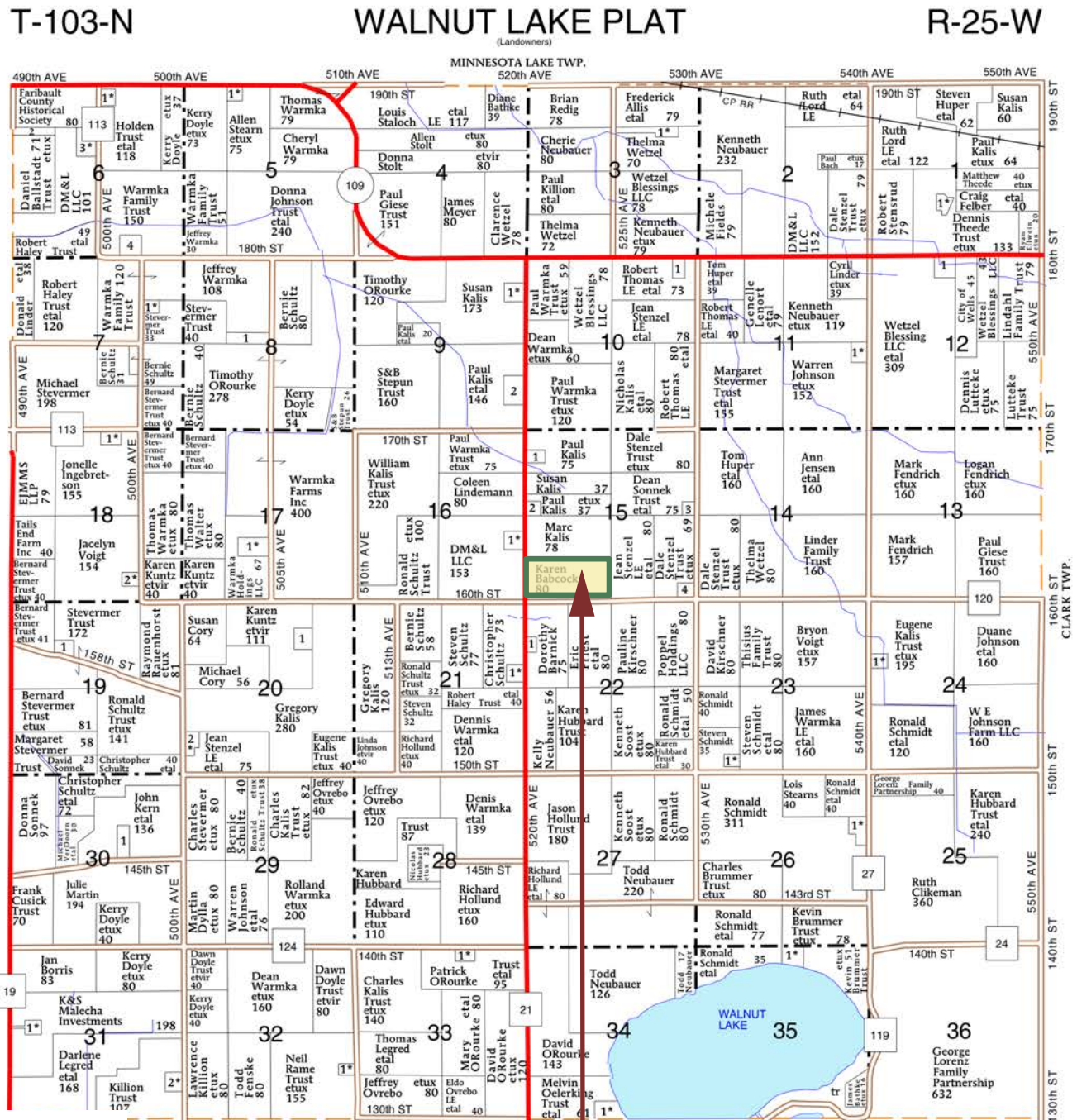


Faribault County
Minnesota



Walnut Lake Township

Faribault County | T103N-R25W



Subject Property

FSA Aerial Map

WINGERT
LAND SERVICES



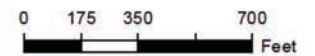
Faribault County, Minnesota

Farm 1244

Tract 2463

2025 Program Year

Map Created May 05, 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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 74.84 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

