

FARMLAND AUCTION

BUILDING SITE & LAND

40.00± ACRES

Anderson Farm

Odin Township, Watonwan County, Minnesota



WINGERT
LAND SERVICES



ONE CHANCE SEALED BID AUCTION

Sealed bids must be submitted by 1:00 p.m. on
Monday, November 17, 2025.

See 'Bid Instructions' page in the back of this brochure for more details.

Attorney: Dean Zimmerli, Gislason & Hunter LLP

FOR ADDITIONAL INFORMATION CONTACT:



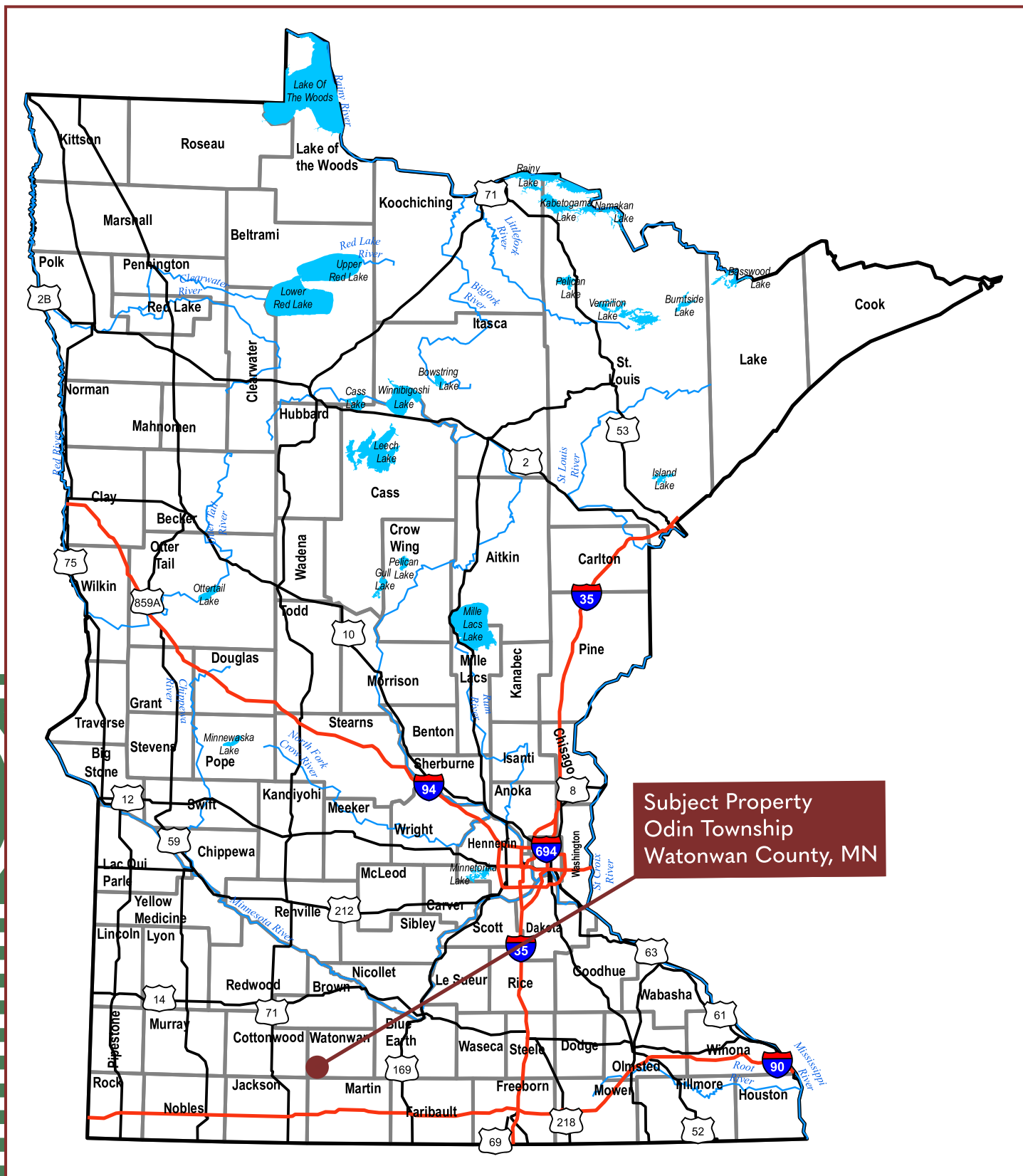
Geoff Mead, ALC
Licensed Broker

AUCTIONEER #83-50
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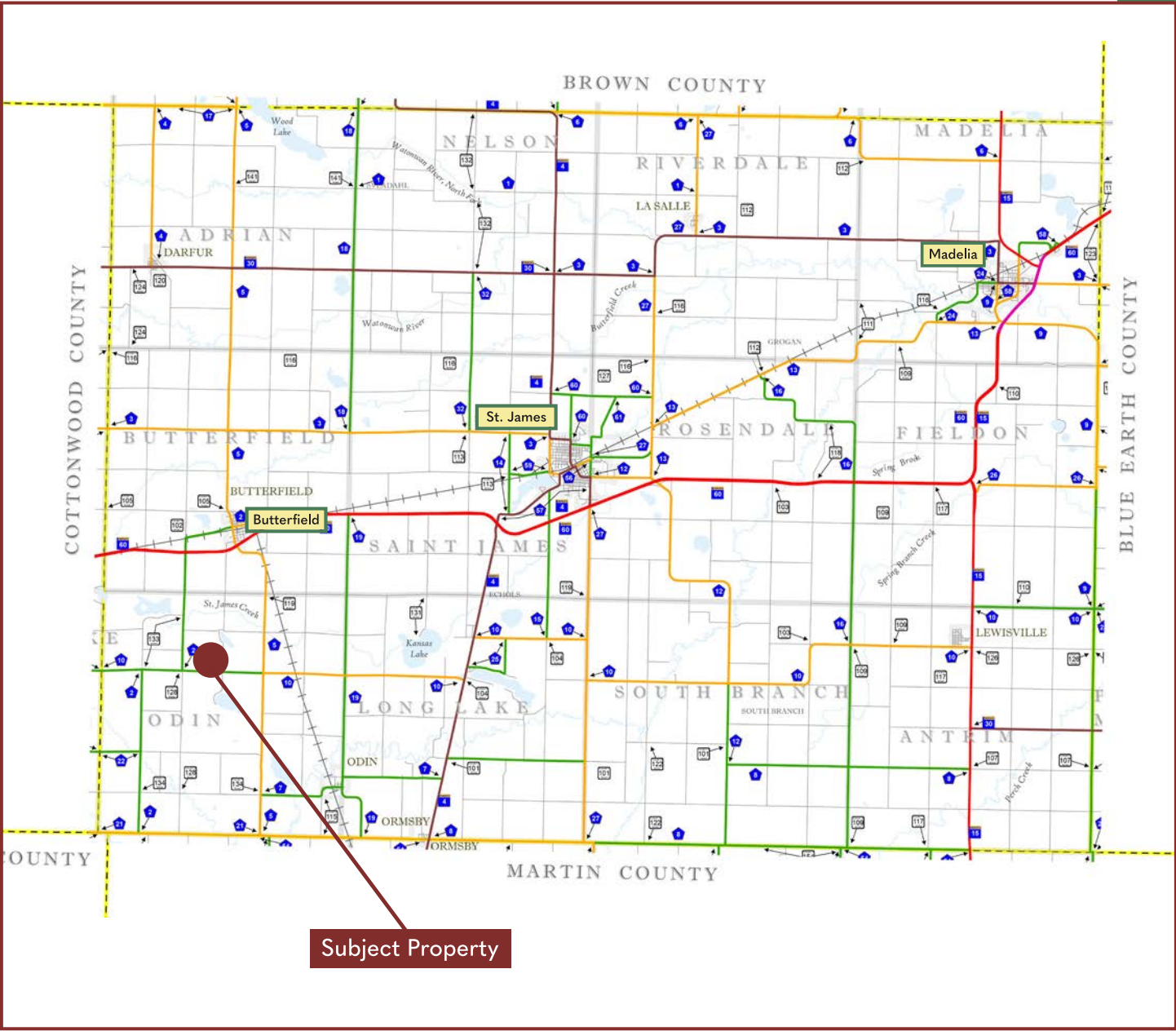
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wingertlandservices.com



