

**120.21± ACRES**

## **Snyder Family Farm**

Westline Township, Redwood County, Minnesota



## **AUCTION LOCATION AND TIME**

**Friday, November 14, 2025 @ 1:00 p.m.**

**Lucan Community Center**

409 Second St, Lucan, MN 56255

**Attorney:** Michael Cable, Quarnstrom & Doering

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:**

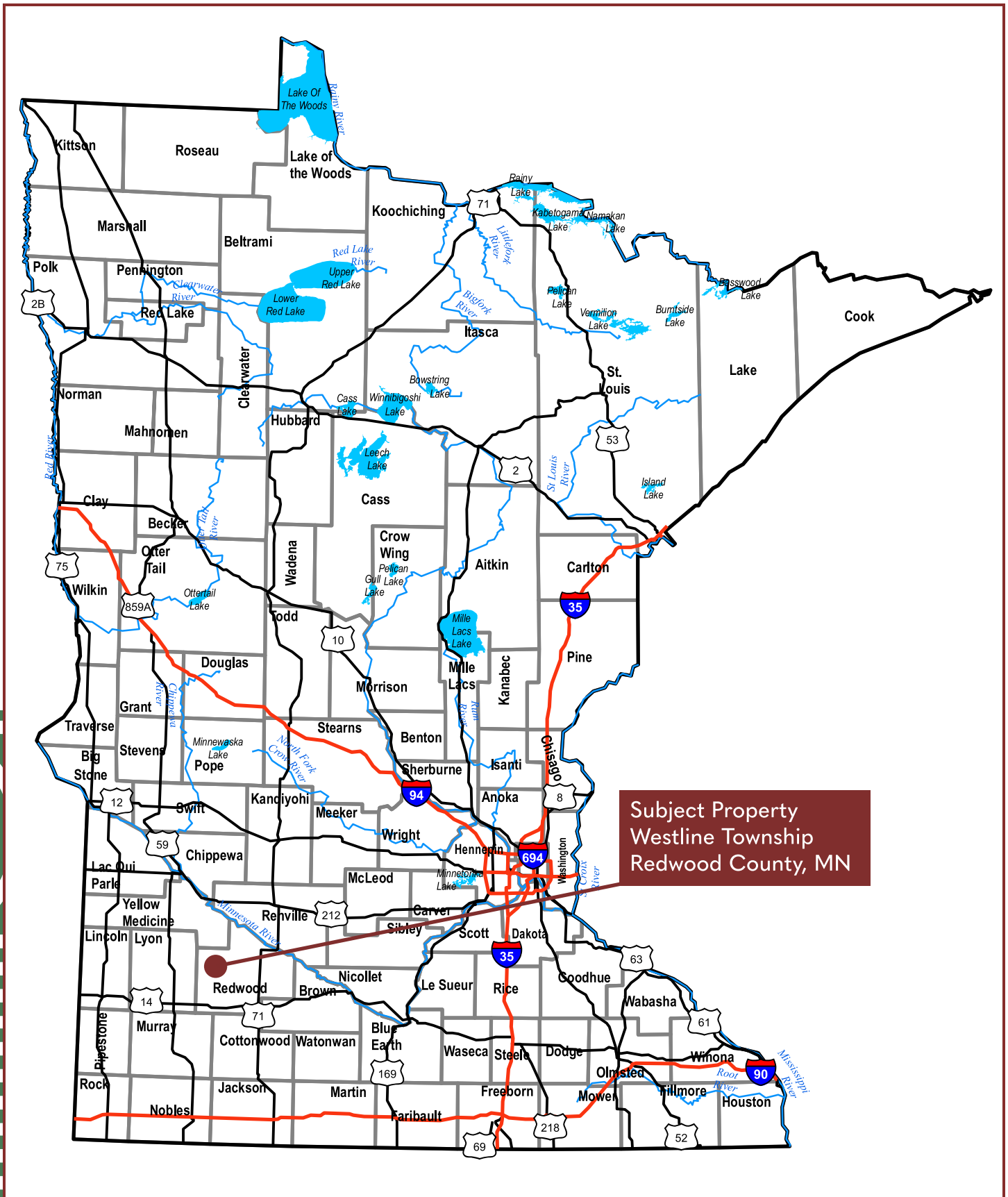
**Geoff Mead, ALC, Licensed Broker**

AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com



Subject Property  
Westline Township  
Redwood County, MN

**Redwood County**  
Minnesota





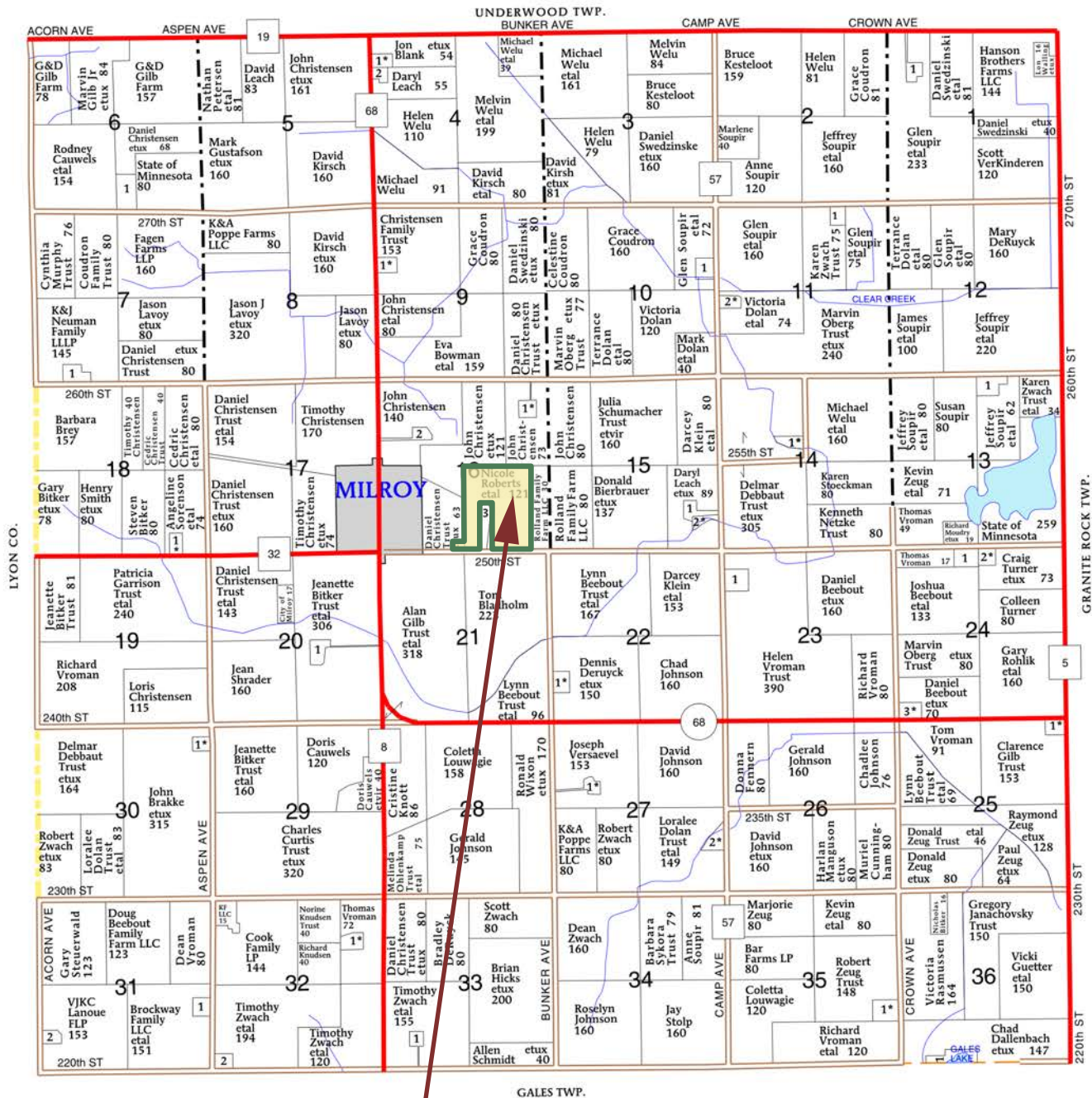
# Westline Township

## Redwood County | T111N-R39W

T-111-N

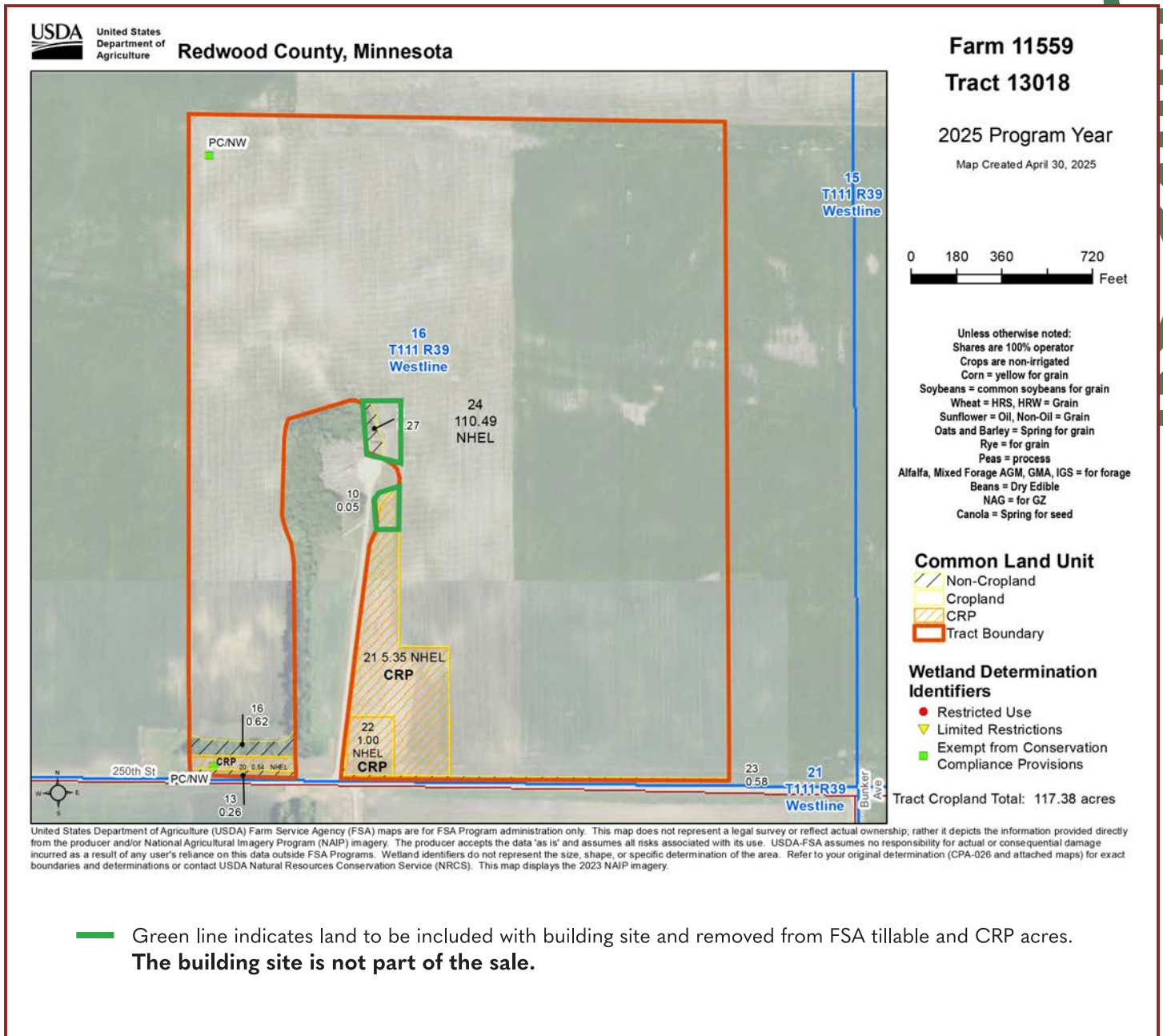