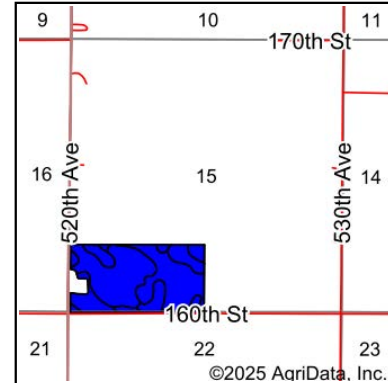
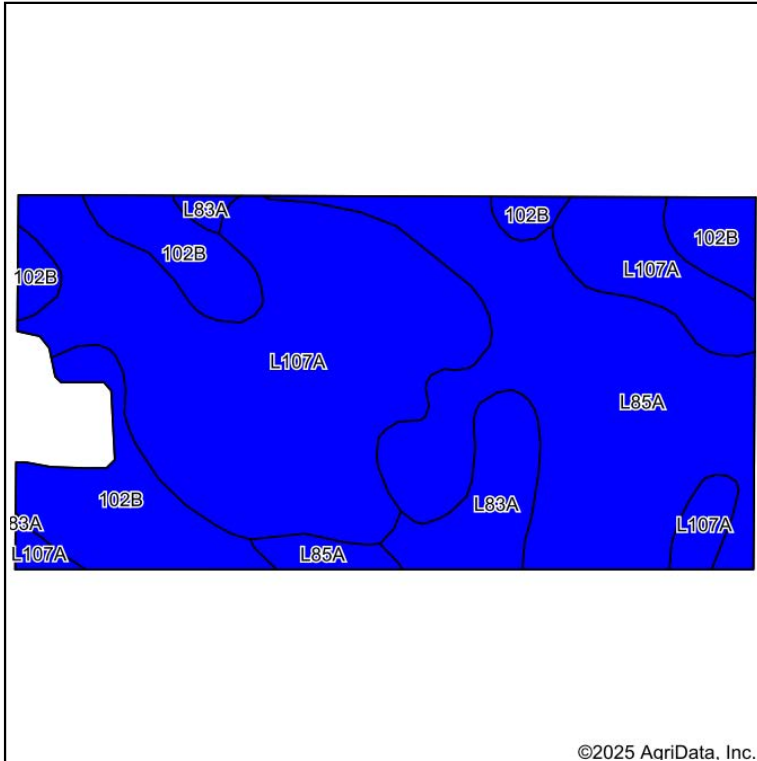
DESCRIPTION:	S 1/2 SW 1/4 Section 15 Township 103 Range 25		
TAX ID#:	190150400		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$4,413.28
	Special Assessment		\$1,102.72
	Total Estimated Tax & Specials		\$5,516.00
	Assessment balance of \$2,450.94 to be paid by the Seller at closing.		
FSA INFORMATION:	Total Acres	79.53± acres	
	FSA Tillable Acres	74.84± acres	
	Corn Base Acres	57.30± acres	
	Corn PLC Yield	174.00± bushels	
	Soybean Base Acres	17.50± acres	
	Soybean PLC Yield	46.00± bushels	
	Farm is enrolled in ARC County Corn & Soybeans.		
LEASE/RENT INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Canisteo-Glencoe complex, Nicollet clay loam, Clarion loam, Webster clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	94.1 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Some tile present with outlet to CD 20.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands, Tract does not contain a wetland, NHEL – No Highly Erodible Lands		
OTHER:	Property to be surveyed at Seller’s expense. Contact agent for details.		
	Disclosure: The property includes an abandoned homestead site located within the tree grove. This site contains an abandoned home and outbuildings which are not in usable condition along with discarded personal property. There is believed to be one or more unsealed wells present on the property. 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 and are responsible to seal wells and/or dispose of septic tanks per Faribault County regulations.		

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.

wingertlandservices.com

Soils Map



State: **Minnesota**
County: **Faribault**
Location: **15-103N-25W**
Township: **Walnut Lake**
Acres: **74.84**
Date: **7/9/2025**