Watonwan County

Minnesota



FSA Aerial Map

WINGERT
LAND SERVICES



United States
Department of
Agriculture

Watonwan County, Minnesota

Farm 2421

Tract 6890

2025 Program Year

Map Created September 04, 2025



0 175 350 700
Feet

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: 33.64 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

Parcel 1 - Building Site Only

ADDRESS: 63892 400th St, Butterfield, MN 56120

DESCRIPTION: Approx 5 ac building site located in SE 1/4 OF SE 1/4 SECT-09 TWP-105 RANGE-033.
If parcel 1 and parcel 2 are sold to separate buyers, the building site will be surveyed and the north boundary of the SE 1/4 SE 1/4 Sec 9 TWP 105 R33 will be established at Seller's expense.

TAX ID#: R08.009.0700

REAL ESTATE TAXES:	2025 Estimated Taxes	\$4,241.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$4,241.00

These taxes are estimated by Watonwan County if sold separately.
Primary Home was Ag-Homestead while smaller was Ag Non-Homestead.

OTHER: Each residence has it's own septic system. The septic tank serving the larger residence has been inspected and deemed non-compliant. The septic tank serving the smaller residence has been inspected and deemed compliant. The buyer will become responsible for replacement of the non-compliant septic system in accordance with Watonwan County requirements. The property is served by Red Rock Rural Water System.

Seller believes there is a sealed well on the property; seller was not personally involved in sealing well so seller cannot verify the accuracy of this report.

MACHINE SHED: 80' x 60', dirt floor, built in 2013

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

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wingertlandservices.com

Property Information

Parcel 1 - Building Site Only

PRIMARY RESIDENCE

YEAR BUILT:	1983
TYPE:	Split-level
BEDS:	3-4 bedrooms
BATHS:	2.5 bathrooms
FLOORS:	Carpet and vinyl
AIR CONDITIONING:	Central air
HEAT:	Forced air furnace
GARAGE:	Two-car heated garage
DECK:	Composite decking
WATER:	Red Rock Rural Water
SEPTIC:	1,000 gallon – Non-compliant, septic tank pumped in September 2025. Buyer to replace within 12 months after transfer.
SIDING:	Aluminum
COMMENTS:	Split Level home built in 1983. County has listed as three-bed but there is a fourth room in the basement with egress window and closet. Kitchen has lots of storage and center island. Located on paved County road. This home has lots of storage area and an additional room on the main level dedicated to laundry with utility connections. <i>*The property is being sold as-is where-is condition. Well, septic, and property disclosures are available. There is believed to be a sealed well on the property but no documentation has been found.</i>

SECONDARY RESIDENCE

YEAR BUILT:	2009
TYPE:	Ranch
BEDS:	1 bedroom
BATHS:	1 bathroom
FLOORS:	Heated concrete
AIR CONDITIONING:	Window
HEAT:	Gas fireplace
WATER:	Red Rock Rural Water
SEPTIC:	1,000 gallon – Compliant, pumped in September 2025
GARAGE/SHOP:	Heated, 24' x 30', concrete, built in 1996, insulation and heat added in 2019.

COMMENTS: This living space features an open living space with heated concrete floors.

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Property Images

Parcel 1 – Building Site Only

Primary Residence



Primary Residence – Family Room



Property Images

Parcel 1 – Building Site Only



Primary Residence – Kitchen



Primary Residence – Dining/Kitchen



Property Images

Parcel 1 – Building Site Only

Secondary Residence & Shop



Secondary Residence – Kitchen



Property Images

Parcel 1 – Building Site Only



Secondary Residence – Entrance to Bedroom



Secondary Residence – Family Room



Property Images

Parcel 1 – Building Site Only

Secondary Residence – Heated Garage/Shop



Secondary Residence –
Hallway Bathroom and Mudroom



Secondary Residence –
Enclosed Porch



Property Images

Parcel 1 – Building Site Only

Machine Shed



View additional photos of both residences in the online listing. Scan the QR code to explore more.

