

FARMLAND AUCTION



131.97± ACRES

C.J. Schumann Trust

Hunter Township, Jackson County, Minnesota



AUCTION LOCATION AND TIME

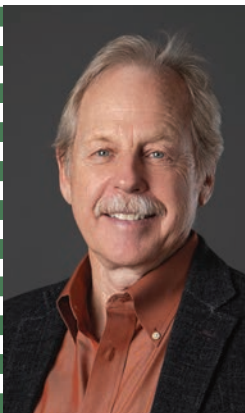
Friday, November 21, 2025 @ 11:00 a.m.

Lakefield American Legion
413 Main Street, Lakefield, MN 56150

Owner: C.J. Schumann Trust

Attorney: Ron Schramel, Schramel 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

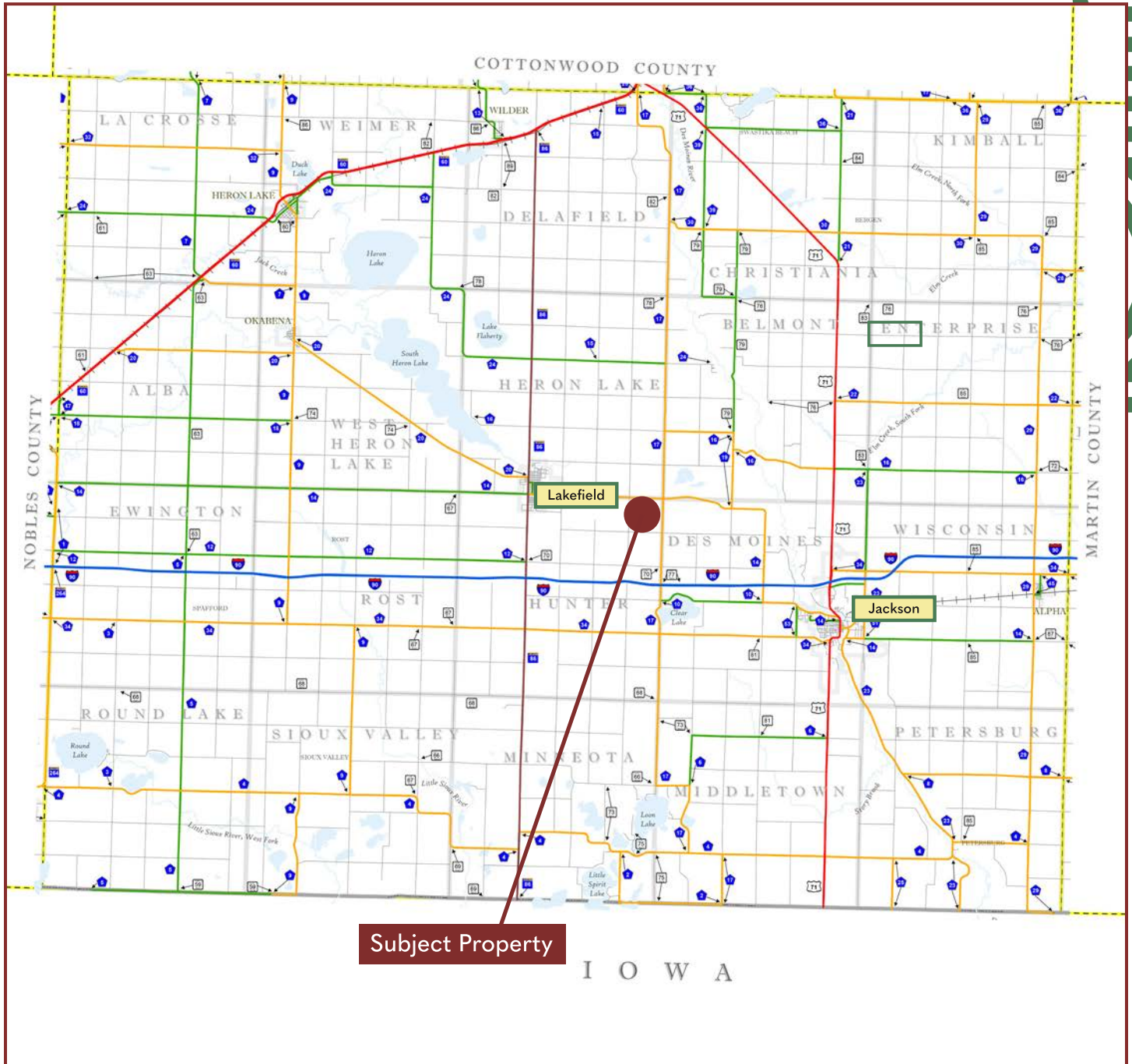
C: 507.381.9790 | O: 507.248.5263

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Jackson County Minnesota

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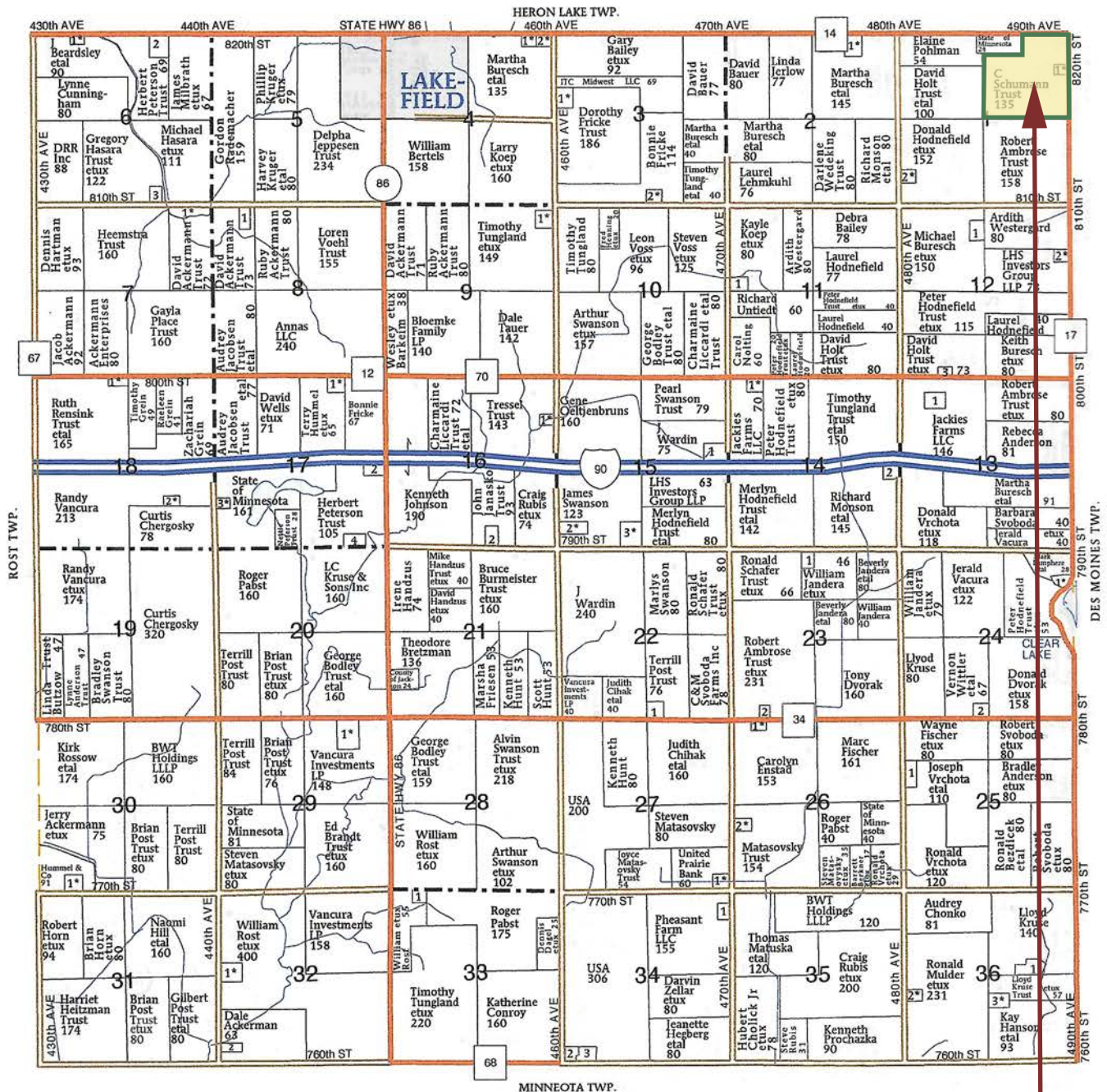
Hunter Township