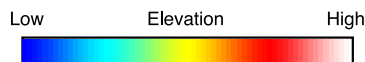
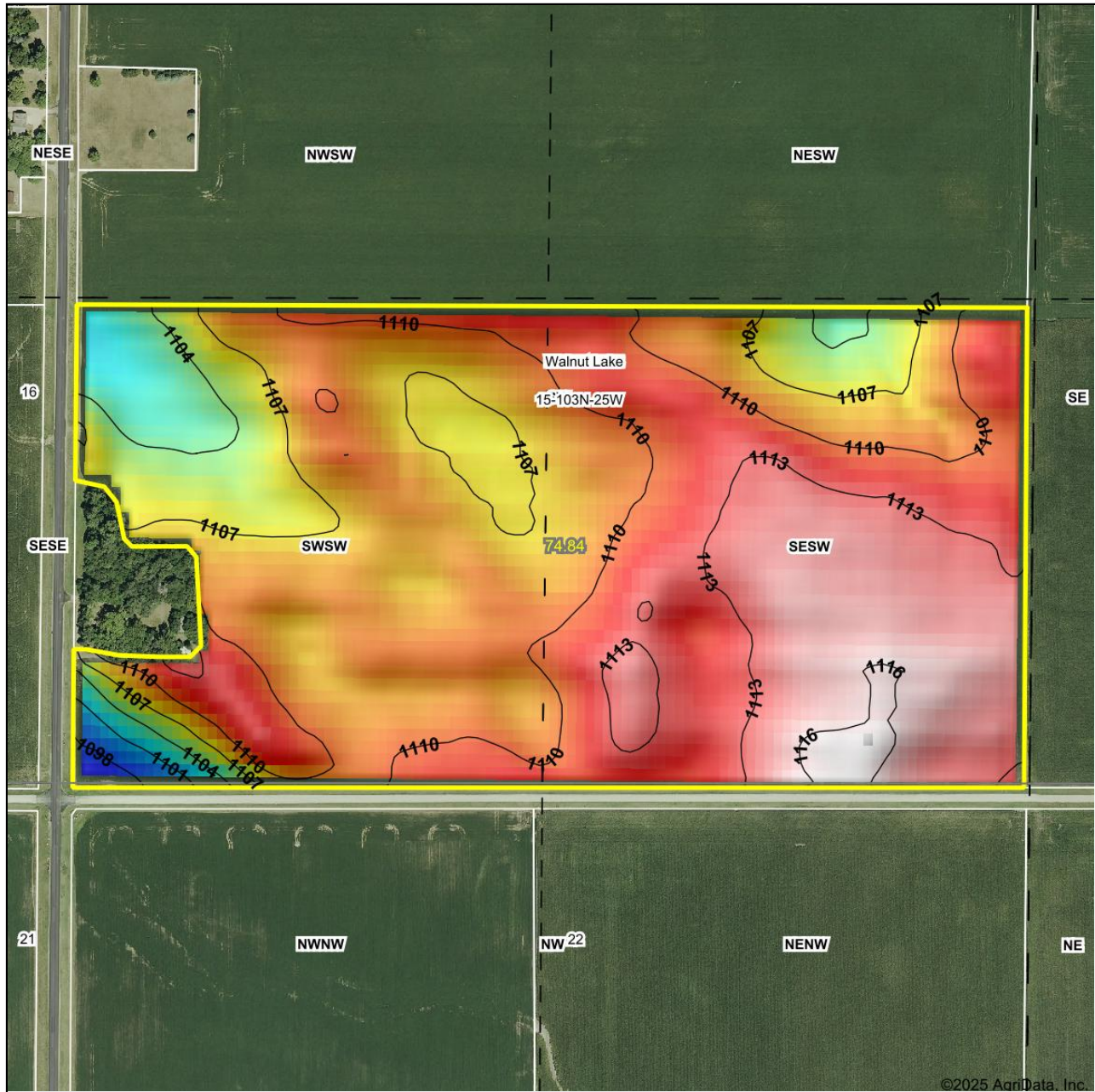
Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	33.75	45.1%		> 6.5ft.	Poorly drained	Ilw	91	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	23.70	31.7%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
102B	Clarion loam, 2 to 6 percent slopes	12.74	17.0%		> 6.5ft.	Moderately well drained	Ile	95	83
L83A	Webster clay loam, 0 to 2 percent slopes	4.65	6.2%		> 6.5ft.	Poorly drained	Ilw	93	83
Weighted Average							1.68	94.3	*n 81.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours Map



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,096.4

Max: 1,116.6

Range: 20.2

Average: 1,109.8

Standard Deviation: 3.41 ft

0ft 422ft 845ft



15-103N-25W
Faribault County
Minnesota

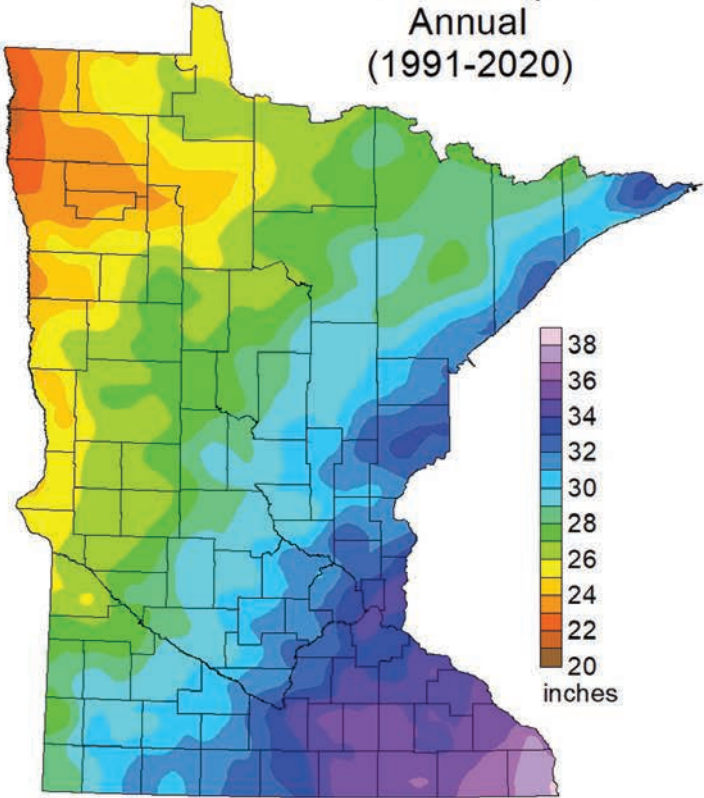
Boundary Center: 43° 43' 9.06, -93° 49' 21.85



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Field borders provided by Farm Service Agency as of 5/21/2008.