Property Information

Parcel 2 – Land Only

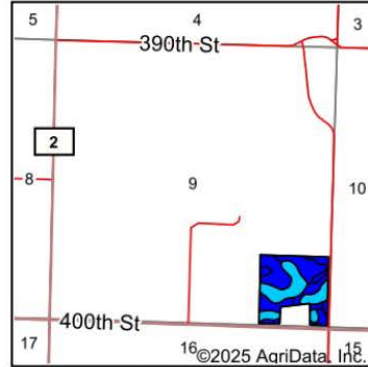
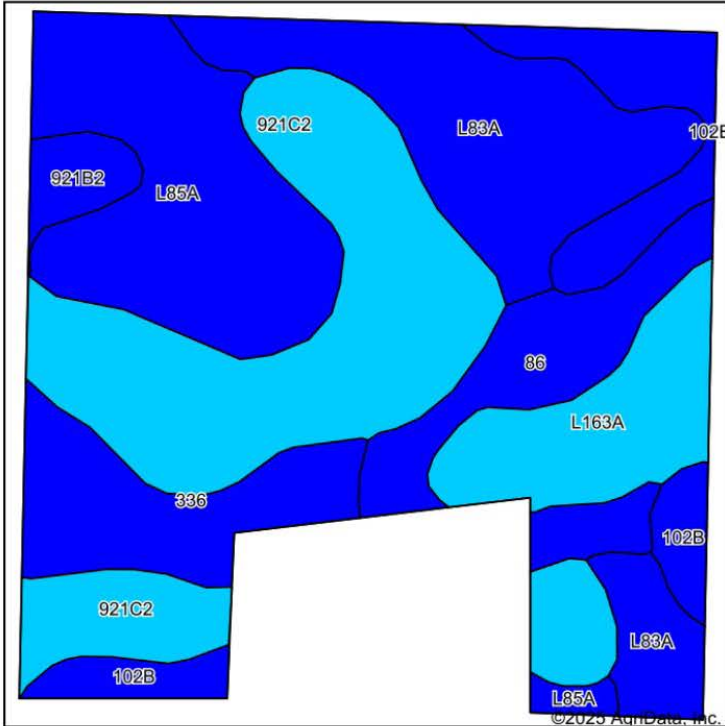
DESCRIPTION:	Approximately 35 AC located in SE 1/4 OF SE 1/4 SECT-09 TWP-105 RANGE-033. If parcel 1 and parcel 2 are sold to separate buyers, the building site will be surveyed and the north boundary of the SE 1/4 SE 1/4 Sec 9 TWP 105 R33 will be established at Seller's expense.	
TAX ID#:	R08.009.0700	
REAL ESTATE TAXES:	2025 Estimated Ag Homestead Taxes	\$733.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$733.00
	These are estimated by Watonwan County if farmland is sold separate from building site.	
FSA INFORMATION:	Total Acres	35.00± acres
	FSA Tillable Acres	33.64± acres
	Corn Base Acres	21.59± acres
	Corn PLC Yield	149.00± bushels
	Soybean Base Acres	11.96± acres
	Soybean PLC Yield	37± bushels
RENT/LEASE INFORMATION:	Farm is leased through 2025.	
SOIL DESCRIPTION:	Clarion-Storden complex, Webster clay loam, Nicollet clay loam, Clarion loam See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	92.0 CPI	
TOPOGRAPHY:	Gently rolling	
DRAINAGE:	12" private main and laterals (see tile map). There is an 18" tile main crossing this property north of the building site. Seller is not aware of a written drainage agreement regarding this tile main.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	HEL determinations not completed for all fields on the tract, PC/NW	

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Soils Map

Parcel 2 – Land Only



State: **Minnesota**
 County: **Watsonwan**
 Location: **9-105N-33W**
 Township: **Odin**
 Acres: **33.2**
 Date: **9/6/2025**



