

FARMLAND AUCTION



WINGERT
LAND SERVICES

MULTI-PARCEL

374.07± ACRES

Elsie and Arthur Rahn Trust

Mountain Lake Township, Cottonwood County, Minnesota



AUCTION LOCATION AND TIME

Friday, November 21, 2025 @ 2:30 p.m.

Mountain Lake Community Center

1027 Second Avenue, Mountain Lake, MN 56159

Owner: Elsie J. Rahn Revocable Trust and Arthur Rahn Trust B

Trustees: Lois Marschinke and Lee Suderman

Attorney: Greg Olson, Patton, Hoversten & Berg Law Office

See 'Bid Instructions' 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

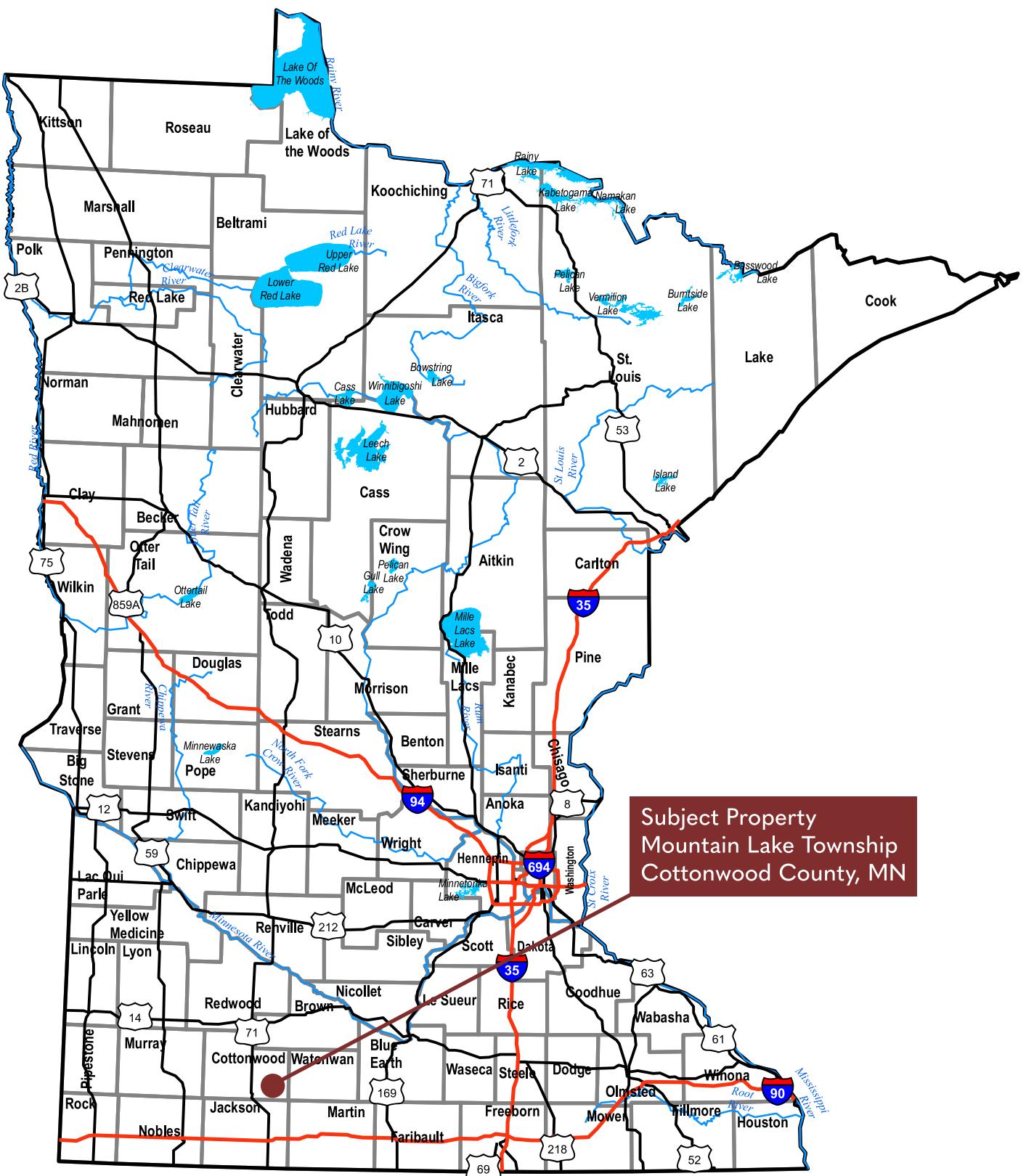
AUCTIONEER #07-24-12

charles@wingertlandservices.com

C: 507.381.9790 | O: 507.248.5263

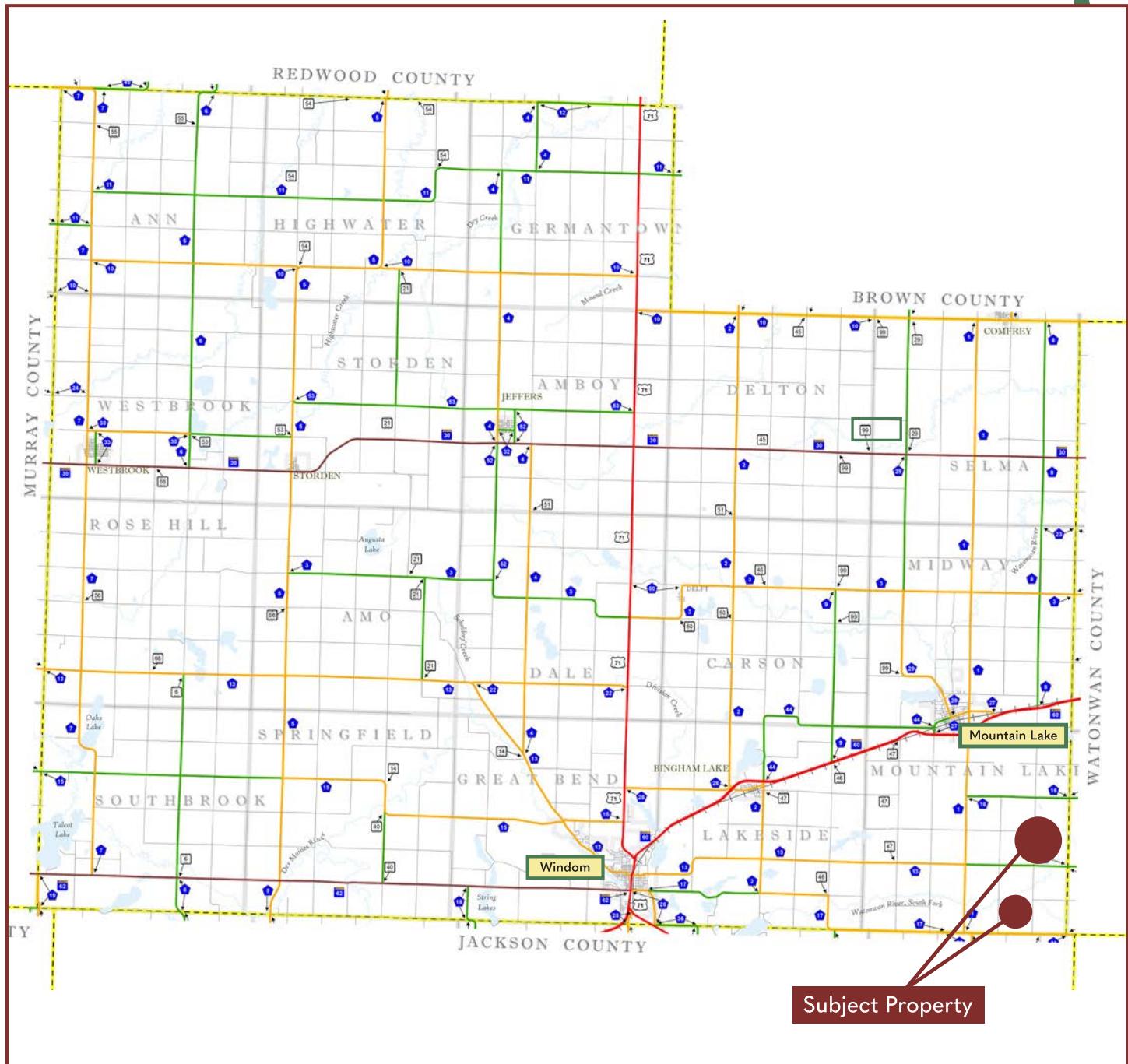
wingertlandservices.com

ALC
ACCREDITED
LAND CONSULTANT



Cottonwood County

Minnesota



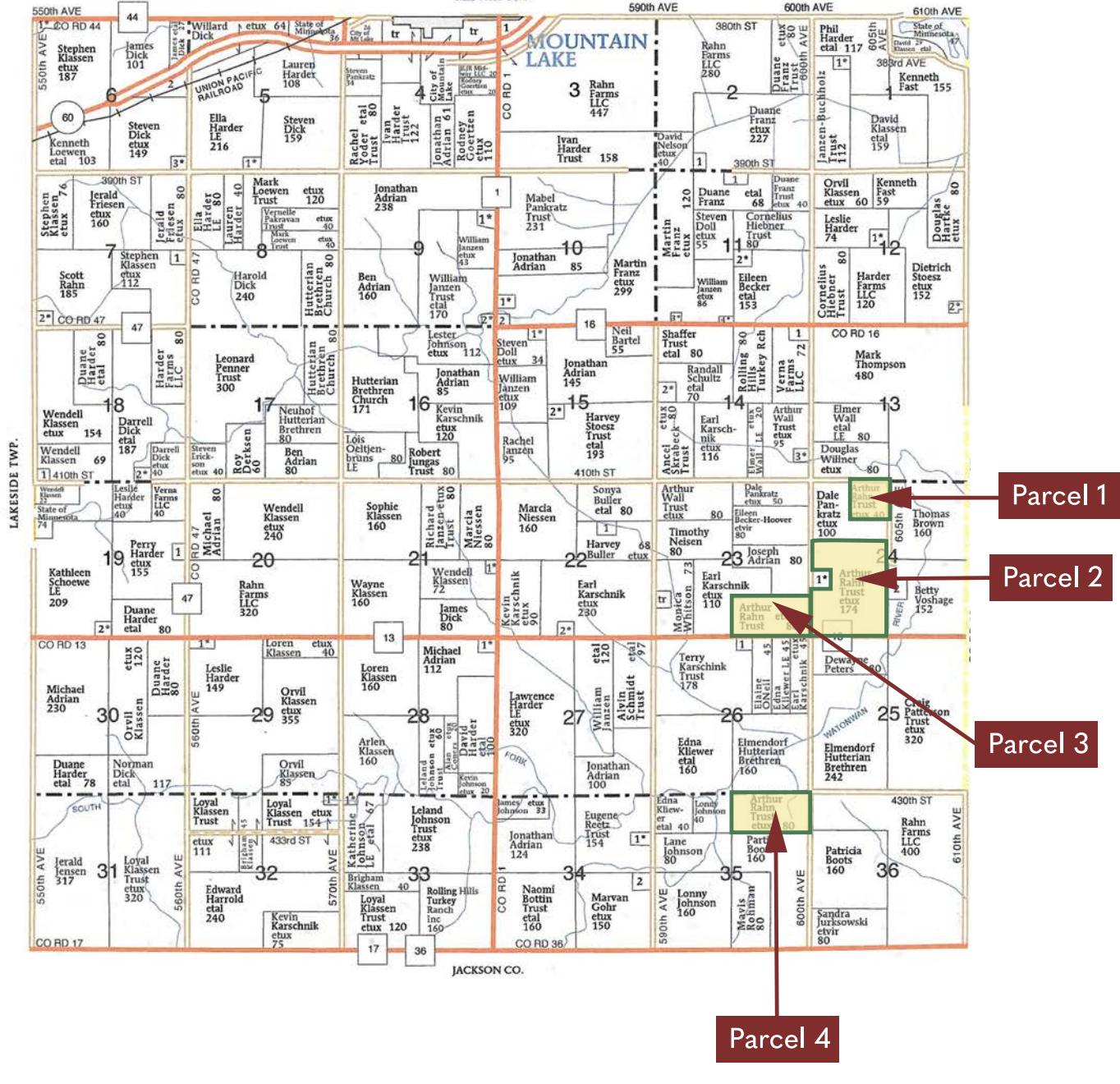
Mountain Lake Township

Cottonwood County | T105N-R34W

T-105-N

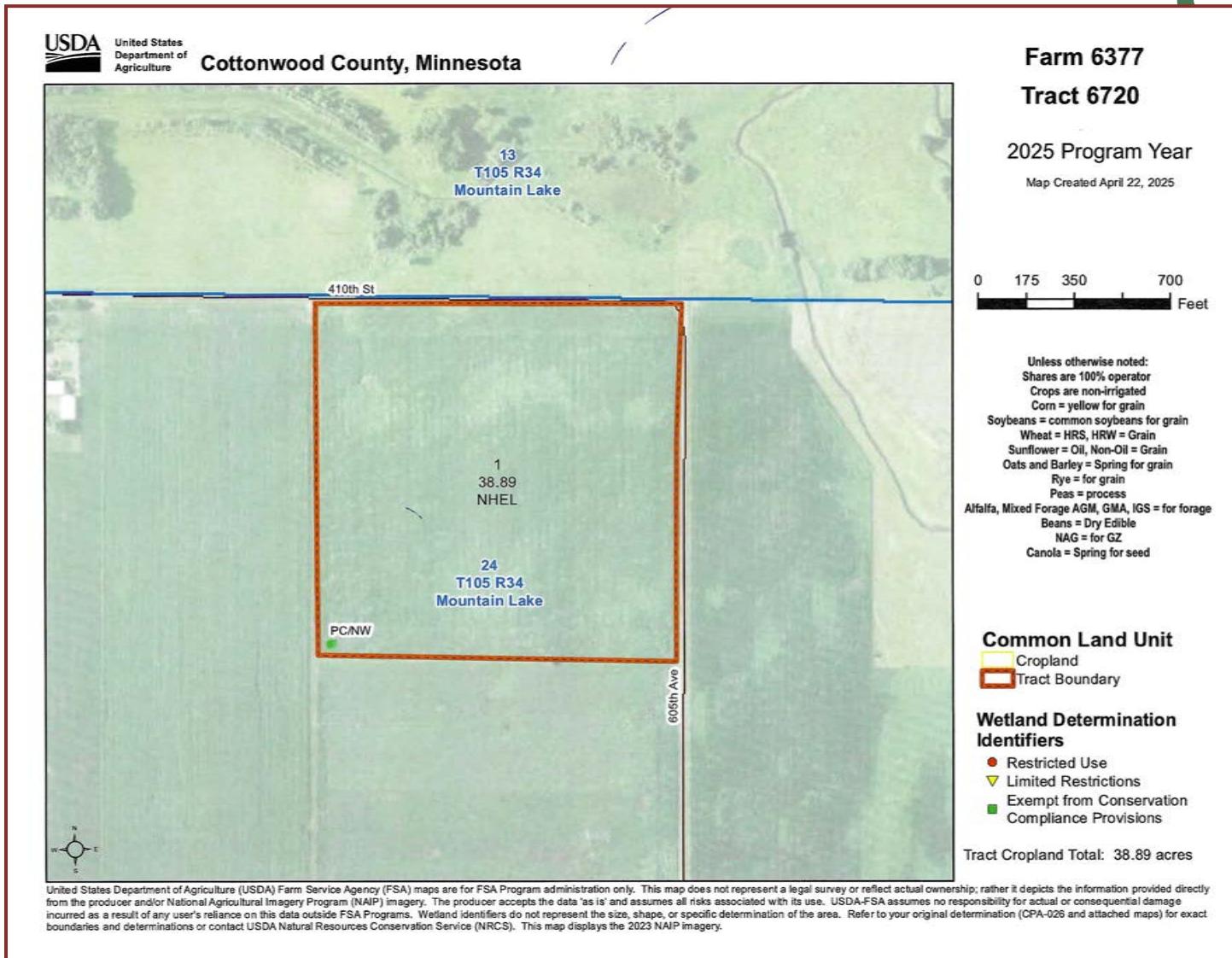
MTAIN LAKE PLAT

R-34-W



FSA Aerial Map

Parcel 1



Property Information

Parcel 1

DESCRIPTION:

NE1/4 of NW1/4 Section 24, T105N-R34W