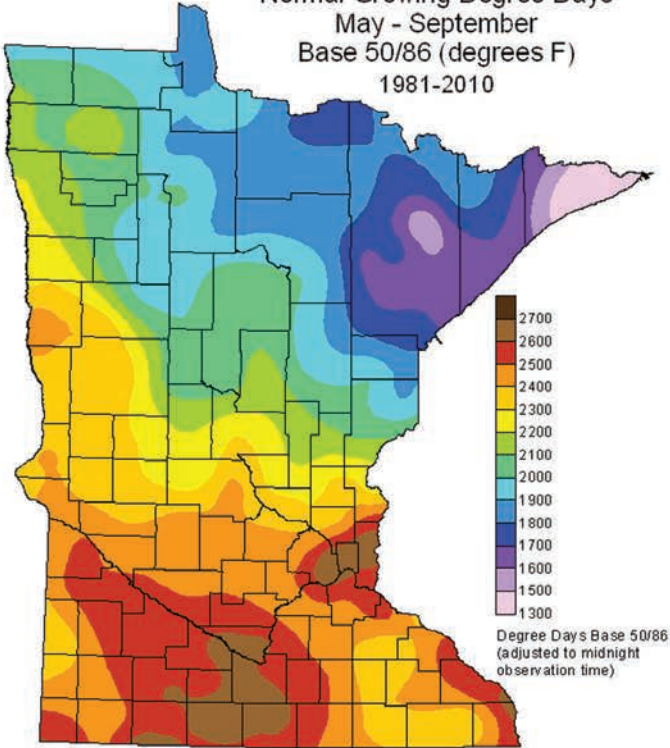


Normal Precipitation
Annual
(1991-2020)



DNR State Climatology Office, April 16, 2021

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



State Climatology Office - MNDNR

Property Images

SE Corner Looking NW



NW Corner Looking SE





NE Corner Looking SW



SW Corner Looking NE



Sealed Bid Auction Instructions

SEALED BID LOCATION AND TIME:

Wells Community Center
189 2nd St SE
Wells, MN 56097

Friday, September 12, 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., Thursday, September 11, 2025. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Thursday, September 11, 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 Monday, October 27, 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. 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., Thursday, September 11, 2025, to:

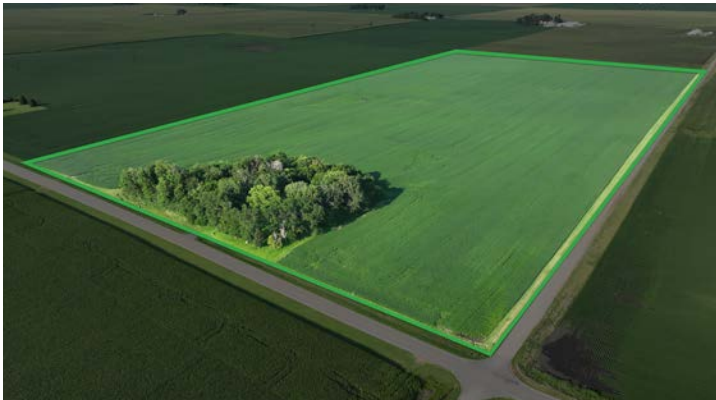
Wingert Land Services

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)

79.53±

\$ _____

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



[illegible]

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.

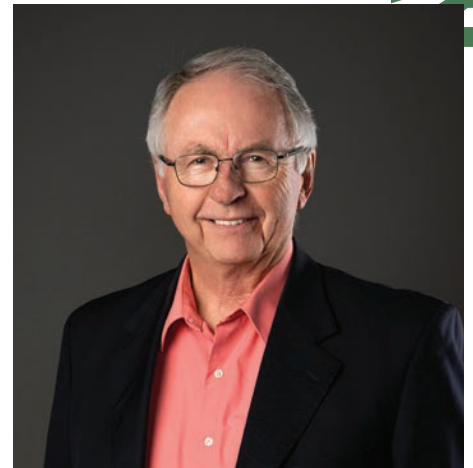
We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



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Rick Hauge, ALC
Licensed Broker and Appraiser
rick@wingertlandservices.com
507.829.5227



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