Jackson County | T102N-R36W

T-102-N

HUNTER PLAT

R-36-W



FSA Aerial Map

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Jackson County, Minnesota



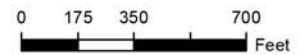
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

Farm 5251

Tract 10867

2025 Program Year

Map Created April 08, 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: 133.30 acres

Property Information

DESCRIPTION:	NE1/4 exc. 3 tracts, Section 1, T102N-R36W – 131.97 total acres		
TAX ID#:	090010100 – (135.42 acres – prior to split of two tracts)		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$4,938.25
	Special Assessment		\$6,373.75
	Total Estimated Tax & Specials		\$11,312.00
	Remaining Special Assessment Balance after 2025 payment is \$68,475.79.		
FSA INFORMATION:	Total Acres	131.97± acres	
	FSA Tillable Acres	128.45± acres	
	Corn Base Acres	84.00± acres*	
	Corn PLC Yield	152.00± bushels	
	Soybean Base Acres	43.00± acres*	
	Soybean PLC Yield	44.00± bushels	
	*FSA will recalculate bases after building site tract is split.		
LEASE/RENT INFORMATION:	Buyer will have possession for the 2026 crop year.		
SOIL DESCRIPTION:	Nicollet clay loam, Delft clay loam, Canisteo clay loam, Clarion loam, Truman silt loam, Dickman sandy loam, Crippin loam, Glencoe clay loam. See soil map.		
CROP PRODUCTIVITY INDEX (CPI):	87.3 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Outlets – JD19 (22" County Tile) and JD 20 (SE corner of property). Substantial system tiling. See Tile Map.		
CRP:	N/A		
WIND ENERGY:	The Schumann farm is part of the Lakefield Wind Project. The 2025 wind rights payment was \$3,630.55 from BNY. In 2011, the lease was extended 30 years to 2041. The existing contract projects payments will increase 2.5% per year.		
OTHER:	There is a sealed well on the property, west of the building site. Seller will furnish a copy of the sealed well certificate.		
	There is a high-voltage electrical power line that runs through the Schumann property. One pole is within the boundary, others are on the property line.		

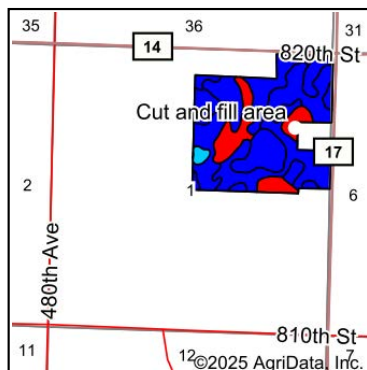
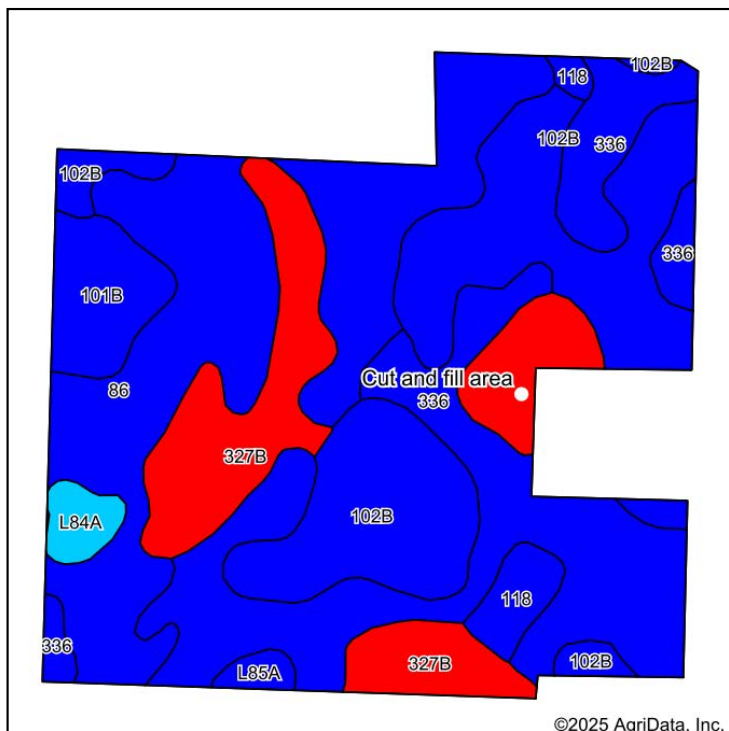
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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.

