

FARMLAND AUCTION



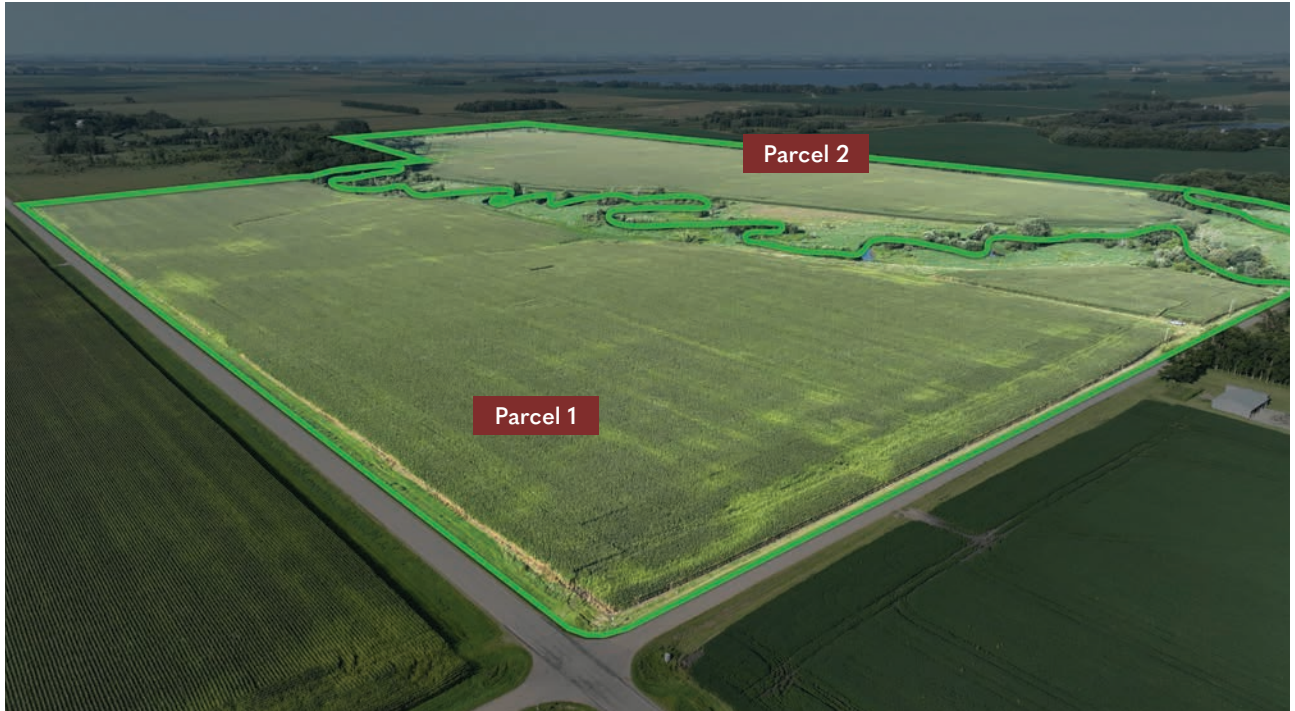
WINGERT
LAND SERVICES

MULTI-PARCEL

199.80± ACRES

Wettlaufer Farms

Lura Township, Faribault County, Minnesota



AUCTION LOCATION AND TIME

Thursday, November 13, 2025 @ 11:00 a.m.

