

FARMLAND AUCTION



80.00± ACRES

Robert & Sue Sonnek Farm

Minnesota Lake Township, Faribault County, Minnesota



AUCTION LOCATION AND TIME

Thursday, November 13, 2025 @ 2:00 p.m.

Wells Community Center
189 2nd St SE, Wells, MN 56097

Owner: Robert & Sue Sonnek

Attorney: Stacey Edwards Jones, Jones Law Office, Mankato

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

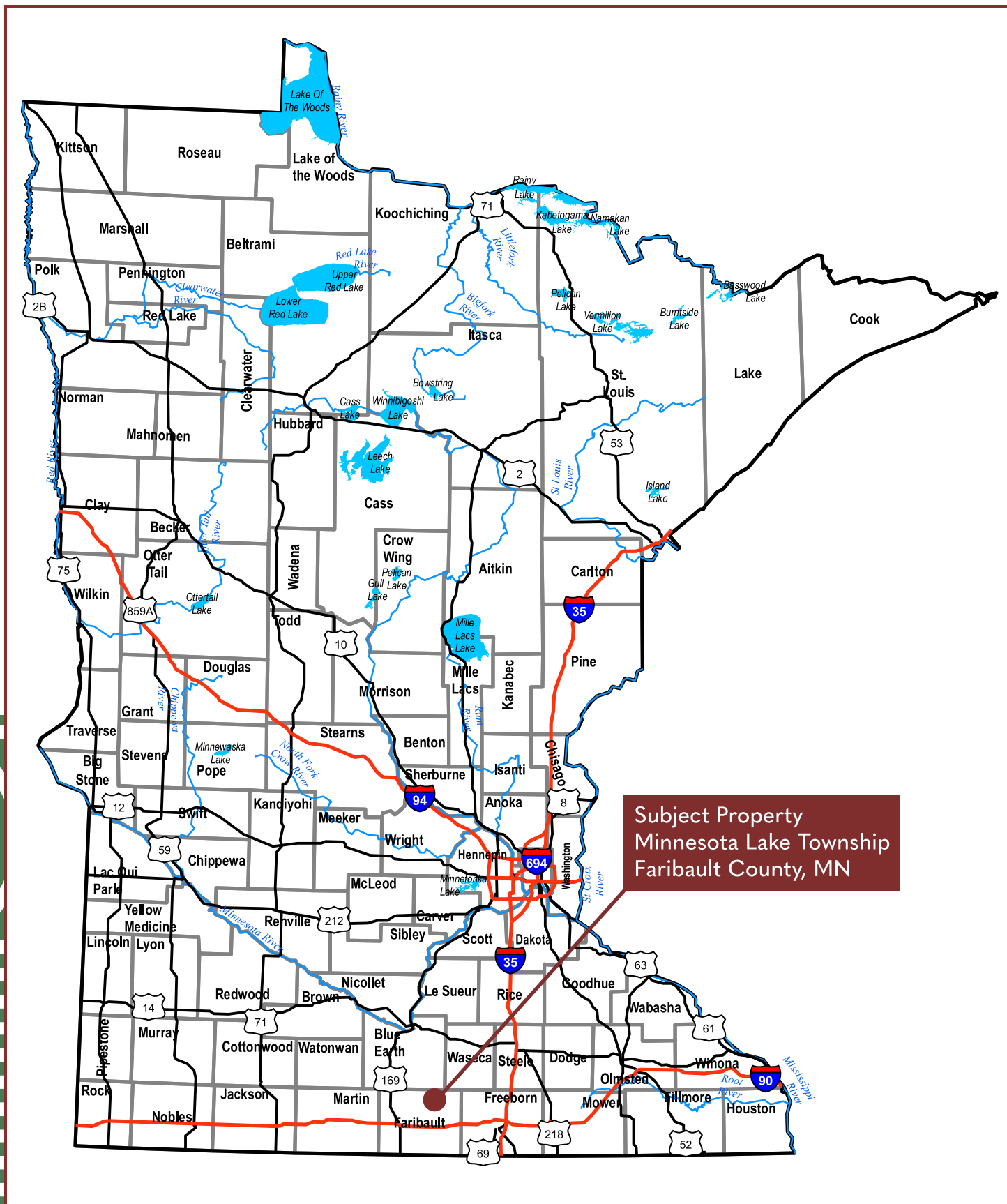
AUCTIONEER #07-24-12

charles@wingertlandservices.com

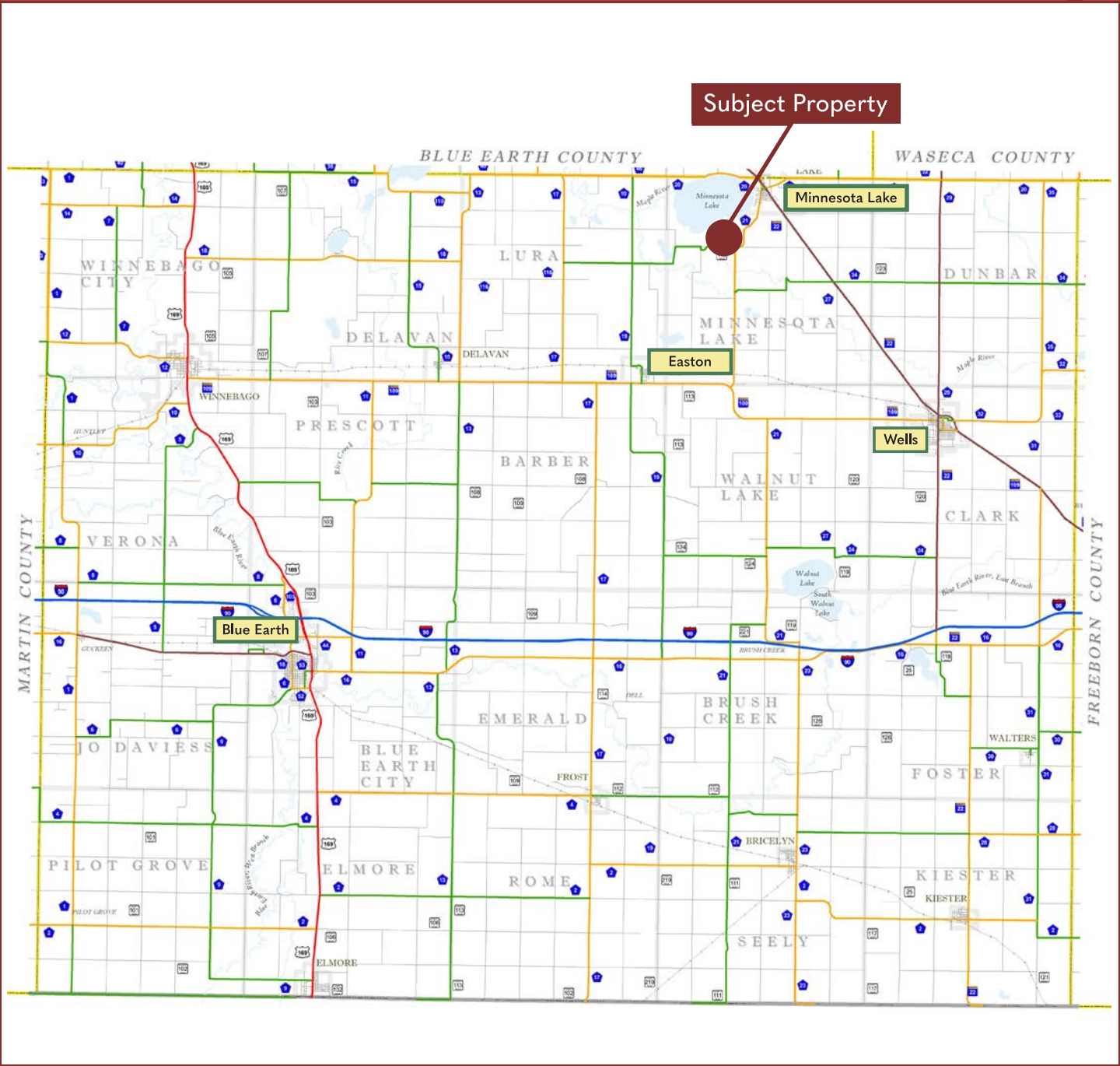
C: 507.381.9790 | O: 507.248.5263