(Mountain Lake Township, Cottonwood County)

TAX ID#:

120240200

REAL ESTATE TAXES:

2025 Ag Non-Homestead Taxes	\$2,176.00
Special Assessment	\$0.00
Total Estimated Tax & Specials	\$2,176.00

FSA INFORMATION:

Total Acres	40.00± acres
FSA Tillable Acres	38.89± acres
Corn Base Acres	19.40± acres
Corn PLC Yield	167.00± bushels
Soybean Base Acres	19.40± acres
Soybean PLC Yield	41.00± bushels

**LAND LEASE & WIND
EASEMENT INFORMATION:**

The Rahn trustees entered into a land lease and wind easement with Geronimo Wind Energy, LLC, in July of 2011. The 2025 payment was \$20.00 per acre (\$800.00). A copy of the land lease and wind easement, along with accompanying documents, will be furnished upon request.

SOIL DESCRIPTION:

Nicollet clay loam, Webster clay loam, Glencoe clay loam, Canisteo clay loam, Coland clay loam. See soil map.

**CROP PRODUCTIVITY
INDEX (CPI):**

93.8 CPI

TOPOGRAPHY:

Level to slight roll.

DRAINAGE:

Private outlet to creek - random laterals. No tile maps were available.

CRP:

N/A

**NRCS CLASSIFICATION
ON TILLABLE ACRES:**

PC/NW – Prior Converted/No Wetlands