Area Symbol: MN165, 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
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	9.35	28.2%		> 6.5ft.	Well drained	IIIe	87	71
L83A	Webster clay loam, 0 to 2 percent slopes	5.89	17.7%		> 6.5ft.	Poorly drained	IIlw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.78	17.4%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
102B	Clarion loam, 2 to 6 percent slopes	3.04	9.2%		> 6.5ft.	Moderately well drained	Ile	95	83
86	Canisteo clay loam, 0 to 2 percent slopes	2.88	8.7%		> 6.5ft.	Poorly drained	IIlw	93	81
336	Delft clay loam, 0 to 2 percent slopes	2.81	8.5%		> 6.5ft.	Poorly drained	IIlw	94	79
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.77	8.3%		> 6.5ft.	Very poorly drained	IIIlw	86	77
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	0.68	2.0%		> 6.5ft.	Moderately well drained	Ile	92	82
Weighted Average							2.19	92	*n 78.2

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 2

Parcel 2 – NW looking SE



Parcel 2 – SE looking NW



Property Images
Parcel 2



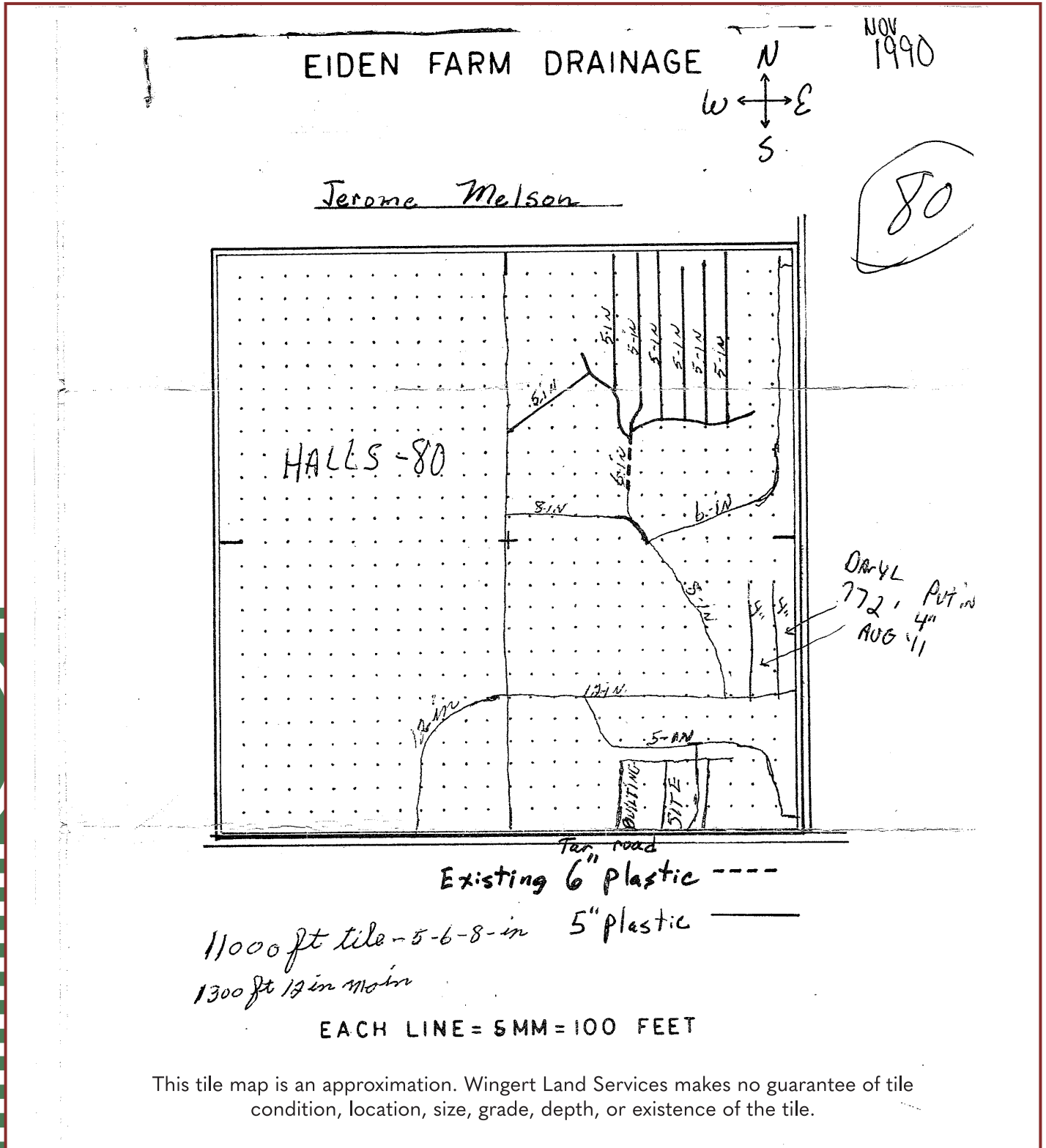
Parcel 2 – NE looking SW



Parcel 2 – SW looking NE



Tile Map



Property Information

Parcel 3 – Building Site & Land Combined

DESCRIPTION:	40.00 AC SE 1/4 OF SE 1/4 SECT-09 TWP-105 RANGE-033 Property will not be surveyed.		
TAX ID#:	R08.009.0700		
REAL ESTATE TAXES:	2025 Estimated Ag Homestead Taxes		\$4,924.00
	Special Assessment		\$50.00
	Total Estimated Tax & Specials		\$4,974.00
	Primary Home is Ag-Homestead while smaller is Ag Non-Homestead.		
FSA INFORMATION:	Total Acres		40.00± acres
	FSA Tillable Acres		33.64± acres
	Corn Base Acres		21.59± acres
	Corn PLC Yield		149.00± bushels
	Soybean Base Acres		11.96± acres
	Soybean PLC Yield		37.00± bushels
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Clarion-Storden complex, Webster clay loam, Nicollet clay loam, Clarion loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	92.0 CPI		
TOPOGRAPHY:	Gently rolling		
DRAINAGE:	12" private main and laterals (see tile map). There is an 18" tile main crossing this property north of the building site. Seller is not aware of a written drainage agreement regarding this tile main.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	HEL determinations not completed for all fields on the tract, PC/NW		
OTHER:	Please find details on the building site in the Parcel 1 Property Information.		

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

