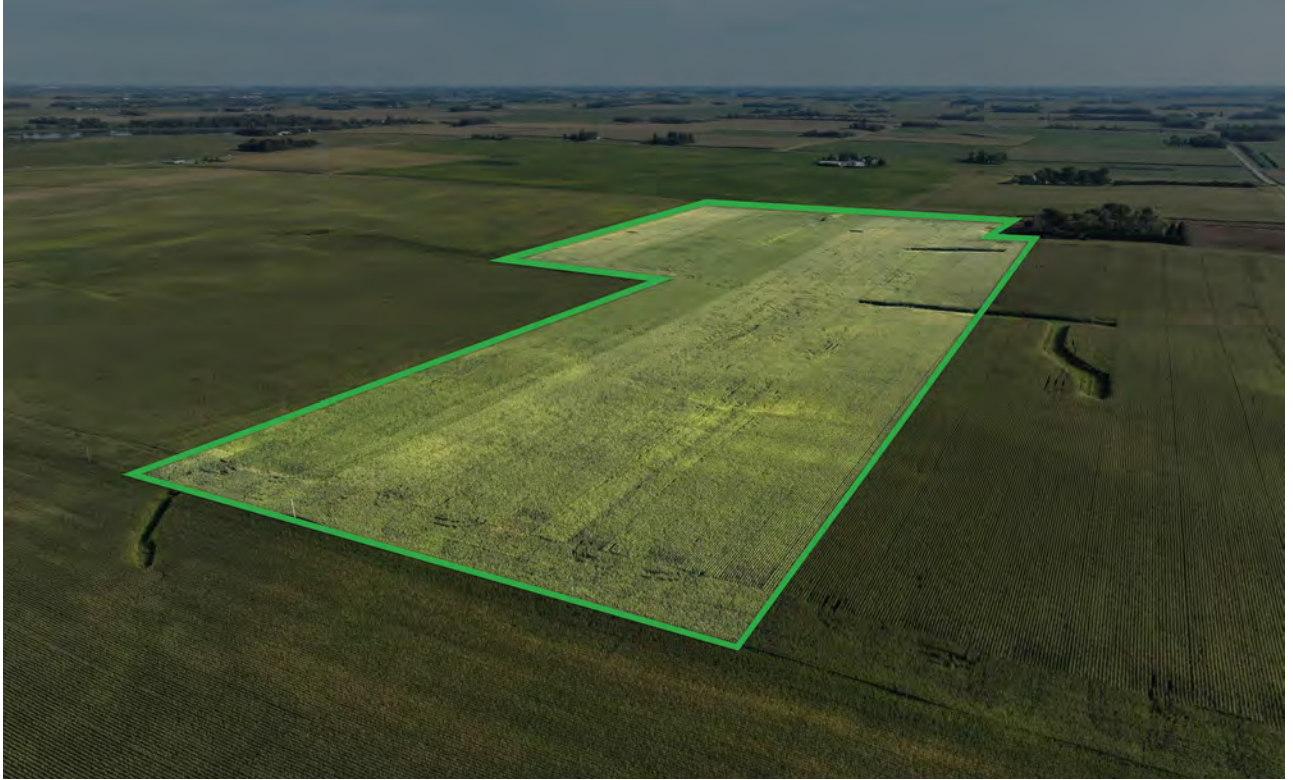




54.30± ACRES

Schneider Family Farm Partnership

Le Ray Township, Blue Earth County, Minnesota



AUCTION LOCATION AND TIME

Wednesday, November 19, 2025 @ 2:00 p.m.

Pioneer Bank

1450 Adams Street, Mankato, MN 56001

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:



Geoff Mead, ALC
Licensed Broker

AUCTIONEER #83-50
geoff@wingertlandservices.com
C: 507.317.6266
O: 507.248.5263

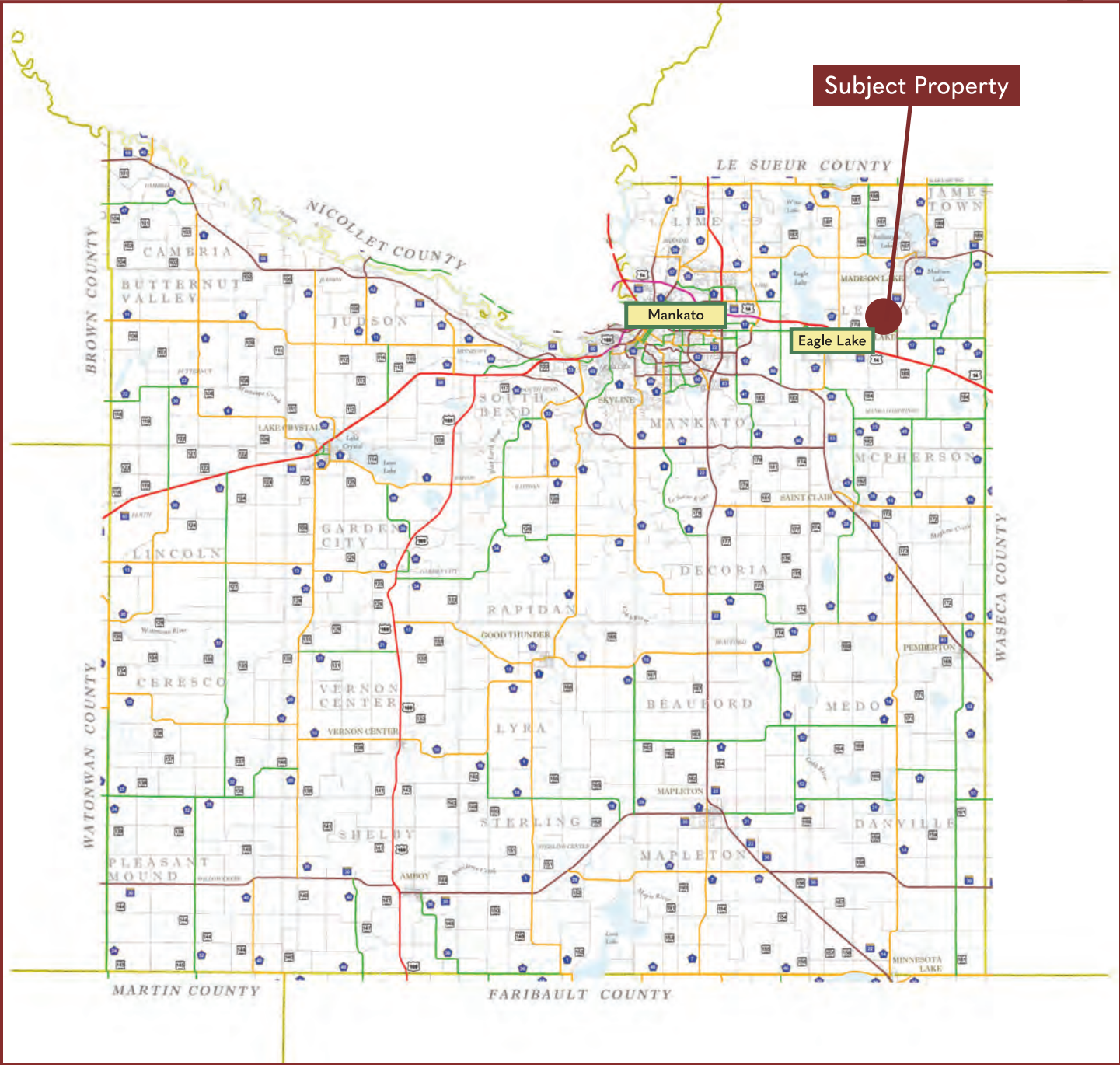


Anna Mead
Licensed Land Specialist

anna@wingertlandservices.com
C: 507.441.5262
O: 507.248.5263

wingertlandservices.com

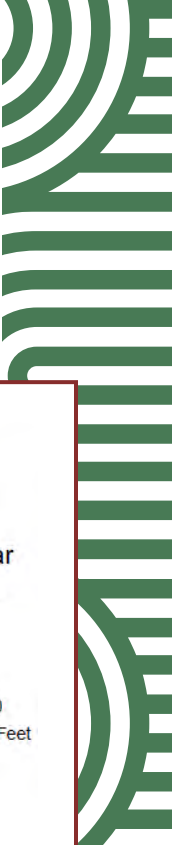
Blue Earth County Minnesota



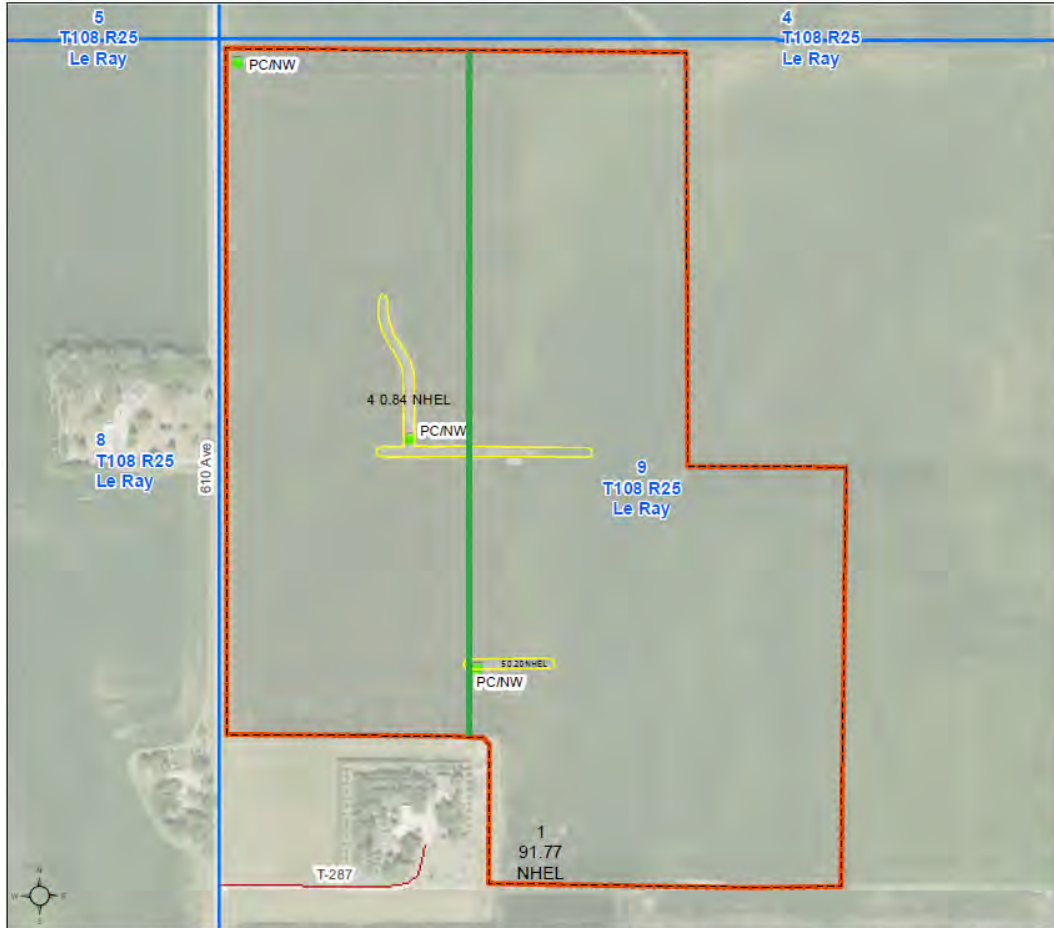
Blue Earth County | T108N-R25W



FSA Aerial Map



Blue Earth County, Minnesota

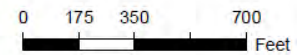


Farm 8359

Tract 13030

2025 Program Year

Map Created May 01, 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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 92.81 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