NHEL – No Highly Erodible Lands

OWNERSHIP:

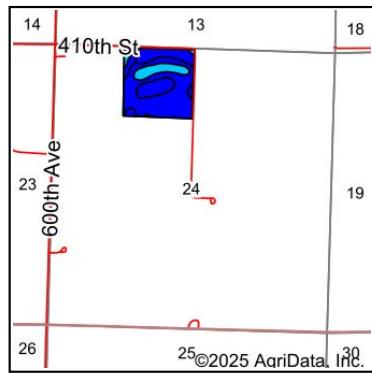
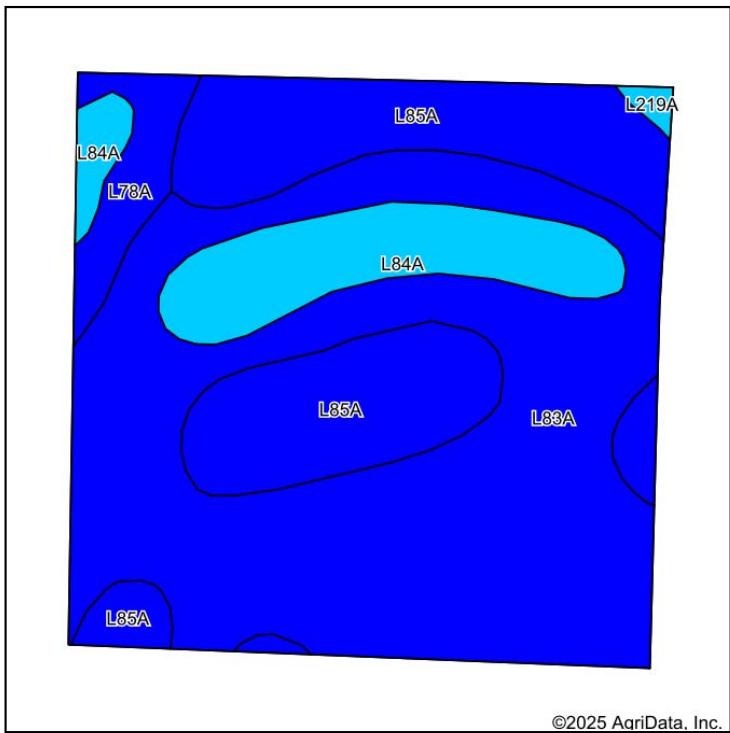
The 40-acre parcel has been in the Rahn family since October 1997.

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



State: **Minnesota**
 County: **Cottonwood**
 Location: **24-105N-34W**
 Township: **Mountain Lake**
 Acres: **38.89**
 Date: **10/10/2025**

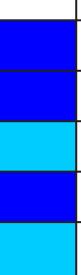
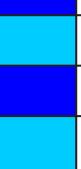
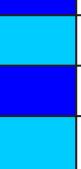
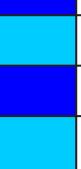
Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	21.50	55.2%		> 6.5ft.	Poorly drained	IIw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.87	28.0%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.71	12.1%		> 6.5ft.	Very poorly drained	IIIw	86	77
L78A	Canistee clay loam, 0 to 2 percent slopes	1.63	4.2%		> 6.5ft.	Poorly drained	IIw	93	81
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.18	0.5%		> 6.5ft.	Poorly drained	IIw	83	83
Weighted Average							1.84	93.8	*n 81.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 1