WESTLINE PLAT

R-39-W



Subject Property

# FSA Aerial Map



# Property Information

DESCRIPTION:	West 119.21± ac SE 1/4 and 1 ac in SE corner SW 1/4 Section 16 Township 111 N Range 39 W (Updated Abstract Legal to Govern). See updated legal survey.		
TAX ID#:	74-016-3080		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$4,780.34
	Special Assessment		\$23.66
	Total Estimated Tax & Specials		\$4,804.00
FSA INFORMATION:	Total Acres	120.21± acres	
	FSA Tillable Acres (subject to FSA recon)	110.12± acres	
	Corn Base Acres	55.06± acres	
	Corn PLC Yield	165.00± bushels	
	Soybean Base Acres	55.06± acres	
	Soybean PLC Yield	45.00± bushels	
	<b>Due to building site survey, FSA acres will need to be redetermined. FSA Tillable, CRP and Base Acres are estimated.</b>		
LEASE/RENT INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Canisteo clay loam, Okoboji silty clay loam, Storden-Estherville-Ves loams. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	88.3 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Outlet to JD 14 and private main and laterals.		
CRP:	Approximately 6.66± acres. The contract expires 2030 and the rental rate is \$140.67.		
	2.91 CRP Reductions Acres		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands		
OTHER:	The property was recently surveyed to square-up the building site. <b>The 1 acre located in the SE corner of SW 1/4 was not surveyed but is part of the parcel being sold.</b>		