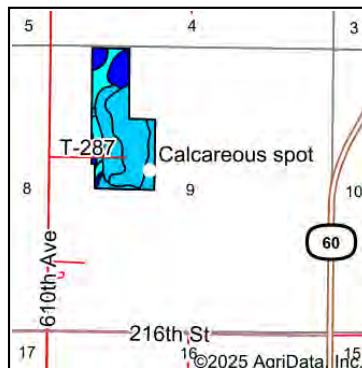
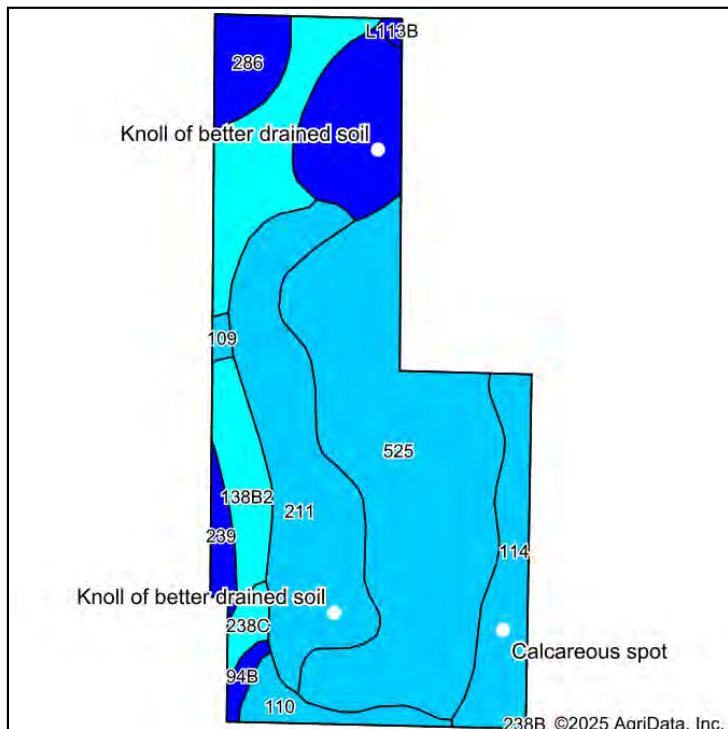
DESCRIPTION:	NW 1/4 EX E 35 AC OF NE 1/4 OF NW 1/4 & EX E 1/2 OF SE 1/4 OF NW 1/4 & EX S 461.23' OF W 850' & EX THE N 2,173.02' OF THE W 816.24' SEC 9 TWP 108 RG 25. Survey Legal to Govern.		
TAX ID#:	57648334		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$3,547.48
	Special Assessment		\$6,198.52
	Total Estimated Tax & Specials		\$9,746.00
	Total Balance of Assessment is \$35,980.81. (15 year term for JD 9) Principal: \$5,140.11 Interest: \$958.12 for amount payable in 2025. Final Payment in 2031.		
FSA INFORMATION:	Total Acres	54.30± acres	
	FSA Tillable Acres	53.88 ± acres	
	Corn Base Acres	31.30 ± acres	
	Corn PLC Yield	155.00± bushels	
	Soybean Base Acres	16.87 ± acres	
	Soybean PLC Yield	44.00± bushels	
	FSA tillable, Corn/Soybean base acres, and yields are all estimated . Pending redetermination due to government shutdown.		
LEASE/RENT INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Muskego soils, Lura silty clay, Kilkenny clay loam, Canisteo clay loam, Glencoe silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	83.3 CPI		
TOPOGRAPHY:	Rolling		
DRAINAGE:	Pattern tiled with outlet to CD 9, 4" & 6" laterals		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands		

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

WINGERT
LAND SERVICES



State: **Minnesota**
County: **Blue Earth**
Location: **9-108N-25W**
Township: **Le Ray**
Acres: **55.09**
Date: **9/10/2025**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
525	Muskego soils, 0 to 1 percent slopes	20.49	37.1%		> 6.5ft.	Very poorly drained	IIIw	81	58
211	Lura silty clay, 0 to 1 percent slopes	11.02	20.0%		> 6.5ft.	Very poorly drained	IIIw	81	59
238B	Kilkenny clay loam, 2 to 6 percent slopes	5.11	9.3%		> 6.5ft.	Moderately well drained	Ile	79	84
86	Canisteo clay loam, 0 to 2 percent slopes	4.84	8.8%		> 6.5ft.	Poorly drained	IIw	93	81
114	Glencoe silty clay loam, 0 to 1 percent slopes	4.57	8.3%		> 6.5ft.	Very poorly drained	IIIw	86	80
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	2.77	5.0%		> 6.5ft.	Somewhat poorly drained	Ile	80	78
286	Shorewood silty clay loam, 1 to 6 percent slopes	2.14	3.9%		> 6.5ft.	Moderately well drained	Ile	95	85
110	Marna silty clay loam, 0 to 2 percent slopes	1.59	2.9%		> 6.5ft.	Poorly drained	IIw	87	77
239	Le Sueur loam, 1 to 3 percent slopes	0.92	1.7%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	0.76	1.4%		> 6.5ft.	Moderately well drained	IIIe	74	79
94B	Terril loam, 2 to 6 percent slopes	0.46	0.8%		> 6.5ft.	Well drained	Ile	99	88
109	Cordova clay loam, 0 to 2 percent slopes	0.26	0.5%		> 6.5ft.	Poorly drained	IIw	87	85
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.16	0.3%		> 6.5ft.	Moderately well drained	Ile	98	81