Parcel 1 – NW Corner Looking SE

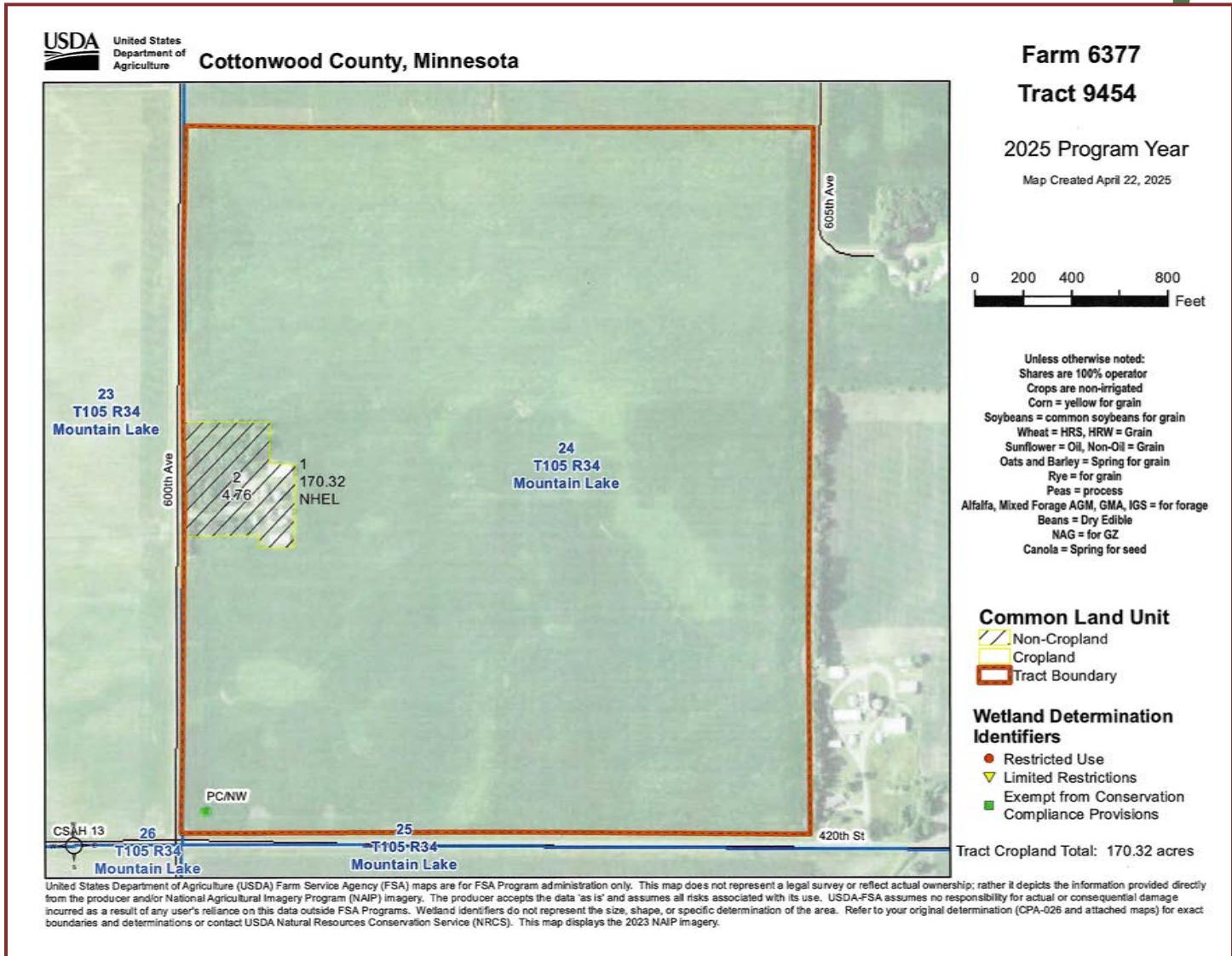


Parcel 1 – SE Corner Looking NW



FSA Aerial Map

Parcel 2



Property Information

Parcel 2

DESCRIPTION: S20 Rods of NW1/4 and N40 Rods of SW1/4 Section 24, T105N-R34W and SW1/4 exc N1/2 of N1/2 of SW1/4 & exc S521' of N1412' of W496' Section 24, T105N-R34W (Mountain Lake Township, Cottonwood County)

TAX ID#: 120240201 (60 acres)
120240301 (114.07 acres)

REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes: 120240201	\$3,032.00
	2025 Ag Non-Homestead Taxes: 120240301	\$5,768.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$8,800.00

FSA INFORMATION:	Total Acres	174.07± acres
	FSA Tillable Acres	168.46± acres*
	Corn Base Acres	84.23± acres
	Corn PLC Yield	167.00± bushels
	Soybean Base Acres	84.23± acres
	Soybean PLC Yield	41.00± bushels

*After building site tillable reduction. 0.8 acre of existing tillable are within building site property. FSA will have to recalculate base acres after sale.

LAND LEASE & WIND EASEMENT INFORMATION: The Rahn trustees entered into a land lease and wind easement with Geronimo Wind Energy, LLC, in July of 2011. The 2025 payment was \$20.00 per acre (\$3,460). A copy of the land lease and wind easement, along with accompanying documents, will be furnished upon request.

SOIL DESCRIPTION: Nicollet clay loam, Webster clay loam, Glencoe clay loam, Canisteo clay loam, Clarion loam. See soil map.

CROP PRODUCTIVITY INDEX (CPI): 92.6 CPI

TOPOGRAPHY: Level to slight roll.

DRAINAGE: Private outlet and mains. Substantial system tiling. See Tile map.

CRP: N/A

NRCS CLASSIFICATION ON TILLABLE ACRES: PC/NW – Prior Converted/No Wetlands
NHEL – No Highly Erodible Lands

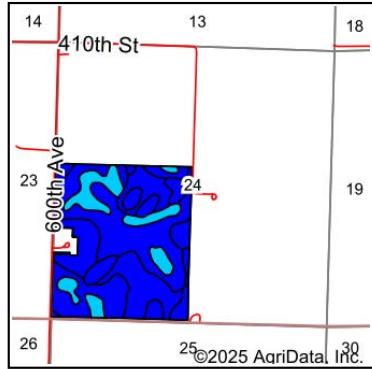
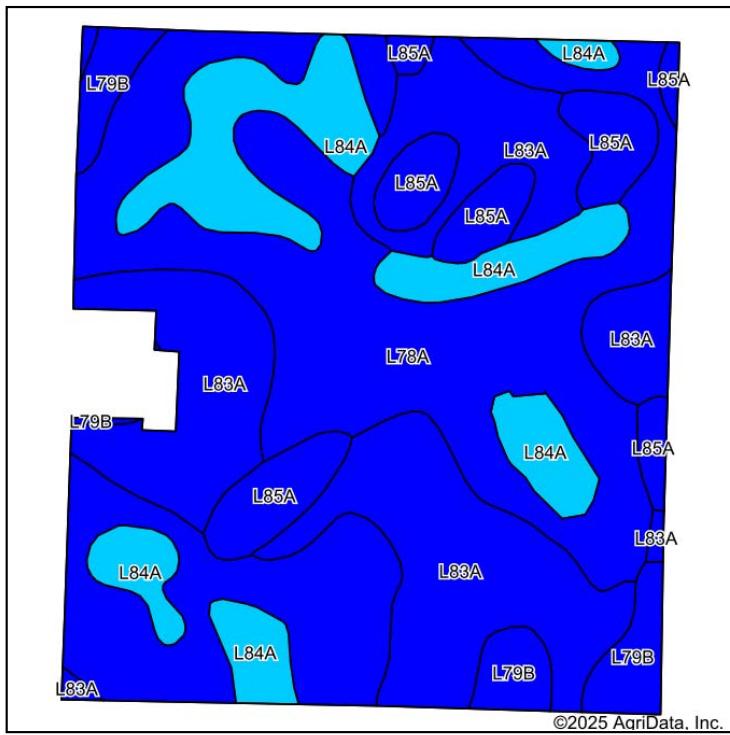
OWNERSHIP: The south 114-acre parcel has been in the Rahn family since January 1921. The north 60-acre parcel has been in the Rahn Family since February 1964.