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

Attorney: Darin G. Haugen

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

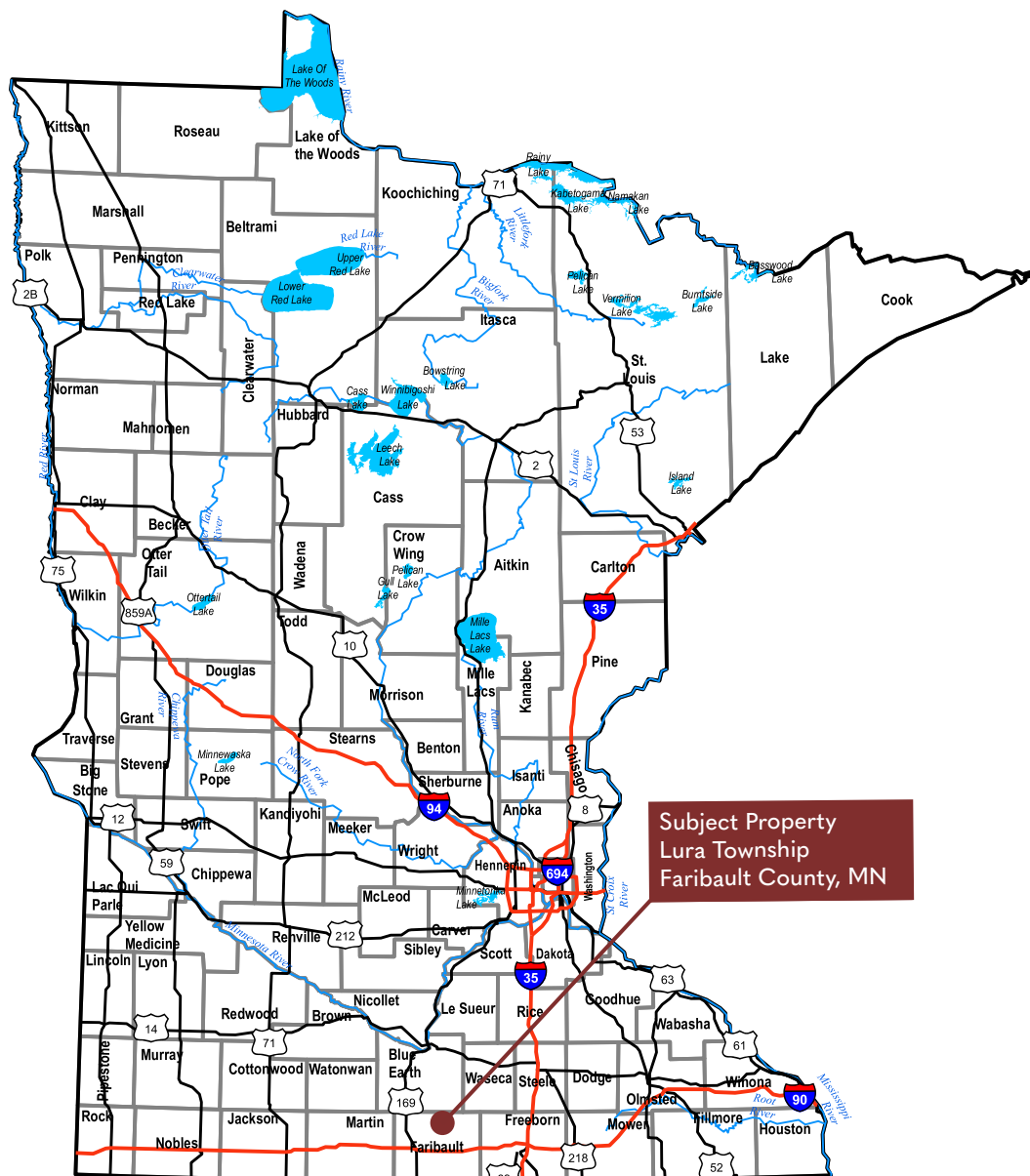
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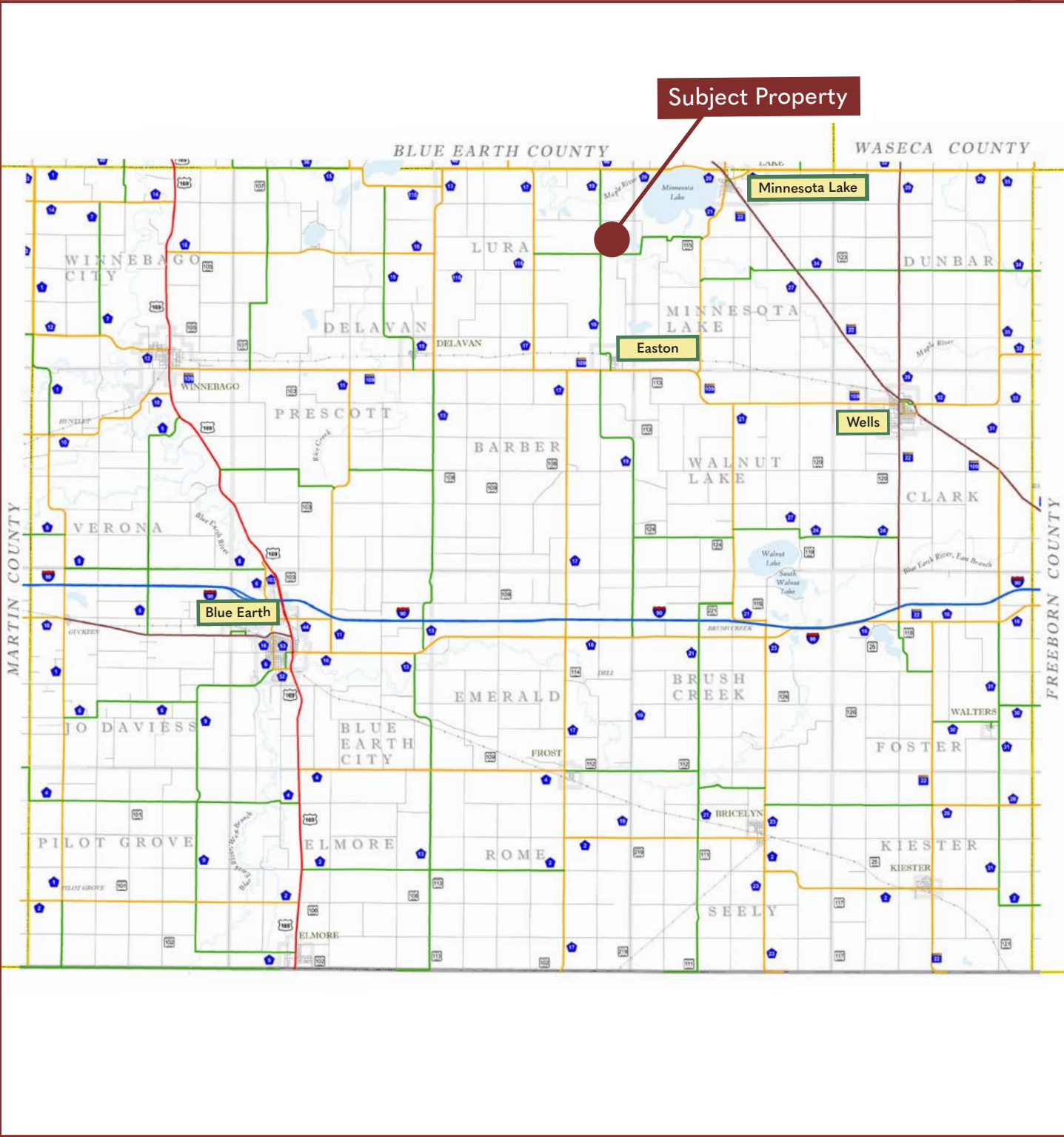
A Message from the Seller