Property Images



SE Corner Looking NW



NW Corner Looking SE



Property Images

NE Corner Looking SW

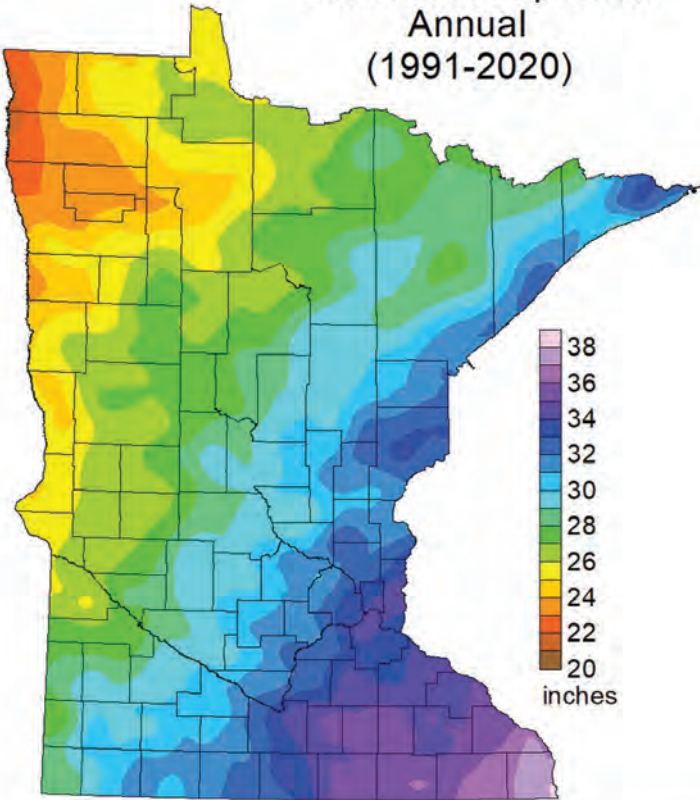


SW Corner Looking NE



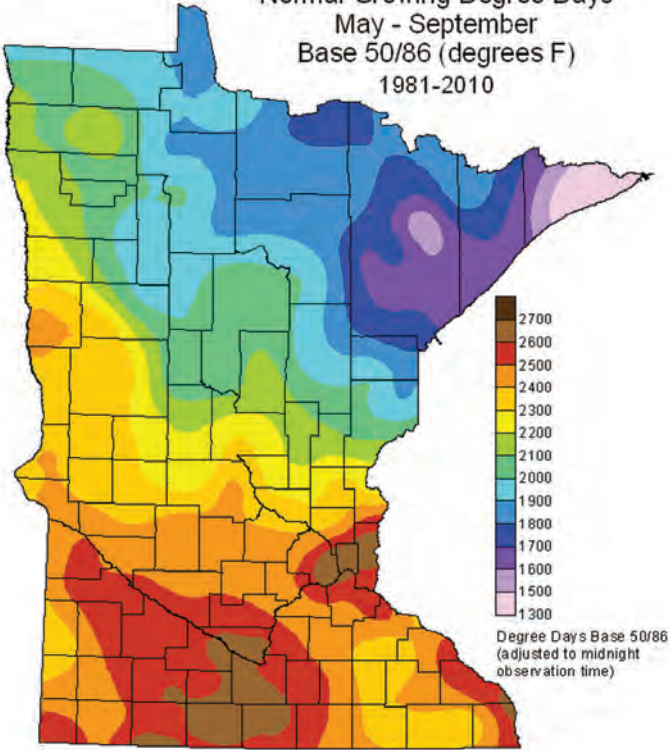


Normal Precipitation
Annual
(1991-2020)



DNR State Climatology Office, April 16, 2021

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



State Climatology Office - MNDNR

Bid Instructions

AUCTION LOCATION AND TIME:

Pioneer Bank
1450 Adams Street
Mankato, MN 56001

Wednesday, November 19, 2025 @ 2:00 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., Tuesday, November 18, 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, November 18, 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. All persons submitting a 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 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:

Geoff Mead, ALC, Licensed Broker
Auctioneer #83-50
507.317.6266
geoff@wingertlandservices.com

Anna Mead, Licensed Land Specialist
507.441.5262
anna@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., Tuesday, November 18, 2025, to:

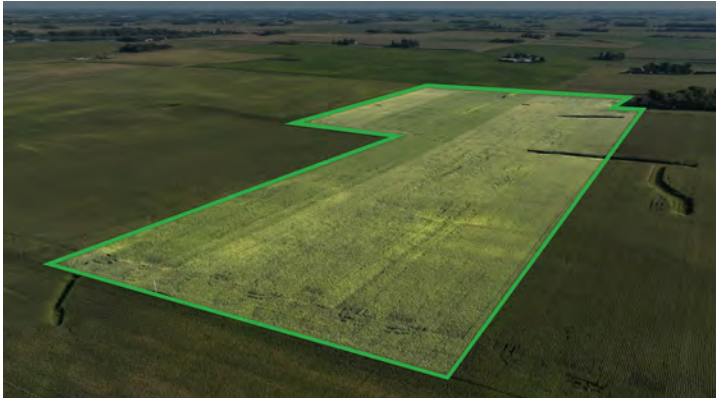
Wingert Land Services

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)

54.30±

\$ _____

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



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.

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
geoff@wingertlandservices.com
507.317.6266



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



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