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

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Soils Map

Parcel 2



State: **Minnesota**
 County: **Cottonwood**
 Location: **24-105N-34W**
 Township: **Mountain Lake**
 Acres: **170.32**
 Date: **10/10/2025**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L78A	Canisteo clay loam, 0 to 2 percent slopes	72.09	42.4%		> 6.5ft.	Poorly drained	IIw	93	81
L83A	Webster clay loam, 0 to 2 percent slopes	49.45	29.0%		> 6.5ft.	Poorly drained	IIw	93	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	25.55	15.0%		> 6.5ft.	Very poorly drained	IIIw	86	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.98	8.8%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L79B	Clarion loam, 2 to 6 percent slopes	8.25	4.8%		> 6.5ft.	Moderately well drained	IIe	95	83
Weighted Average							2.06	92.6	*n 81.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 2

Parcel 2 – SW Corner Looking NE



Parcel 2 – NE Corner Looking SW



Tile Map

Parcel 2



This tile map is an approximation.

Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

FSA Aerial Map

Parcel 3



United States
Department of
Agriculture

Cottonwood County, Minnesota

Farm 6864

Tract 9453

2025 Program Year

Map Created April 22, 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
Yellow = Cropland
Orange = Tract Boundary

**Wetland Determination
Identifiers**

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

Tract Cropland Total: 78.38 acres

CSAH 13

23
T105 R34
Mountain Lake

1
78.38
NHEL

PC/NW

26
T105 R34
Mountain Lake

420th St
600th Ave
25
T105 R34
Mountain Lake

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Property Information

Parcel 3

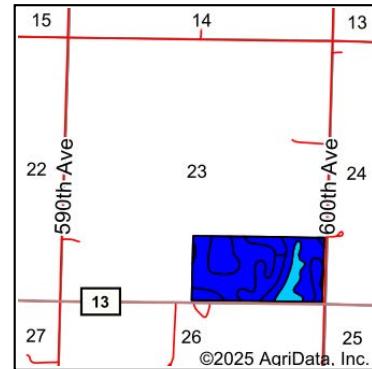
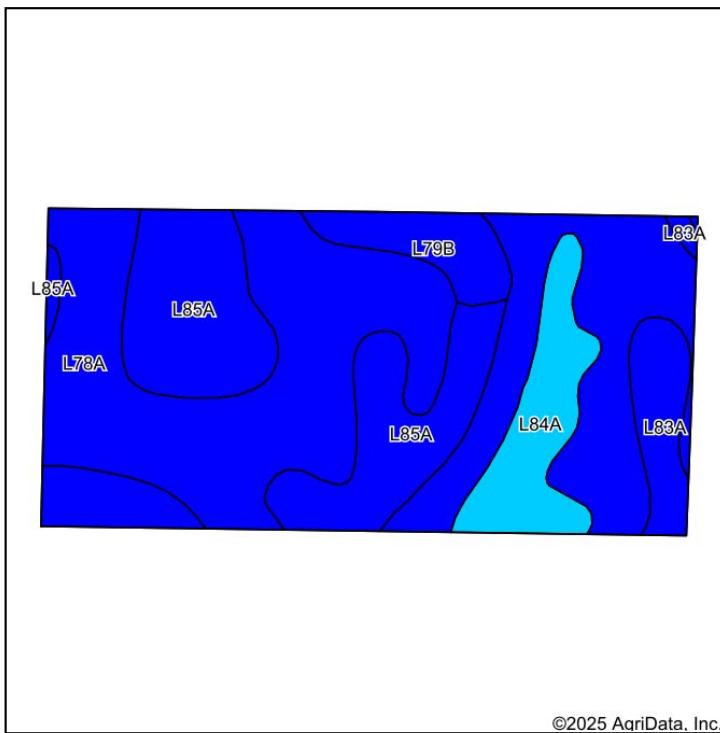
DESCRIPTION:	S1/2 of SE1/4 Section 23, T105N-R34W (Mountain Lake Township, Cottonwood County)	
TAX ID#:	120230700	
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes Special Assessment Total Estimated Tax & Specials	\$4,036.00 \$0.00 \$4,036.00
FSA INFORMATION:	Total Acres FSA Tillable Acres Corn Base Acres Corn PLC Yield Soybean Base Acres Soybean PLC Yield	80.00± acres 78.38± acres 48.49± acres 168.00± bushels 29.09± acres 42.00± bushels
LAND LEASE & WIND EASEMENT INFORMATION:	The Rahn trustees entered into a land lease and wind easement with Geronimo Wind Energy, LLC, in July of 2011. The 2025 payment was \$20.00 per acre (\$1,600). A copy of the land lease and wind easement, along with accompanying documents, will be furnished upon request.	
SOIL DESCRIPTION:	Nicollet clay loam, Clarion loam, Webster clay loam, Glencoe clay loam, Canisteo clay loam. See soil map.	
CROP PRODUCTIVITY INDEX (CPI):	94.1 CPI	
TOPOGRAPHY:	Level to slight roll.	
DRAINAGE:	Private outlet and mains. Random laterals and some system tiling. See Tile map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	
OWNERSHIP:	The 80-acre parcel has been in the Rahn family since January 1956.	

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

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Soils Map

Parcel 3



State: **Minnesota**
 County: **Cottonwood**
 Location: **23-105N-34W**
 Township: **Mountain Lake**
 Acres: **78.38**
 Date: **10/10/2025**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
L78A	Canisteo clay loam, 0 to 2 percent slopes	42.44	54.2%		> 6.5ft.	Poorly drained	IIw	93	81	
L85A	Nicollet clay loam, 1 to 3 percent slopes	20.87	26.6%		> 6.5ft.	Somewhat poorly drained	Iw	99	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.98	8.9%		> 6.5ft.	Very poorly drained	IIIw	86	77	
L83A	Webster clay loam, 0 to 2 percent slopes	4.14	5.3%		> 6.5ft.	Poorly drained	IIw	93	83	
L79B	Clarion loam, 2 to 6 percent slopes	3.95	5.0%		> 6.5ft.	Moderately well drained	IIe	95	83	
							Weighted Average	1.82	94.1	*n 80.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