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Soils Map

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State: **Minnesota**
County: **Jackson**
Location: **1-102N-36W**
Township: **Hunter**
Acres: **128.8**
Date: **10/10/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN063, 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
86	Canisteo clay loam, 0 to 2 percent slopes	33.19	25.8%		> 6.5ft.	Poorly drained	IIw	93	81
336	Delft clay loam, 0 to 2 percent slopes	33.13	25.7%		> 6.5ft.	Poorly drained	IIw	94	79
102B	Clarion loam, 2 to 6 percent slopes	31.67	24.6%		> 6.5ft.	Moderately well drained	Ile	95	83
327B	Dickman sandy loam, 2 to 6 percent slopes	19.62	15.2%		> 6.5ft.	Somewhat excessively drained	IIIe	49	52
101B	Truman silt loam, 2 to 6 percent slopes	5.51	4.3%		> 6.5ft.	Well drained	Ile	99	89
118	Crippin loam, 1 to 3 percent slopes	2.90	2.3%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.85	1.4%		> 6.5ft.	Very poorly drained	IIIw	86	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.93	0.7%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
Weighted Average							2.14	87.4	*n 77

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
CFA	Cut and fill area	An area where the soil profiles are disturbed by cutting, filling or shaping. Typically 0.5 to 3 acres.

Property Images

SE Corner Looking NW



NW Corner Looking SE



Property Images

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NE Corner Looking SW



SW Corner Looking NE



Tile Map



This tile map is an approximation.

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

Survey

WINGERT LAND SERVICES

SURVEY IN THE NE 1/4 & IN THE NW 1/4 SE 1/4, SEC. 1, T 102 N R 36 W, HUNTER TOWNSHIP, JACKSON COUNTY, MINNESOTA

TRACT A LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 1, Township 102 North, Range 36 West, Jackson County, Minnesota, described as follows:
Commencing at the East Quarter corner of said Section 1; thence on an assumed bearing of North 3 degrees 14 minutes 53 seconds East, along the east line of said section, a distance of 100.00 feet to the Northeast corner of a tract as recorded in Document No. A25540; said Northeast corner being the point of beginning of the tract to be described; thence continuing North 1 degree 14 minutes 53 seconds East, along said east line, a distance of 716.28 feet to an iron monument; thence North 88 degrees 44 minutes 39 seconds West a distance of 692.24 feet to an iron monument; thence North 1 degree 15 minutes 33 seconds East a distance of 539.87 feet to an iron monument; thence South 88 degrees 45 minutes 16 seconds East a distance of 692.13 feet to an iron monument located on the east line of said section; thence North 1 degrees 14 minutes 53 seconds East, along said east line, a distance of 1285.67 feet to the Northeast corner of said section; thence North 88 degrees 32 minutes 09 seconds West, along the north line of said section, a distance of 1112.86 feet to the Northeast corner of a tract as recorded in Document No. 211121; thence South 0 degrees 56 minutes 27 seconds West, along the east line of said tract, a distance of 500.00 feet to the Southeast corner of said tract; thence North 88 degrees 32 minutes 09 seconds West, along the south line of said tract, a distance of 1525.00 feet to the Southwest corner of said tract located on the north-south quarter line of said section; thence South 0 degrees 56 minutes 27 seconds West, along said north-south quarter line, a distance of 2138.63 feet to the Center of said section; thence South 88 degrees 27 minutes 42 seconds East, along the east-west quarter line of said section, a distance of 2013.72 feet to the Southwest corner of said tract as recorded in Document No. A25540; thence North 1 degree 14 minutes 53 seconds East, along the west line of said tract, a distance of 100.00 feet to the Northwest corner of said tract; thence South 88 degrees 27 minutes 42 seconds East, along the north line of said tract, a distance of 610.00 feet to the point of beginning, containing 131.97 acres, subject to easements now of record in said county and state.