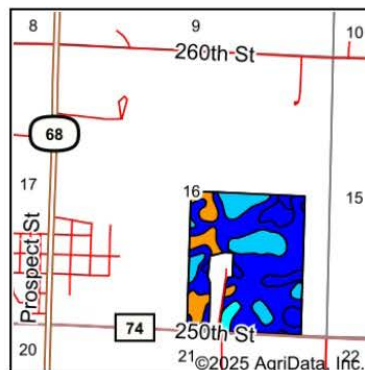
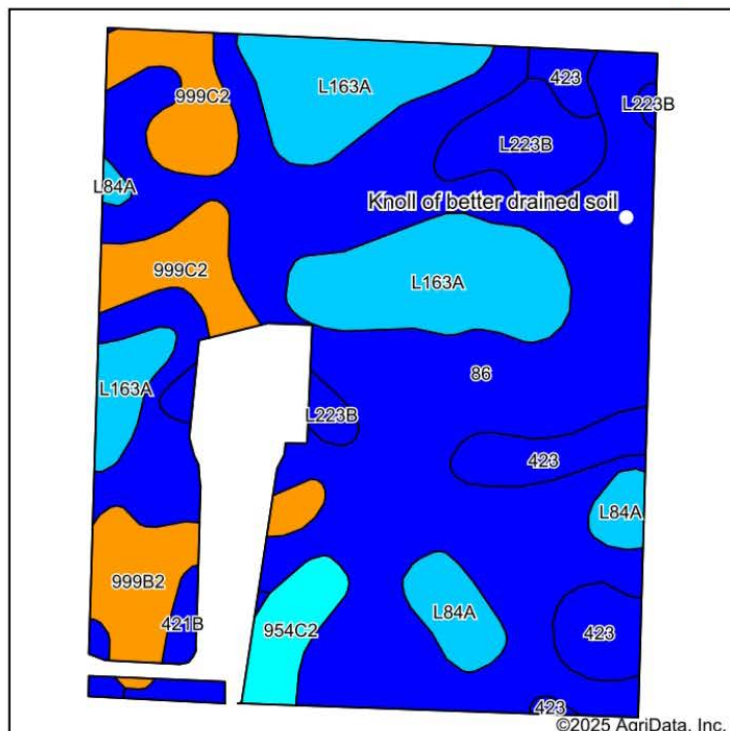
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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: **Redwood**  
Location: **16-11N-39W**  
Township: **Westline**  
Acres: **119.15**  
Date: **9/26/2025**

Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN127, Soil Area Version: 23

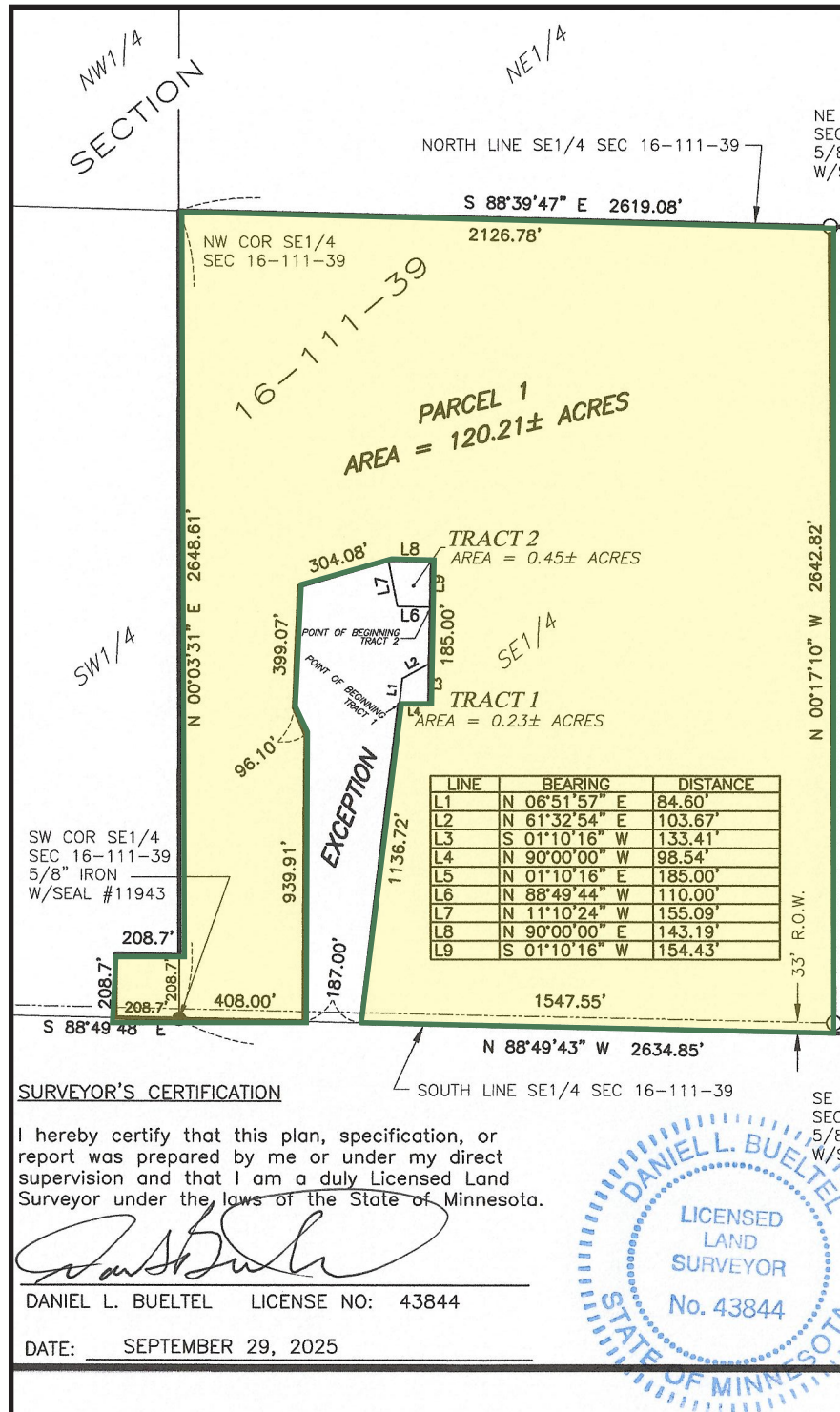
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
86	Canisteo clay loam, 0 to 2 percent slopes	65.06	54.5%		> 6.5ft.	Poorly drained	IIw	93	81
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	18.79	15.8%		> 6.5ft.	Very poorly drained	IIIw	86	77
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	8.06	6.8%		> 6.5ft.	Well drained	IIle	63	59
423	Seaforth loam, 1 to 3 percent slopes	7.00	5.9%		> 6.5ft.	Moderately well drained	IIs	95	84
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.14	5.2%		> 6.5ft.	Well drained	Ile	92	81
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	5.21	4.4%		> 6.5ft.	Well drained	Ile	69	59
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.22	3.5%		> 6.5ft.	Very poorly drained	IIIw	86	77
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	3.12	2.6%		> 6.5ft.	Well drained	IIle	77	72
421B	Amiret loam, 2 to 6 percent slopes	1.55	1.3%		> 6.5ft.	Well drained	Ile	98	83
Weighted Average							2.29	88.3	*n 77.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
WDR	Knoll of better drained soil	A knoll of better drained soil that is at least two drainage classes drier than the named soils in the surrounding map unit. Typically 0.5 to 2 acres.