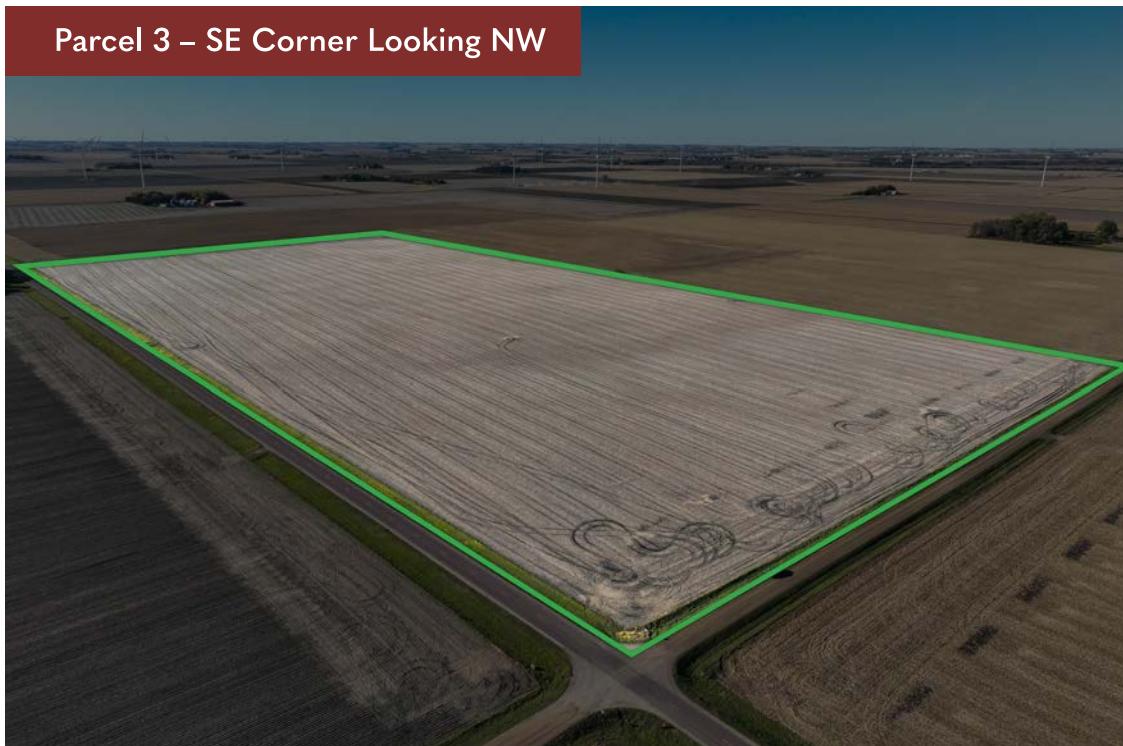
Property Images

Parcel 3

Parcel 3 – NW Corner Looking SE

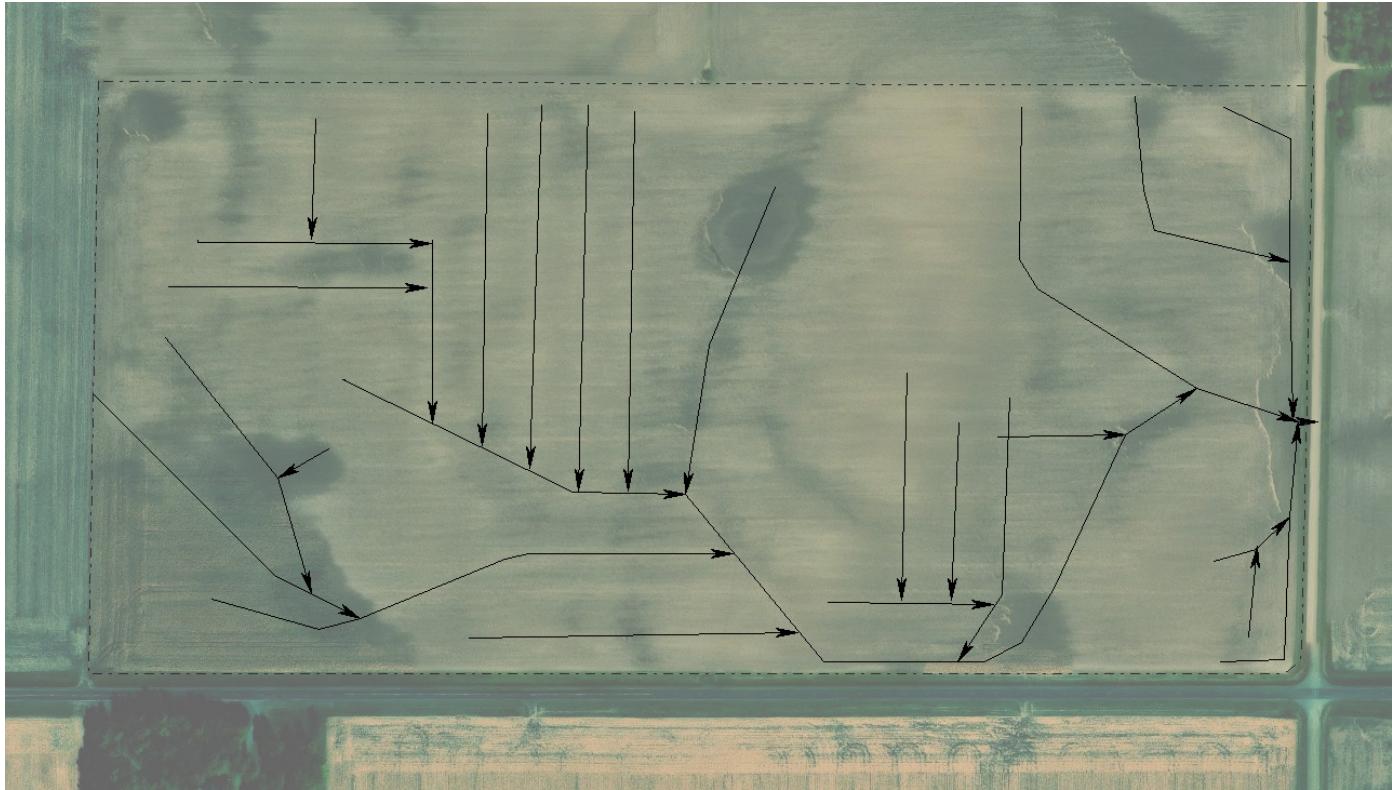


Parcel 3 – SE Corner Looking NW



Tile Map

Parcel 3

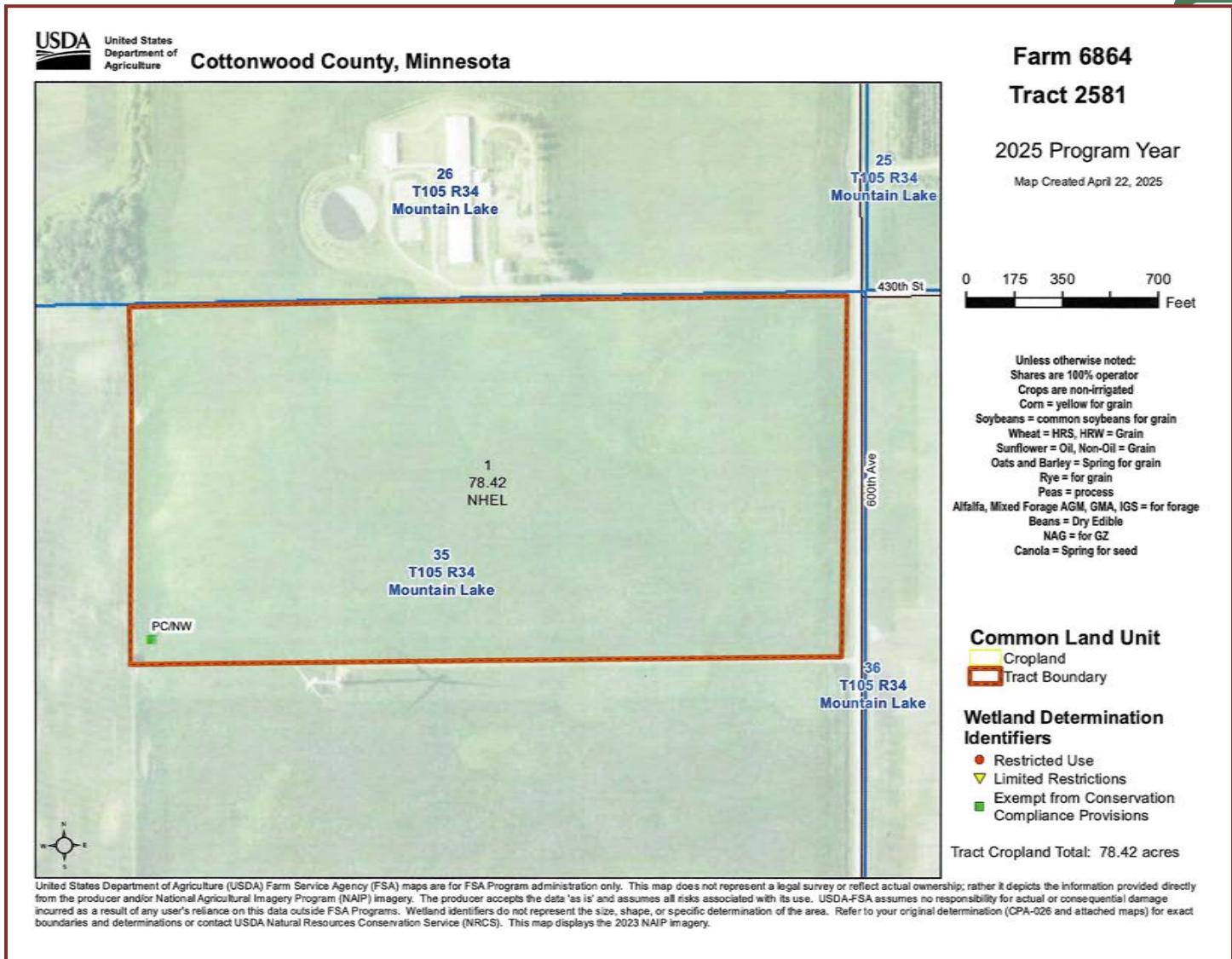


This tile map is an approximation.

Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

FSA Aerial Map

Parcel 4



Property Information

Parcel 4

DESCRIPTION:

N1/2 of NE1/4 Section 35, T105N-R34W
(Mountain Lake Township, Cottonwood County)

TAX ID#:

120350100

REAL ESTATE TAXES:

2025 Ag Non-Homestead Taxes	\$3,828.00
Special Assessment	\$0.00
Total Estimated Tax & Specials	\$3,828.00

FSA INFORMATION:

Total Acres	80.00± acres
FSA Tillable Acres	78.42± acres
Corn Base Acres	48.51± acres
Corn PLC Yield	168.00± bushels
Soybean Base Acres	29.11± acres
Soybean PLC Yield	42.00± bushels

**LAND LEASE & WIND
EASEMENT INFORMATION:**