TRACT B LEGAL DESCRIPTION

That part of the East Half of the Northeast Quarter of Section 1, Township 102 North, Range 36 West, Jackson County, Minnesota, described as follows:
Commencing at the East Quarter corner of said Section 1; thence on an assumed bearing of North 1 degree 14 minutes 53 seconds East, along the east line of said section, a distance of 816.28 feet to a survey monument, said survey monument being the point of beginning of the tract to be described; thence North 88 degrees 44 minutes 39 seconds West a distance of 692.24 feet to an iron monument; thence North 1 degree 15 minutes 33 seconds East a distance of 539.87 feet to an iron monument; thence South 88 degrees 45 minutes 16 seconds East a distance of 692.13 feet to an iron monument located on the east line of said section; thence South 1 degree 14 minutes 53 seconds West, along said east line, a distance of 540.00 feet to the point of beginning, containing 8.58 acres, subject to easements now of record in said county and state.

TRACT C LEGAL DESCRIPTION

(Doc. No. A-182704, agreement, later conveyed by deed referencing agreement parcels)

Commencing at the center of Section One (1), Township One Hundred Two (102) North, Range Thirty-six (36) West of the Fifth Principal Meridian, Jackson County, Minnesota, running thence East along the North line of Parcel A a distance of 664 feet; running thence South parallel to the West line of Parcel A a distance of 100 feet; running thence West parallel to the North boundary line of Parcel A a distance of 664 feet; running thence North along the West line of Parcel A 100 feet to the place of commencement.

NW 1/4
SEC 1-102-36

SW 1/4
SEC 1-102-36

SE 1/4
SEC 1-102-36

SURVEYED BY: T.W. DRAWN BY: S.S.

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TRAVIS WARNER, L.S. 61557 DATE: 09-25-2025

FOR: LEE SCHUMANN
COORDINATE SYSTEM:
JACKSON COUNTY
(5011 ADI)



MONUMENT FOUND OR SET PREVIOUSLY
MONUMENT SET
1/2" X 24 CAPPED REBAR
BOUNDARY LINE
SECTION/BLOCK LINE
ROAD RIGHT OF WAY LINE
FENCE LINE