# Survey



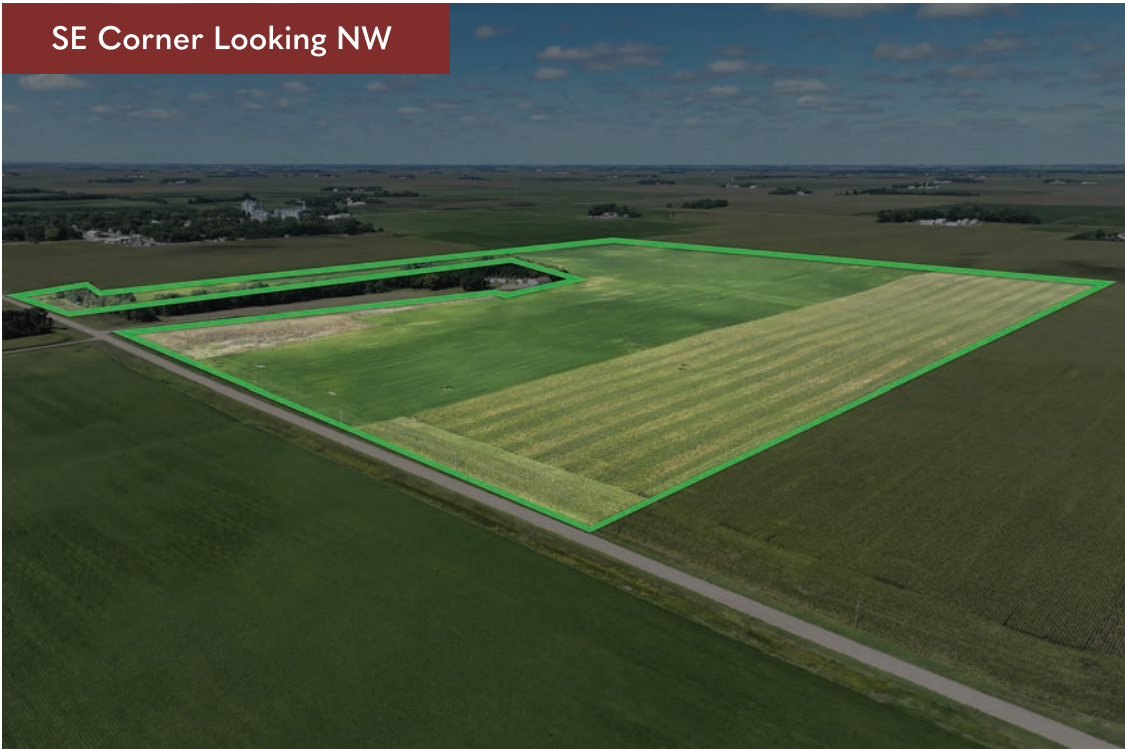
This 1 acre located in SE corner SW 1/4 Section 19 Township 111 N Range 39 W was not surveyed but is shown to represent the total offering. The building site is not part of the sale.