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One Chance Sealed Bid Auction Instructions

DATE: MONDAY, NOVEMBER 17, 2025 BY 1:00 P.M.

1. Sealed bid registration shall be completed on the website at www.wingertlandservices.com. Go to Auction Tab, View Property, Registration Tab to complete online registration. If you are unable to complete online registration, please contact:

Geoff Mead

Cell: 507.317.6266

Email: geoff@wingertlandservices.com

Anna Mead

Cell: 507.441.5262

Email: anna@wingertlandservices.com

2. After registration is completed, you will be sent a purchase contract that will need to be completed by Docusign and shall state the total purchase price for the parcel you are bidding on.
3. **Bids must be entered on or before Monday, November 17, 2025 by 1:00 p.m. to be considered.**
4. The sealed bids will be reviewed on Monday, November 17, 2025 and all bidders will be notified whether their bid was accepted or rejected by 12:00 p.m. on Tuesday, November 18, 2025.
5. The parcel is currently 40 acre tract, but is being offered as:

Parcel 1: Building Site (approximately 5.00± acres)

Parcel 2: Farmland Only (approximately 35.00± acres)

Parcel 3: Building Site & Farmland Combined (40.00± acres)

If building site and land are sold to separate buyers, property will be surveyed to establish the building site and north boundary of the farmland.

6. Seller reserves the right to reject any and all bids.
7. Seller reserves the right to negotiate as Seller sees fit.
8. In the event a bid is accepted, the successful bidder must provide earnest money in the amount of 10% of the total purchase price within 24 hours. Check or wired funds will be accepted.
9. A 2% Buyer Premium will be added to the purchase price and paid at closing. The Buyer Premium will be reflected on the contract forms provided by Wingert Land Services.
10. The winning Bidder(s) is purchasing with no contingencies and must be prepared to close on or before Monday, January 12, 2026. Possession to be given at settlement upon receipt of certified check or wire transfer funds.
11. Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.
12. Information provided in this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy. Prospective Buyers are urged to perform their own due diligence prior to making any offers on the subject property and to rely on their own conclusions.
13. Seller is selling the property "As-Is, Where-Is, with all Faults" condition.

FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

Auctioneer #83-50

507.317.6266

geoff@wingertlandservices.com

Anna Mead, Licensed Land Specialist

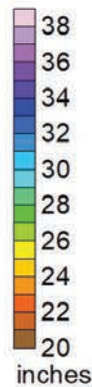
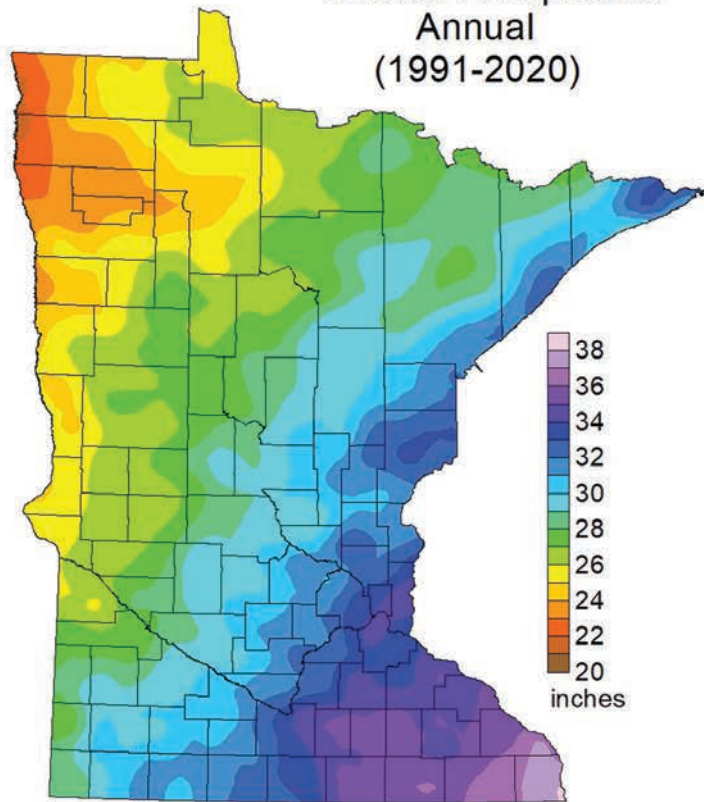
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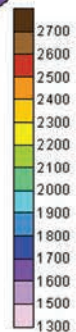
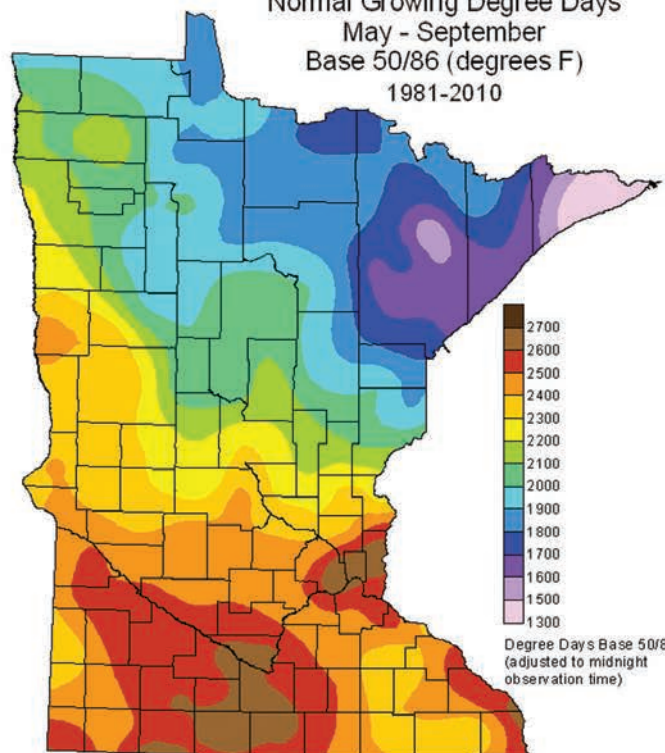
This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire surface, providing a guide for handwriting or typing. The paper is otherwise completely empty, with no margins, text, or other markings.

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

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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