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Faribault County
Minnesota



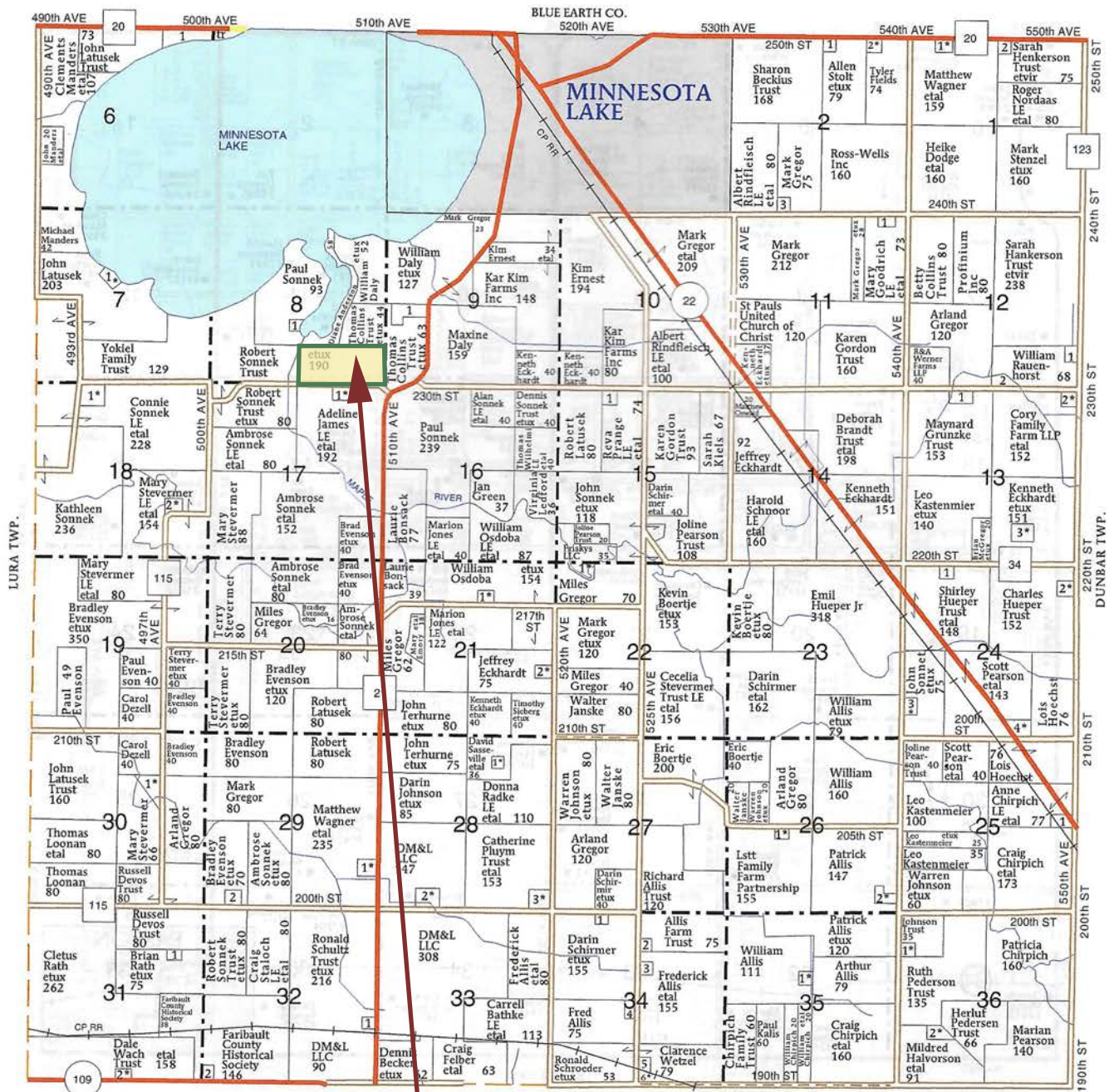
Minnesota Lake Township

Faribault County | T104N-R25W

T-104-N

MINNESOTA LAKE PLAT

R-25-W



FSA Aerial Map

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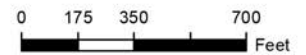
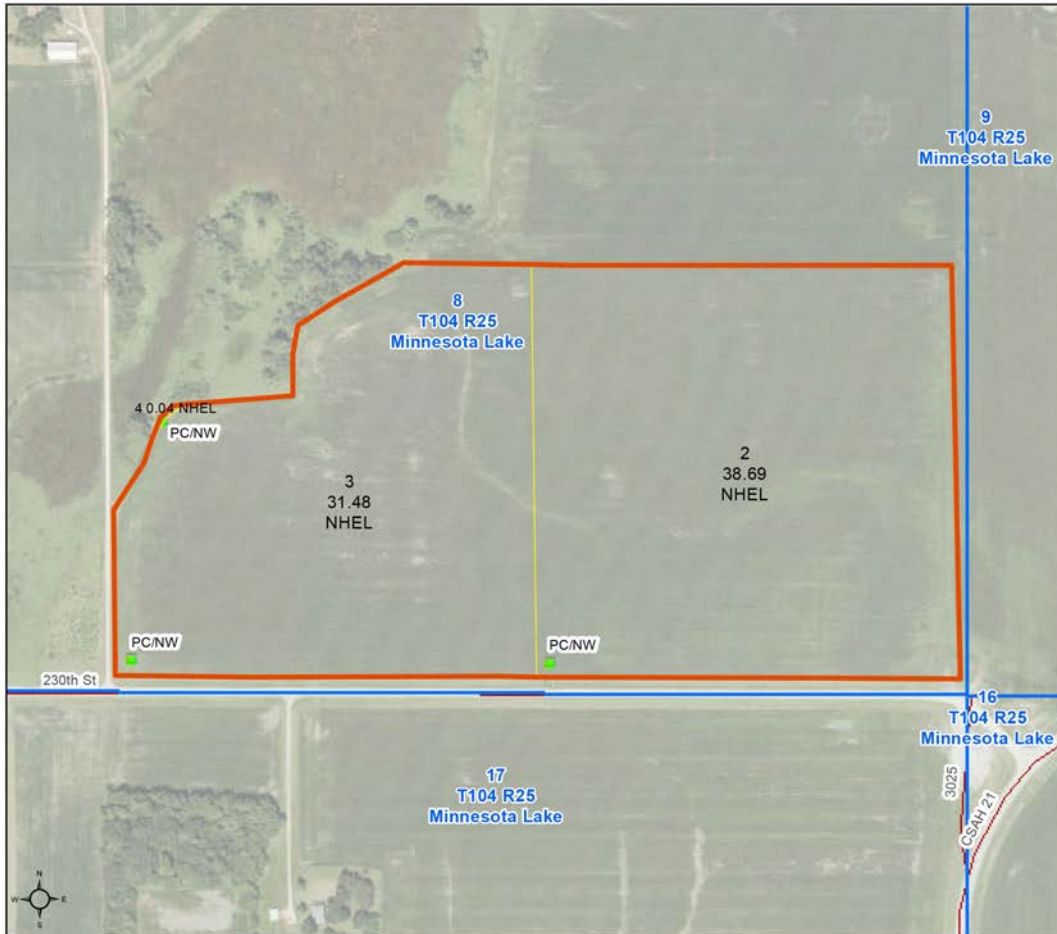
Faribault County, Minnesota

Farm 11296

Tract 3022

2025 Program Year

Map Created May 05, 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: 70.21 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:	S1/2 of SE1/4 Section 8, T104N-R25W		
TAX ID#:	130080600 (SE1/4 of SE1/4 Section 8) and 130080400 (SW1/4 of SE1/4 Section 8)		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes: 130080600		\$1,072.00
	2025 Ag Non-Homestead Taxes: 13080400		\$958.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$2,030.00
FSA INFORMATION:	Total Acres	80.00± acres	
	FSA Tillable Acres	70.17 ± acres	
	Corn Base Acres	38.82 ± acres	
	Corn PLC Yield	179.00± bushels	
	Soybean Base Acres	31.39 ± acres	
	Soybean PLC Yield	50.00± bushels	
LEASE/RENT INFORMATION:	Buyer will have possession after 2025 crop is harvested.		
SOIL DESCRIPTION:	Marna silty clay loam, Waldorf silty clay loam, Kamrar clay loam, Guckeen silty clay loam, Barber silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	88.99 CPI		
TOPOGRAPHY:	Level to slight roll.		
DRAINAGE:	Private outlets, system tiled. See tile map.		
	3,750 feet of additional 4" laterals were installed between existing laterals on the east side of property that are not shown on the tile map. A map of those laterals will be provided.		
CRP:	None		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands		