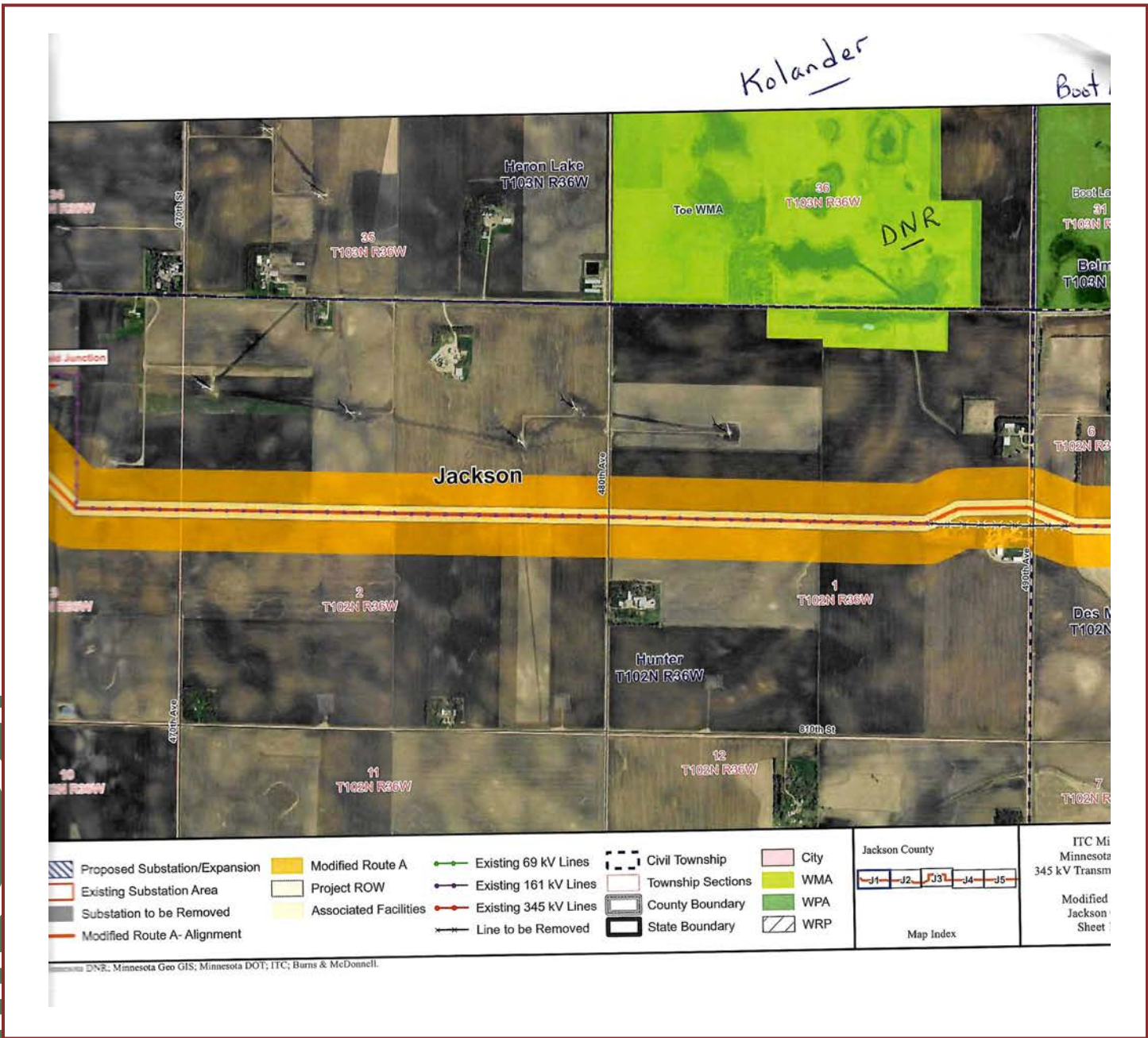
FILE NO. 25279
(967) 499-0790
MADSEN
LAND SURVEYING
318 EAST BLUE EARTH AVENUE
PARMOUT, MINNESOTA 56001
WWW.MADSENLANDSURVEYING.COM



S 1/4 COR. SEC. 1,
FOUND CHISELED "C" ON 8"X8"X8" REDDISH
GRANITE STONE (24" DEEP). SET A 1/2"
REBAR OVER STONE (6" DEEP) & SET A
1/2" REBAR ON N.W. SIDE OF STONE.
N 100.00 0.00
E 194.77 16.00

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Power Line Location



Bid Instructions

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LAND SERVICES

AUCTION LOCATION AND TIME:

Lakefield American Legion
413 Main Street
Lakefield, MN 56150

Friday, November 21, 2025 @ 11:00 a.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. 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 Monday, December 29, 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:

Chuck Wingert, ALC, Licensed Broker
Auctioneer #07-24-12
507.381.9790
charles@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, 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.



ACRES

PRICE PER ACRE

(Nearest \$100)

131.97±

\$ _____

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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