The Rahn trustees entered into a land lease and wind easement with Geronimo Wind Energy, LLC, in July of 2011. The 2025 payment was \$20.00 per acre (\$1,600). A copy of the land lease and wind easement, along with accompanying documents, will be furnished upon request.

SOIL DESCRIPTION:

Nicollet clay loam, Clarion-Swanlake complex, Clarion loam, Webster clay loam, Canisteo-Glencoe complex, Delft, Calrion-Storden complex.
See soil map.

**CROP PRODUCTIVITY
INDEX (CPI):**

94.1 CPI

TOPOGRAPHY:

Level to slight roll.

DRAINAGE:

Judicial Ditch 85A (12") and two private outlets (8" and 6"). Random laterals and some system tiling. See Tile map.

CRP:

N/A

**NRCS CLASSIFICATION
ON TILLABLE ACRES:**

PC/NW – Prior Converted/No Wetlands
NHEL – No Highly Erodible Lands

OWNERSHIP:

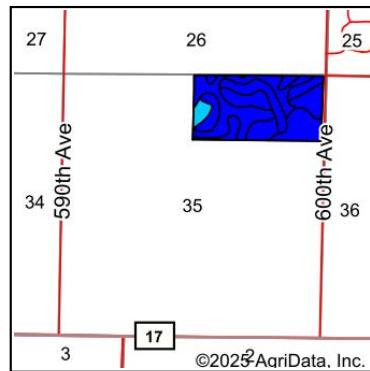
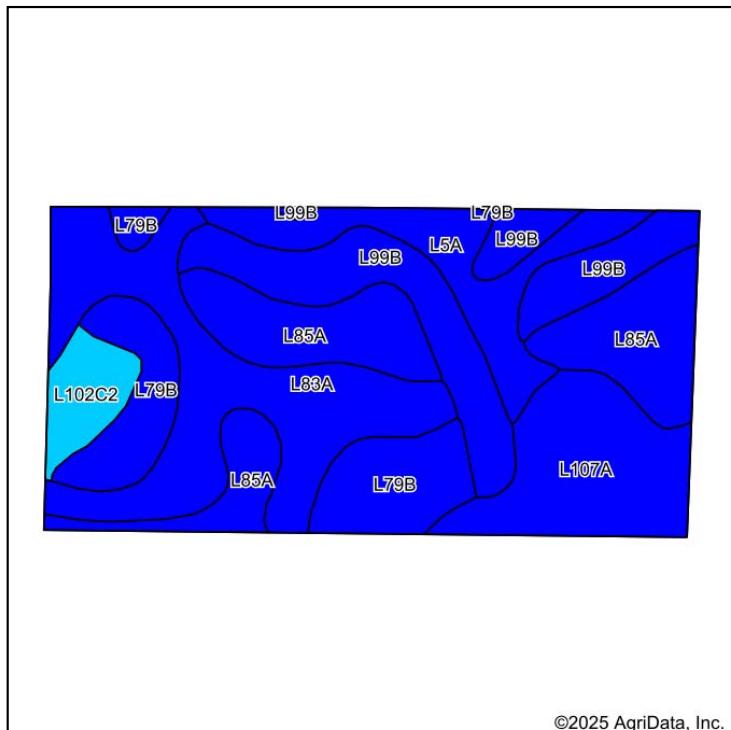
The 80-acre parcel has been in the Rahn family since February 1982.