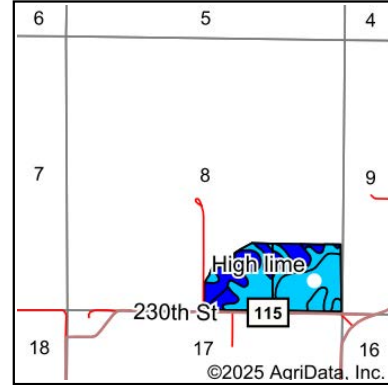
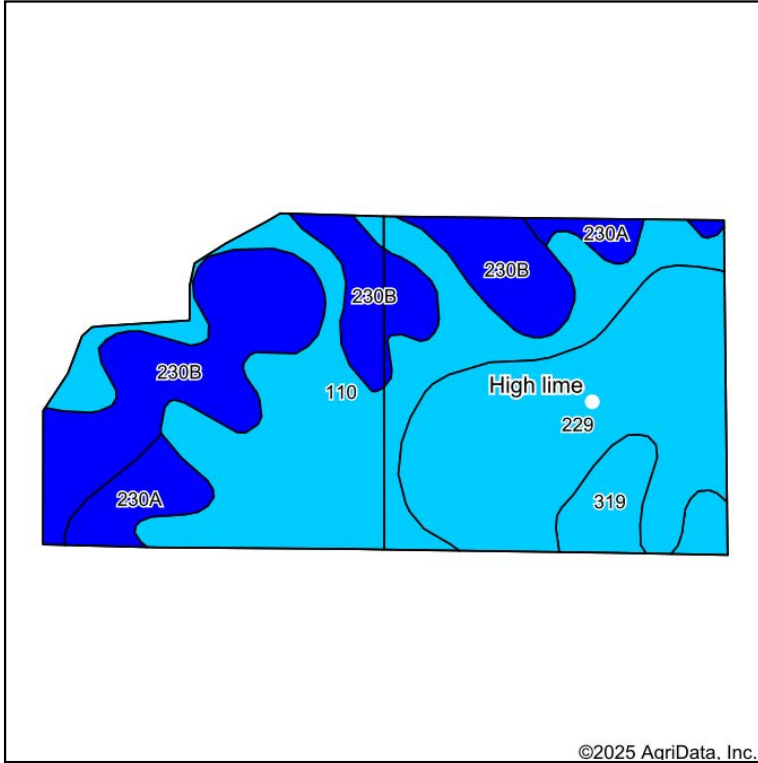
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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.

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Soils Map

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State: **Minnesota**
County: **Faribault**
Location: **8-104N-25W**
Township: **Minnesota Lake**
Acres: **70.21**
Date: **10/10/2025**