"If you enjoy conservation, wood ducks, pheasants, and deer in a prime agricultural area, this property is for you! In the fall, you can watch sunrises and hear and see waterfowl leaving Minnesota Lake and the Maple River to feed, while listening to pheasants in the distance. This stretch of the river has been seeded with a variety of prairie grass and wildflowers managed for wildlife—it just needs your attention and care. There have been many memories made and shared among family and friends on this stretch of the Maple River."

– Mark W.

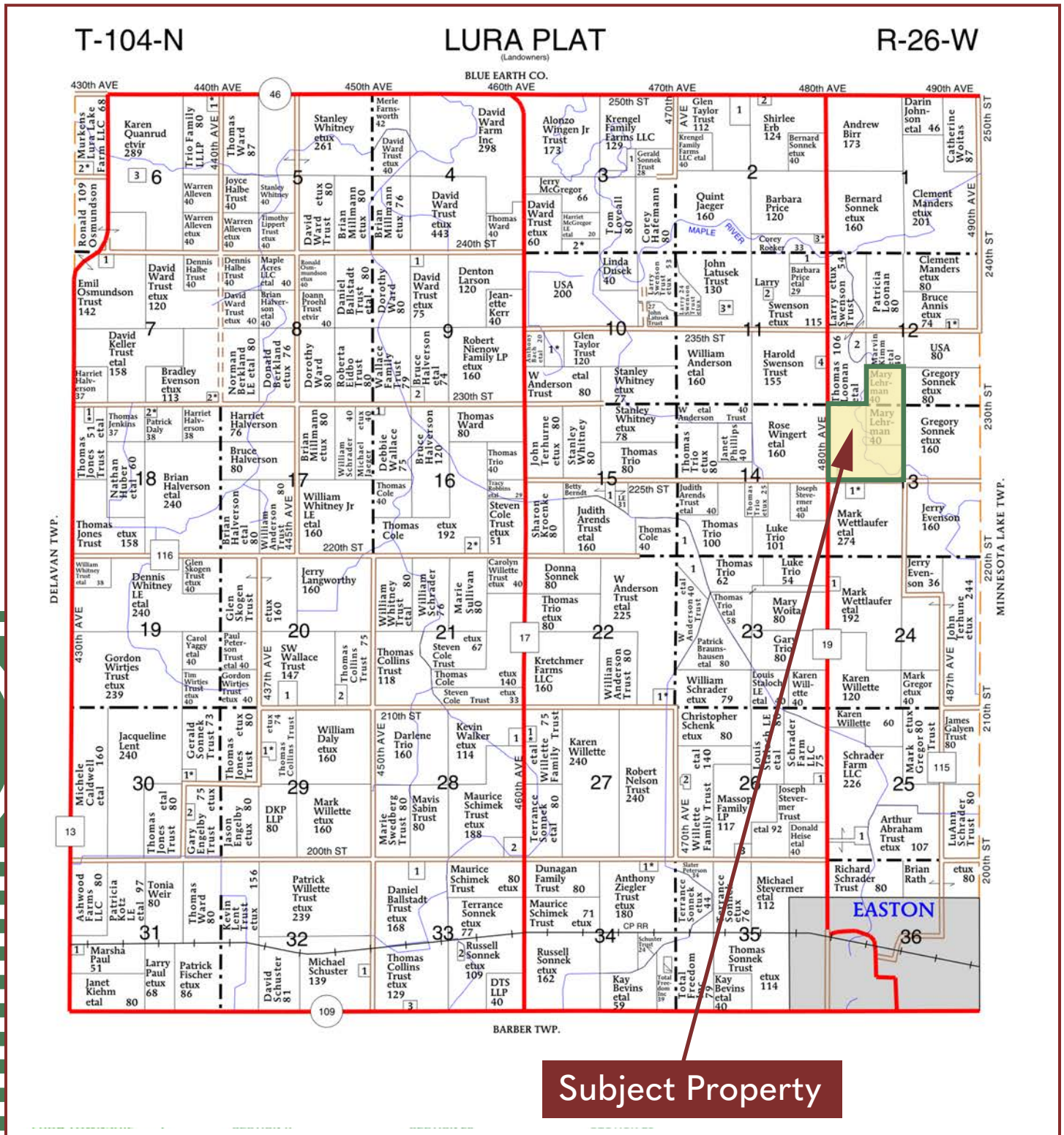


Faribault County
Minnesota



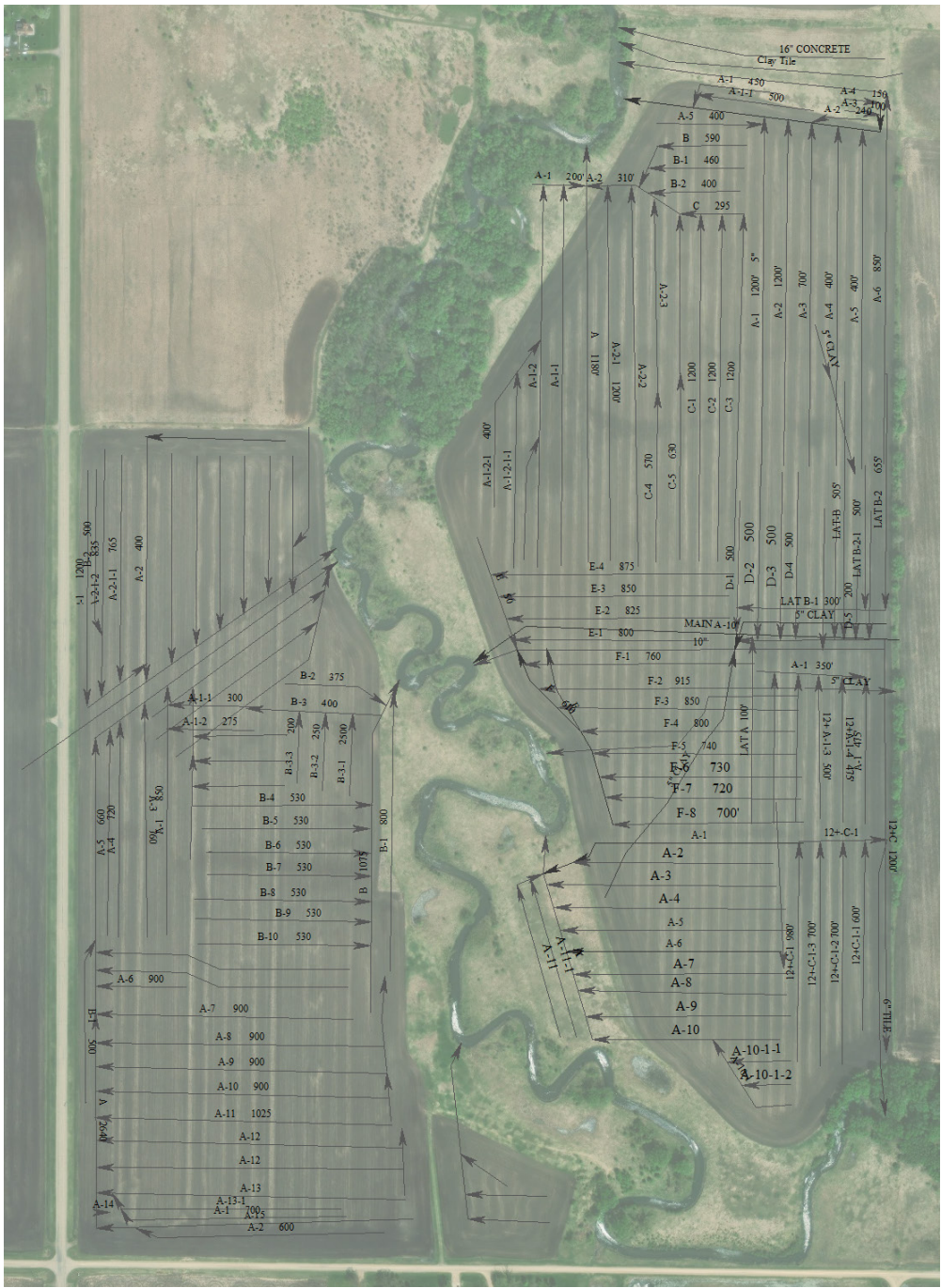
Lura Township

Faribault County | T104N-R26W



Tile Map

Parcels 1 & 2

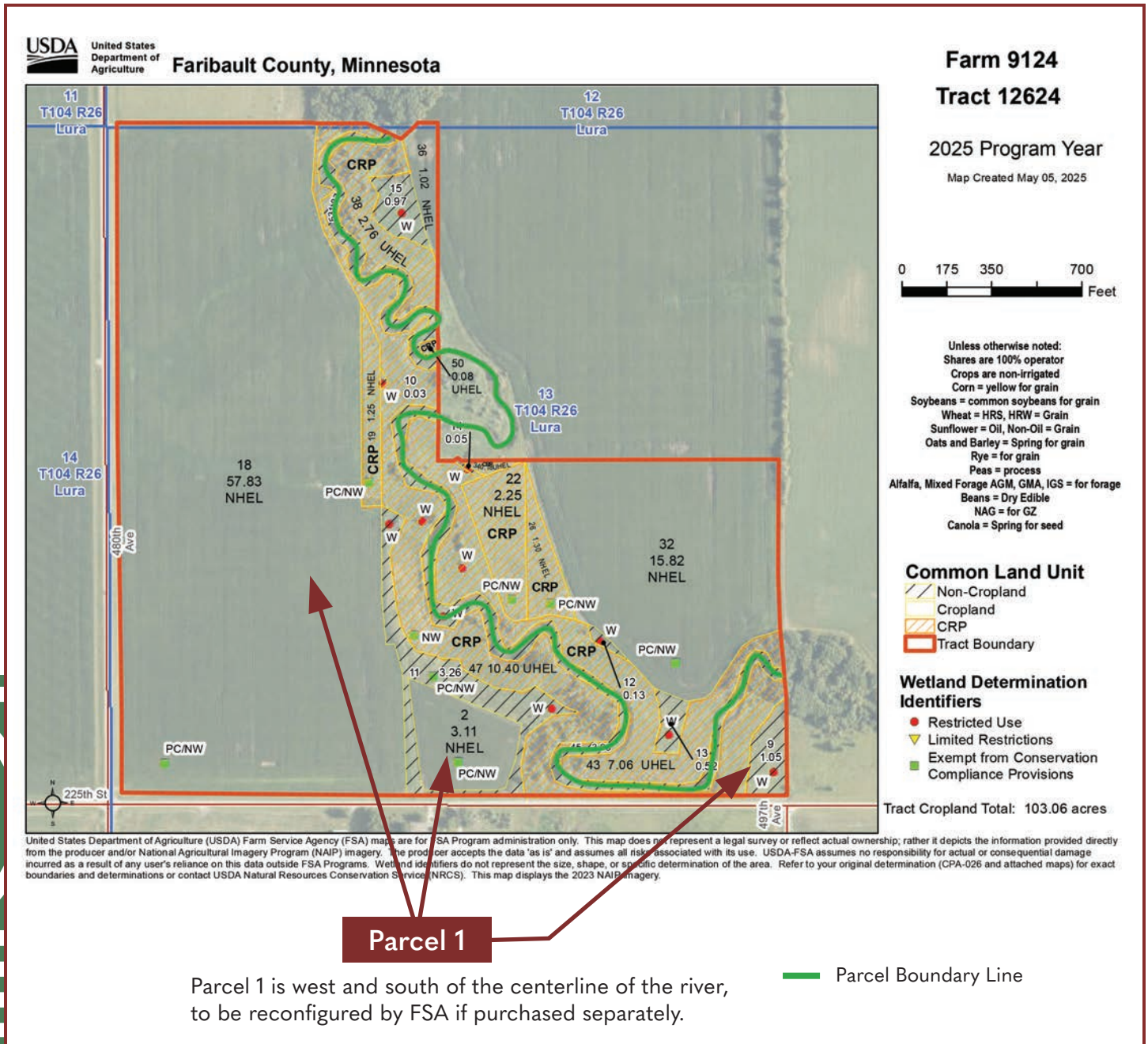


This tile map is an approximation. Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Cut sheets and original maps will be provided to Buyer.

FSA Aerial Map

Parcel 1



Property Information

Parcel 1

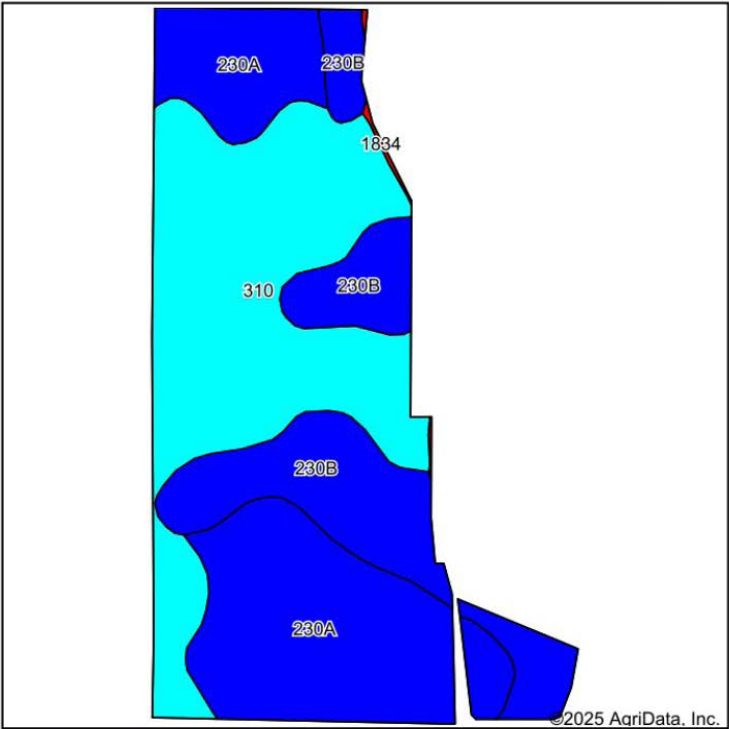