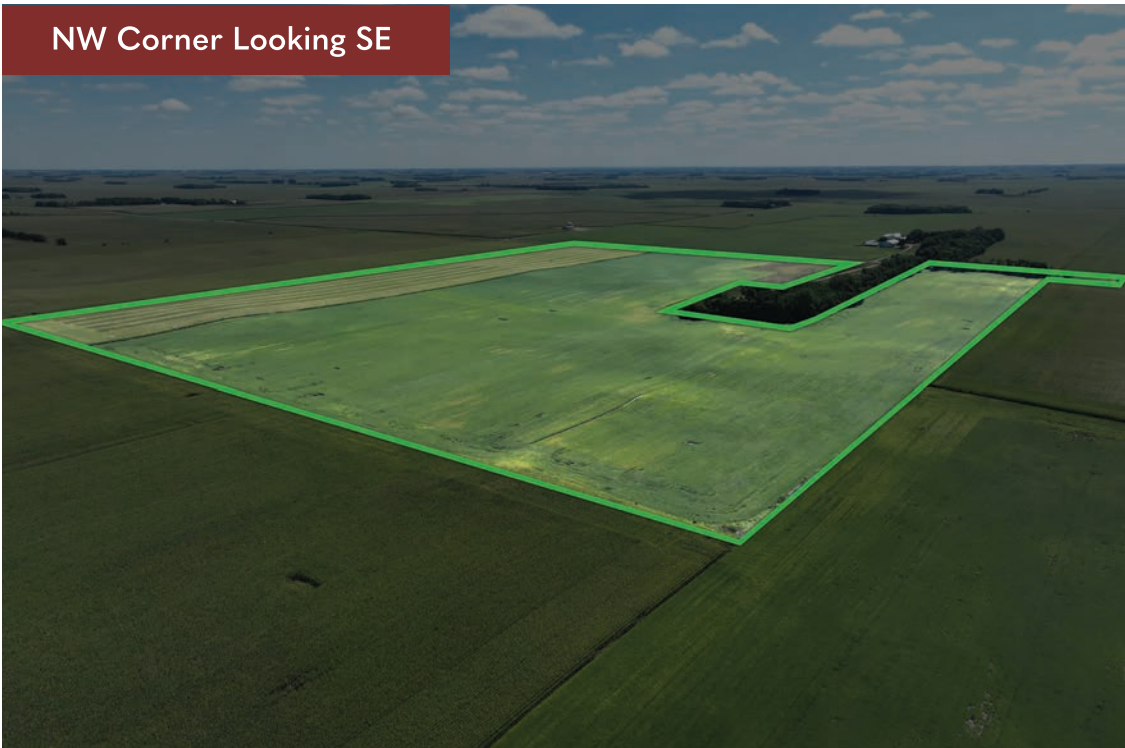
Property Images



SE Corner Looking NW

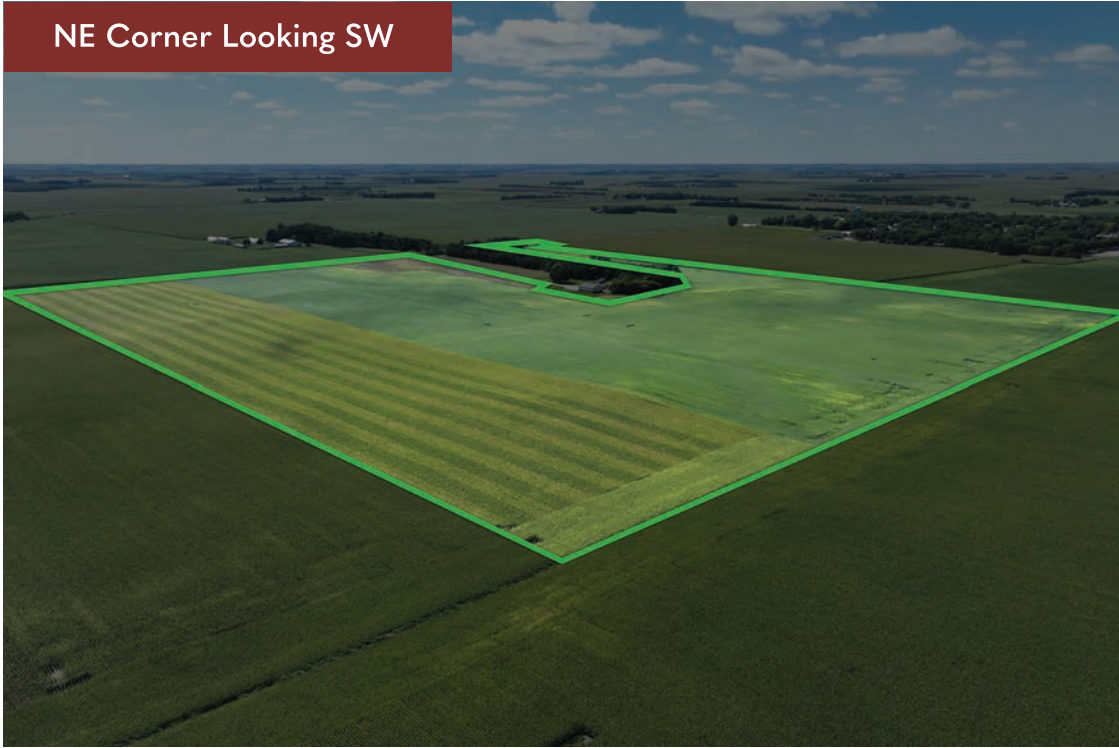


NW Corner Looking SE



# Property Images

NE Corner Looking SW



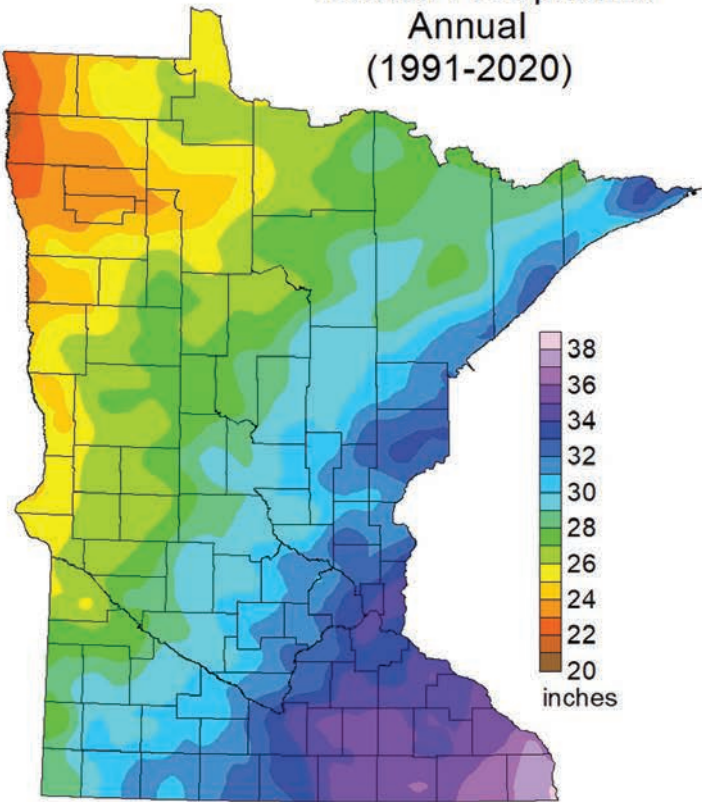
SW Corner Looking NE





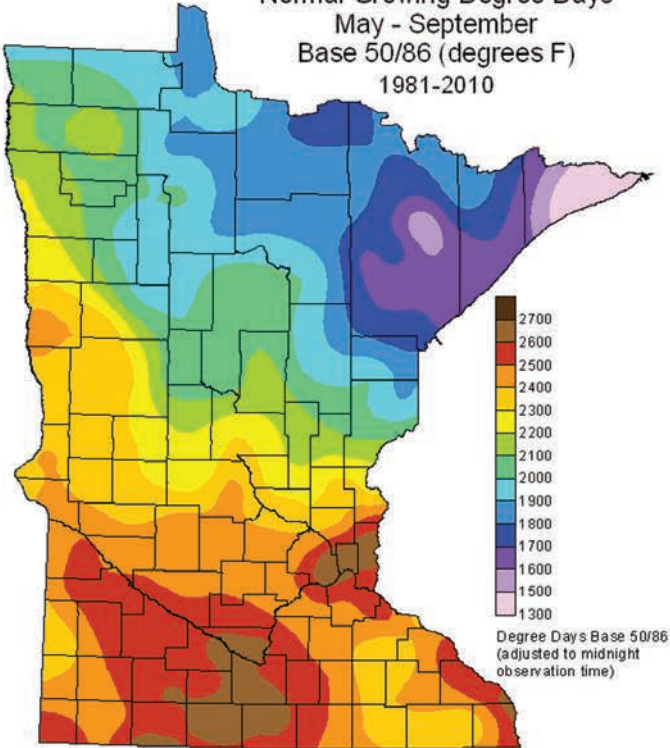


Normal Precipitation  
Annual  
(1991-2020)



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:

Lucan Community Center  
409 Second St  
Lucan, MN 56255

Friday, November 14, 2025 @ 1:00 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](http://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 13, 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 13, 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 Tuesday, December 30, 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, Licensed Broker  
Auctioneer #83-50  
507.317.6266  
[geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)  
[wingertlandservices.com](http://wingertlandservices.com)

**[wingertlandservices.com](http://wingertlandservices.com)**

# Registration/Bidding Form

## BID SUBMITTING INSTRUCTIONS:

1. Please complete online bid registration at [www.wingertlandservices.com](http://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 13, 2025, to:

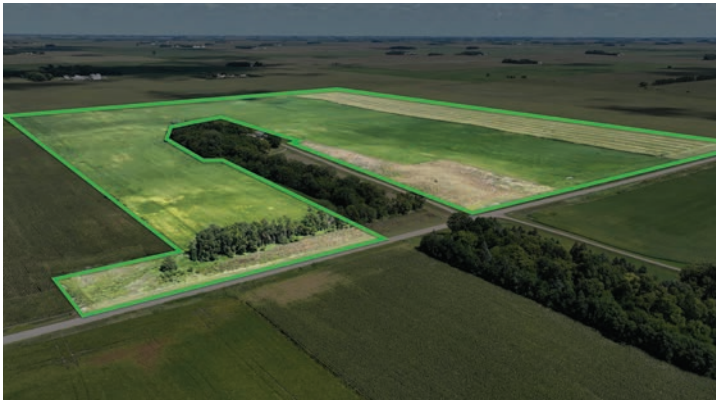
### Wingert Land Services

Attn: Geoff Mead  
1160 S. Victory Drive, Ste. 6  
Mankato, MN 56001

Cell: 507.317.6266

Email: [geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)  
[wingertlandservices.com](http://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)

120.21±

\$ \_\_\_\_\_

**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**  
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