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

Area Symbol: MN043, Soil Area Version: 21

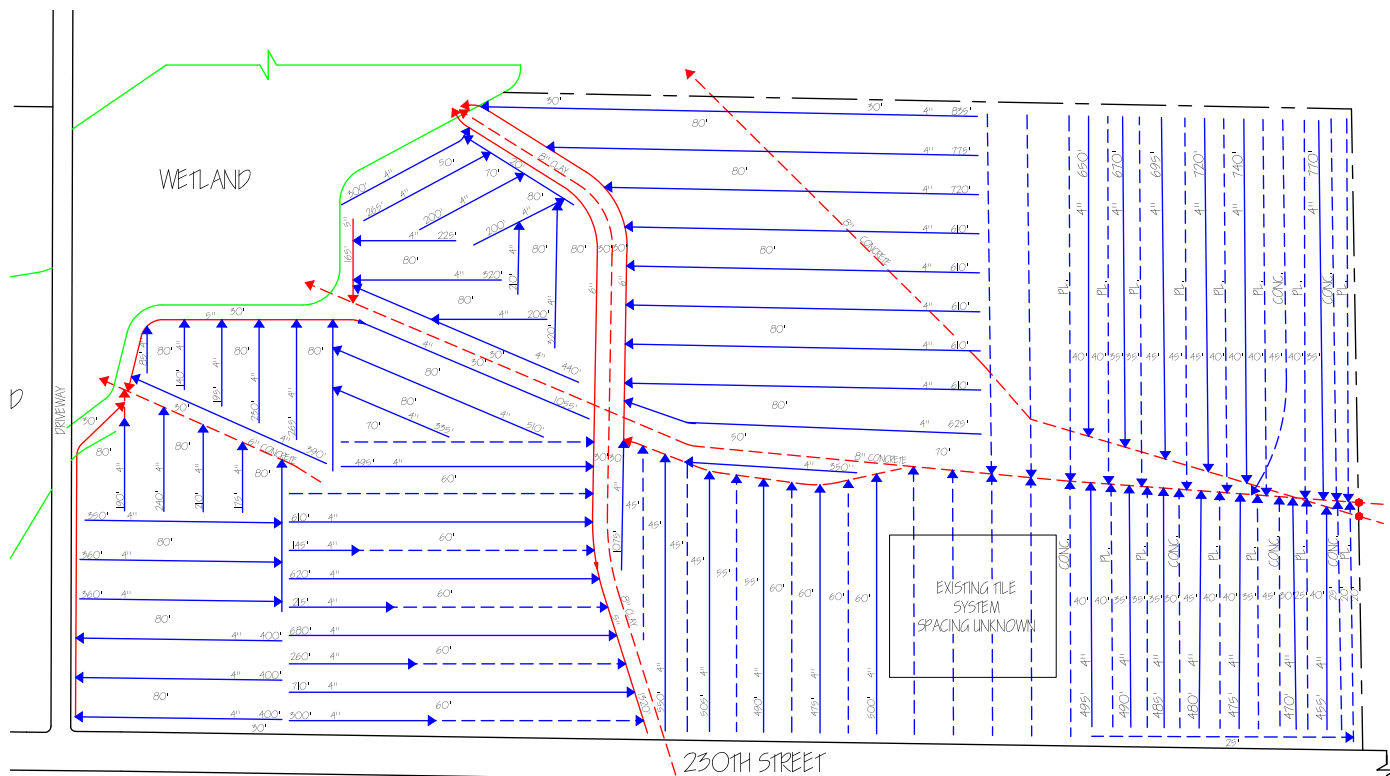
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
110	Marna silty clay loam, 0 to 2 percent slopes	24.20	34.4%		> 6.5ft.	Poorly drained	IIw	87	77
229	Waldorf silty clay loam, 0 to 2 percent slopes	19.84	28.3%		> 6.5ft.	Poorly drained	IIw	85	70
230B	Kamrar clay loam, 2 to 6 percent slopes	18.45	26.3%		> 6.5ft.	Moderately well drained	Ile	95	79
230A	Guckeen silty clay loam, 1 to 3 percent slopes	4.05	5.8%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
319	Barbert silty clay loam	3.67	5.2%		> 6.5ft.	Very poorly drained	IIIw	86	93
Weighted Average							2.05	88.9	*n 76.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
CAC	High lime	An area of soil containing enough calcium carbonate to effervesce strongly when treated with cold, dilute hydrochloric acid. Typically 0.25 to 4 acres.

Tile Map



GREGOR TILING Co.

TOTAL FOOTAGE 2005	TOTAL FOOTAGE 2006	LANDOWNER: SONNEK, BOB	LINE TYPES ----- = EXISTING ————— = NEW PLASTIC - - - - - = PROPERTY — BLUE — = LATERALS — RED — = MAINS
4" = 13,380'	4" = 7,595'	LOCATION: SE 1/4	
5" = 1,025'	5" = -----	SECTION: 8	
6" = 1,800'	6" = -----	TOWNSHIP: MINNESOTA LAKE	
8" = -----	8" = -----	COUNTY: FARIBAULT	
TOTAL = 21,205'	TOTAL = 7,595'	DATE: 01/20/06	
		DRAFTER: RDB	



SCALE: 1" = 275'

This tile map is an approximation.