DESCRIPTION:	Approximately 85.14± acres lying west and south of the Maple River, along the centerline of the river, NW 1/4 Section 13 Township 106 Range 26, Survey Legal to govern.		
TAX ID#:	120130403		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$3,549.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$3,549.00
	Taxes are an estimation only, based on 2025 tax year.		
FSA INFORMATION:	Total Acres	85.14± acres	
	FSA Tillable Acres	60.94± acres	
	Corn Base Acres	33.85± acres	
	Corn PLC Yield	159.00± bushels	
	Soybean Base Acres	27.09± acres	
	Soybean PLC Yield	50.00± bushels	
	Base acres are estimated and subject to FSA reconstitution.		
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Beauford clay, Guckeen silty clay, Kamrar clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	87.3 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Pattern tile with outlet to Maple River.		
CRP:	12.64 ± acres (not included in tillable)		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands, Tract contains a wetland, NHEL – Non-Highly Erodible Lands		
OTHER:	Three CRP Contracts: 11506: Exp 2050 11419A: Exp 2033 11507: Exp 2050 Annual Contract Payment: \$1,130.61 This parcel has a sealed well located on it. A well disclosure form will be provided. There was a prior residential property located on this parcel which was demolished and buried. Buyer agrees as a condition to this sale, to enter into a drainage agreement with Seller, regarding a tile main serving Seller's land and draining into the Maple River, located on Parcel 1. General terms of this agreement shall include: "a perpetual drainage and tile easement to Grantee for the purposes of installation, use, inspection, repair, maintenance, upgrade, replacement, and preservation of the Tile Line located on Grantor's Property." Please contact Geoff Mead with any questions. If Parcel 1 is sold to a separate buyer than Parcel 2, the property shall be surveyed along the centerline of the river. Seller and Buyer agree to pay an equal share of the cost of survey and any required abstract splitting expenses.		