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

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Soils Map

Parcel 4



State: **Minnesota**
 County: **Cottonwood**
 Location: **35-105N-34W**
 Township: **Mountain Lake**
 Acres: **78.42**
 Date: **10/10/2025**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25

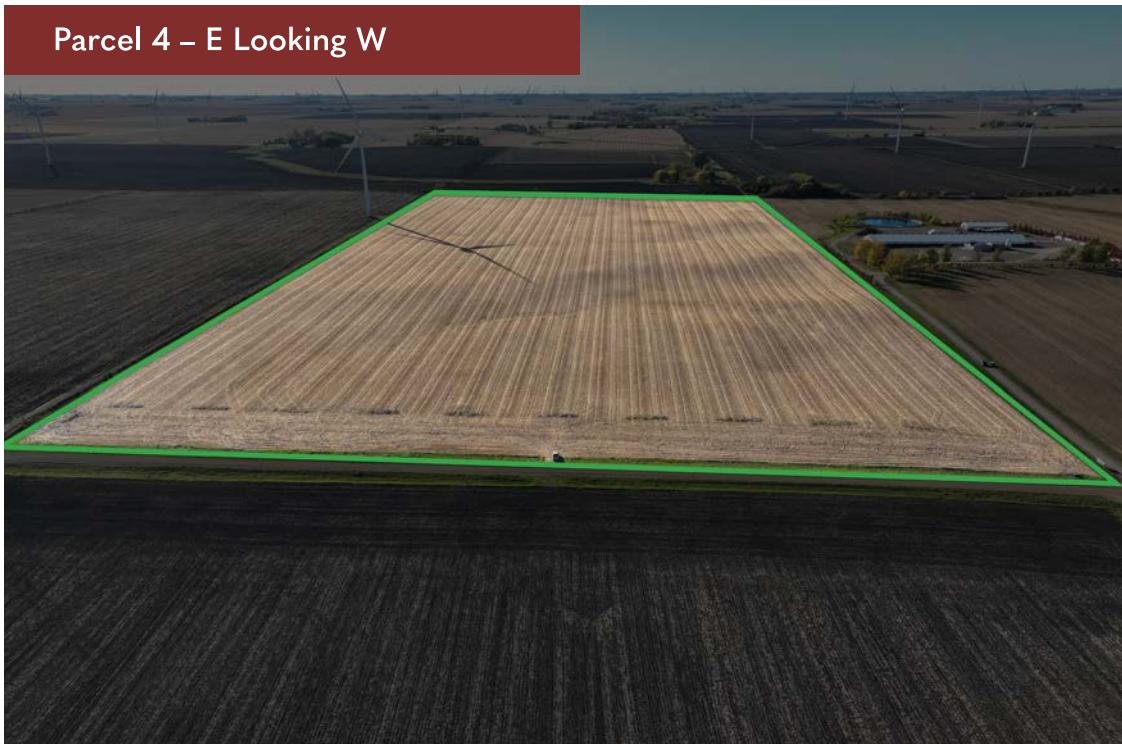
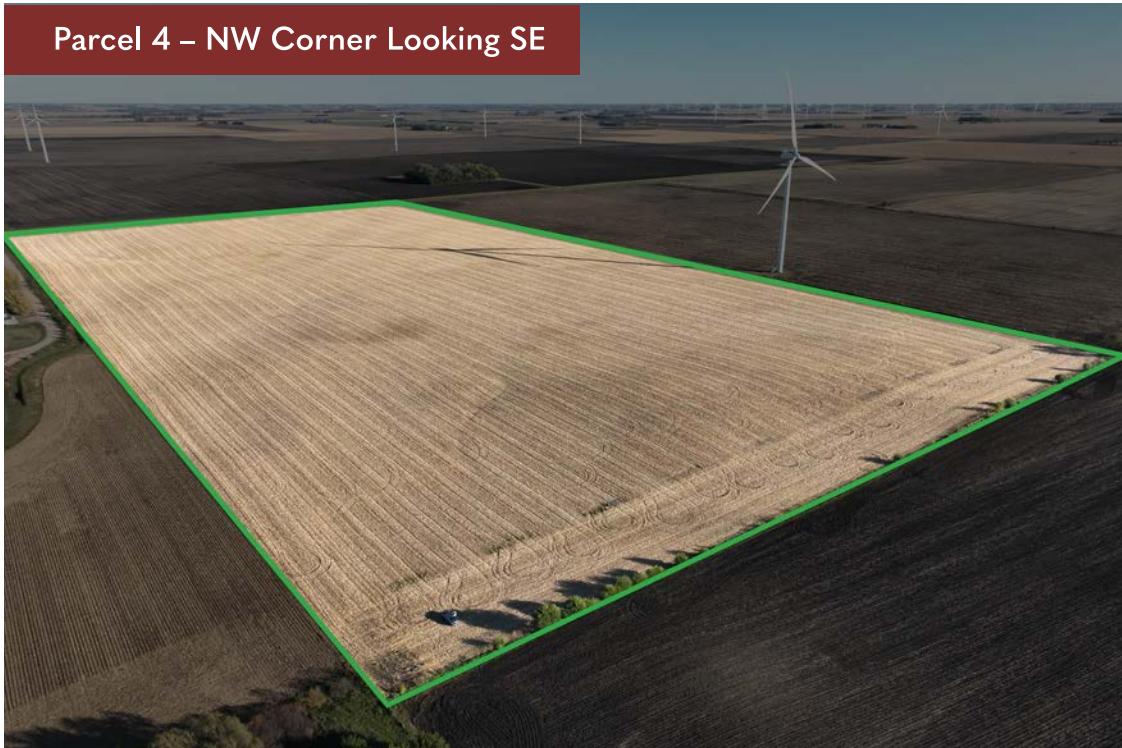
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	17.17	21.8%		> 6.5ft.	Poorly drained	IIw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.81	20.2%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.63	17.4%		> 6.5ft.	Moderately well drained	IIe	92	82
L79B	Clarion loam, 2 to 6 percent slopes	10.47	13.4%		> 6.5ft.	Moderately well drained	IIe	95	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.26	13.1%		> 6.5ft.	Poorly drained	IIw	91	81
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	7.88	10.0%		> 6.5ft.	Poorly drained	IIw	96	87
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.20	4.1%		> 6.5ft.	Well drained	IIIe	87	71
Weighted Average							1.84	94.1	*n 82.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 4



Tile Map

Parcel 4



This tile map is an approximation.

Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Bid Instructions

AUCTION LOCATION AND TIME:

Mountain Lake Community Center
1027 Second Avenue
Mountain Lake, MN 56159

Friday, November 21, 2025 @ 2:30 p.m.

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, November 20, 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, November 20, 2025 to:

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

2. The bid shall state the **price per deeded acre to the nearest \$100.**
3. This auction will be conducted as a "Choice" auction in which bidding is based on price per deeded acre (not on individual parcels). All persons submitting a bid will be allowed to raise their bid after the auction commences. The person with the highest bid will have first choice of which parcel(s) they choose to purchase. If there are remaining parcels that were not selected, the bidding will begin again in an additional round of which the person with the highest bid will have first choice of remaining parcels. This process continues until there are no remaining parcels.
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 Wednesday, January 7, 2026 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:

Chuck Wingert, ALC, Licensed Broker
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., Thursday, November 20, 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.



PRICE PER ACRE

(Nearest \$100)

Opening Bid \$ _____

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

Notes



wingertlandservices.com

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
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Licensed Broker
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Anna Mead
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