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

Property Images



SE Corner Looking NW



NW Corner Looking SE



Property Images

NE Corner Looking SW

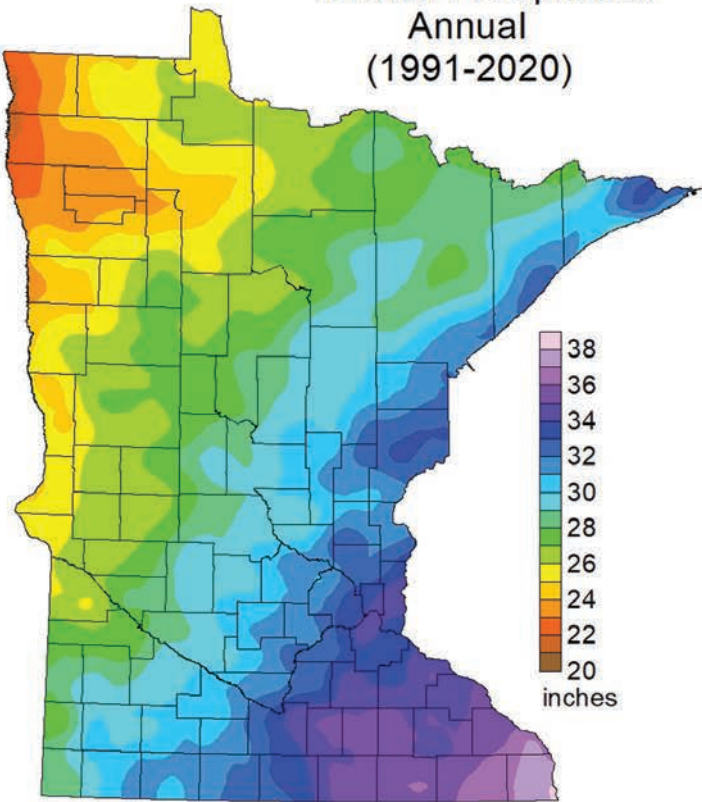


SW Corner Looking NE



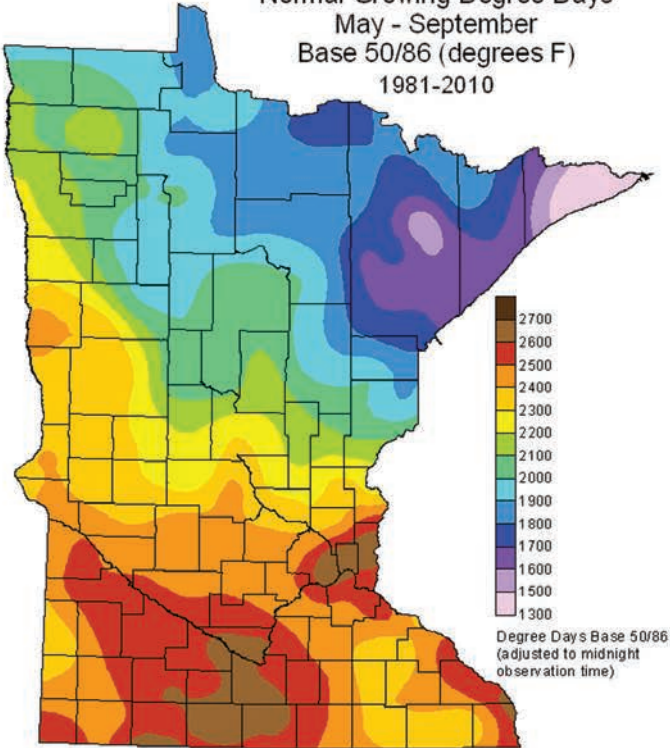


Normal Precipitation
Annual
(1991-2020)



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:

Wells Community Center
189 2nd St SE
Wells, MN 56097

Thursday, November 13, 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., Wednesday, November 12, 2025. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Wednesday, November 12, 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, January 6, 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
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., Wednesday, November 12, 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)

80.00±

\$ _____

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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