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

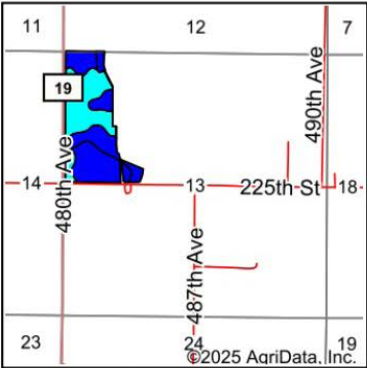
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Soils Map

Parcel 1



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Faribault**
 Location: **13-104N-26W**
 Township: **Lura**
 Acres: **60.94**
 Date: **8/14/2025**



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
310	Beauford clay, 0 to 2 percent slopes	25.41	41.7%		> 6.5ft.	Poorly drained	Ilw	77	56
230A	Guckeen silty clay loam, 1 to 3 percent slopes	20.92	34.3%		> 6.5ft.	Somewhat poorly drained	Ilw	95	80
230B	Kamrar clay loam, 2 to 6 percent slopes	14.43	23.7%		> 6.5ft.	Moderately well drained	Ile	95	79
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.18	0.3%		> 6.5ft.	Poorly drained	Vw	20	40
Weighted Average							2.01	87.3	*n 69.6

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images
Parcel 1



NE Corner Looking SW



SW Corner Looking NE



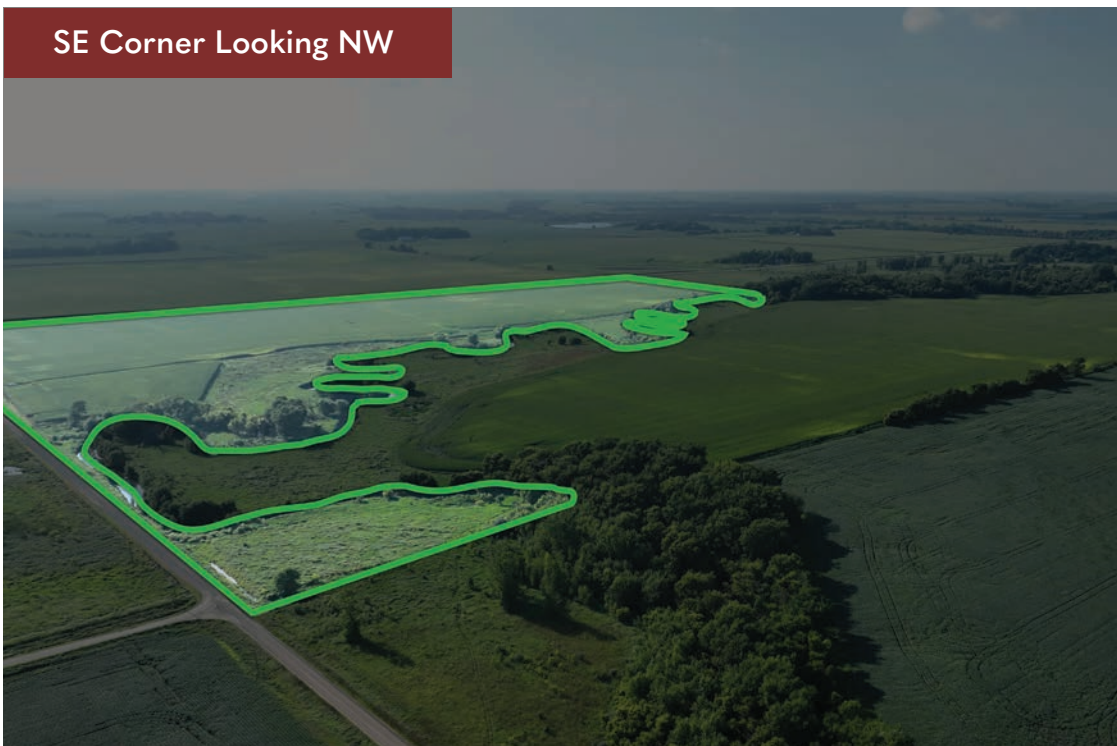
Property Images

Parcel 1

NW Corner Looking SE



SE Corner Looking NW



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 this 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

Parcel 2

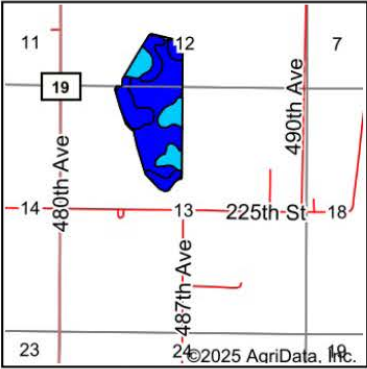
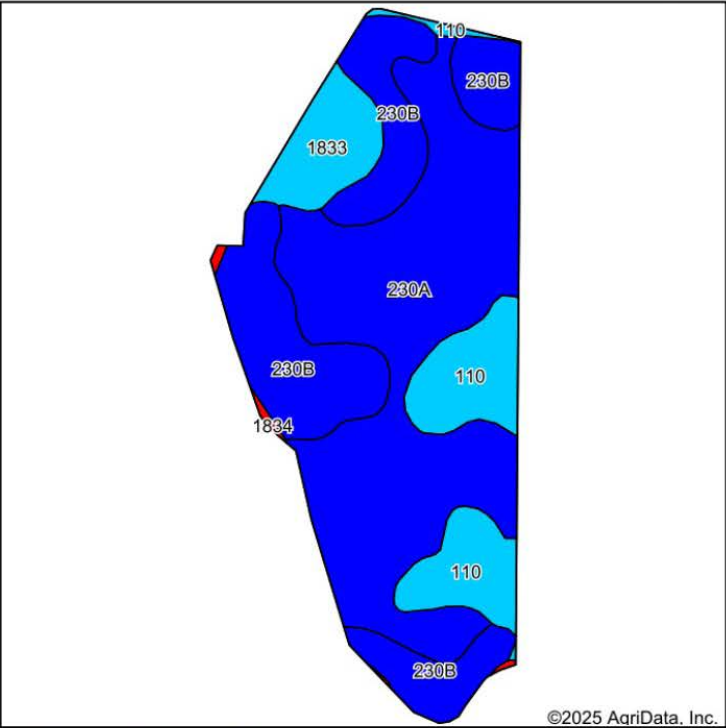
DESCRIPTION:	Approximately 114.66± acres lying east and north of the Maple River, along the centerline of the river, NW 1/4 Section 13 Township 106 Range 26, and SE 1/4 SW 1/4 Section 12 Township 106 Range 26, Survey Legal to govern.		
TAX ID#:	120130403, 120130401, 120120300		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$4,577.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$4,577.00
	Taxes are an estimation only, based on 2025 tax year.		
FSA INFORMATION:	Total Acres	114.66± acres	
	FSA Tillable Acres	79.83 ± acres	
	Corn Base Acres	44.35± acres	
	Corn PLC Yield	159.00± bushels	
	Soybean Base Acres	35.48± acres	
	Soybean PLC Yield	50.00± bushels	
	Base acres are estimated and subject to FSA reconstitution.		
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Gukeen silty clay, Kamrar clay loam, Marna silty clay. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	92.7 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Pattern tile with outlet to Maple River.		
CRP:	21.88 ± acres (not included in tillable)		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands, Tract contains a wetland, NHEL – Non-Highly Erodible Lands		
OTHER:	Five CRP Contracts: 11419B: Exp 2033 1149A: Exp 2033 11506: Exp 2050 11479: Exp 2034 11507: Exp 2050 Annual Contract Payment: \$3,071.85. This parcel is accessed through a recorded easement. If Parcel 2 is sold to a separate buyer than Parcel 1, the property shall be surveyed along the centerline of the river. Seller and Buyer agree to pay an equal share of the cost of survey and any required abstract splitting expenses.		

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

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wingertlandservices.com

Soils Map
Parcel 2



State: Minnesota
County: Faribault
Location: 13-104N-26W
Township: Lura
Acres: 77.99
Date: 8/14/2025



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
230A	Guckeen silty clay loam, 1 to 3 percent slopes	38.76	49.7%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
230B	Kamrar clay loam, 2 to 6 percent slopes	22.69	29.1%		> 6.5ft.	Moderately well drained	IIe	95	79
110	Marna silty clay loam, 0 to 2 percent slopes	10.84	13.9%		> 6.5ft.	Poorly drained	IIw	87	77
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.34	6.8%		> 6.5ft.	Poorly drained	IIw	83	83
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.36	0.5%		> 6.5ft.	Poorly drained	Vw	20	40
Weighted Average							2.01	92.7	*n 79.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

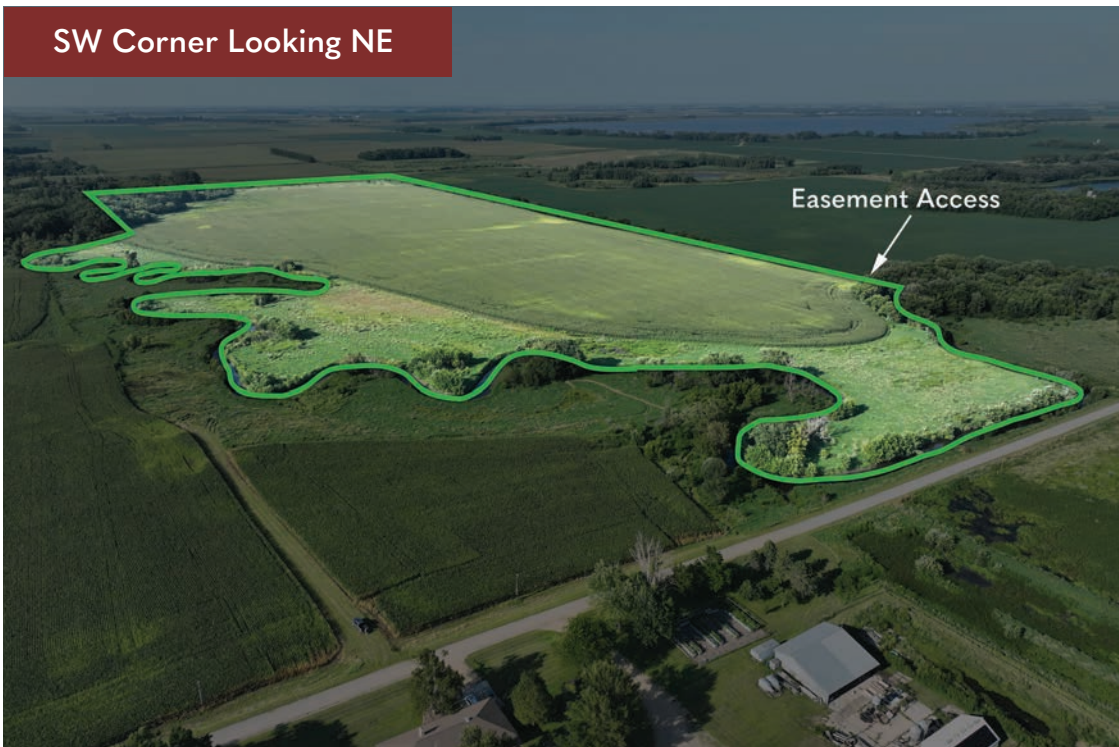
Property Images

Parcel 2

NE Corner Looking SW



SW Corner Looking NE



Property Images
Parcel 2



NW Corner Looking SE



SE Corner Looking NW



Property Information

Parcels 1 & 2

DESCRIPTION:	NW 1/4 Section 13 and SE 1/4 SW 1/4 Section 12 Township 104 Range 26		
TAX ID#:	120130403, 120130401, 120120300		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$ 8,126.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$8,126.00
	Taxes are an estimation only, based on 2025 tax year.		
FSA INFORMATION:	Total Acres		199.80± acres
	FSA Tillable Acres		140.77 ± acres
	Corn Base Acres		78.20± acres
	Corn PLC Yield		159.00± bushels
	Soybean Base Acres		62.57± acres
	Soybean PLC Yield		50.00± bushels
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Beauford clay, Gukeen silty clay, Kamrar clay loam, Marna silty clay. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	90.3 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Pattern tile with private mains and laterals. Outlet to Maple River. See Tile Map.		
CRP:	34.52 ± acres (not included in tillable)		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands, Tract contains a wetland,		
	NHEL – Non-Highly Erodible Lands		
OTHER:	Five CRP Contracts:		
	11419B: 5.93 ac Exp 2033		
	1149A: 4.81 ac Exp 2033		
	11506: 20.48 ac Exp 2050		
	11479: 0.8 ac Exp 2034		
	11507: 5.21 ac Exp 2050		
	Annual Contract Payment: \$4,203.00		
	There is a sealed well where a prior residence was demolished and buried west of the Maple River.		
	The land east of the river is accessed through a legal easement.		
	Buyer agrees as a condition to this sale, to enter into a drainage agreement with Seller, regarding a tile main serving Seller's land and draining into the Maple River, located on Parcel 1. General terms of this agreement shall include: "a perpetual drainage and tile easement to Grantee for the purposes of installation, use, inspection, repair, maintenance, upgrade, replacement, and preservation of the Tile Line located on Grantor's Property." Please contact Geoff Mead with any questions.		

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

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Bid Instructions

WINGERT
LAND SERVICES

AUCTION LOCATION AND TIME:

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

Thursday, November 13, 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., 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, 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
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: 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)

Parcel #1	85.14±	\$ _____
Parcel #2	114.66±	\$ _____
Parcels #1+2	199.80±	\$ _____

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.



Chuck Wingert, ALC
Licensed Broker
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Licensed Broker
geoff@wingertlandservices.com
507.317.6266



Anna Mead
Licensed Land Specialist
anna@wingertlandservices.com
507.441.5262



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



507.248.5263 | wingertlandservices.com