

FARMLAND AUCTION



WINGERT
LAND SERVICES

155.86± ACRES

Maridean Adams

Aurora Township, Steele County, Minnesota



AUCTION LOCATION AND TIME

Friday, December 5, 2025 @ 11:00 a.m.

Blooming Prairie Servicemen's Club

210 4th St NE, Blooming Prairie, MN 55917

Owner: Maridean Adams

Attorney: Andrew Willaert, Gislason & Hunter LLP

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

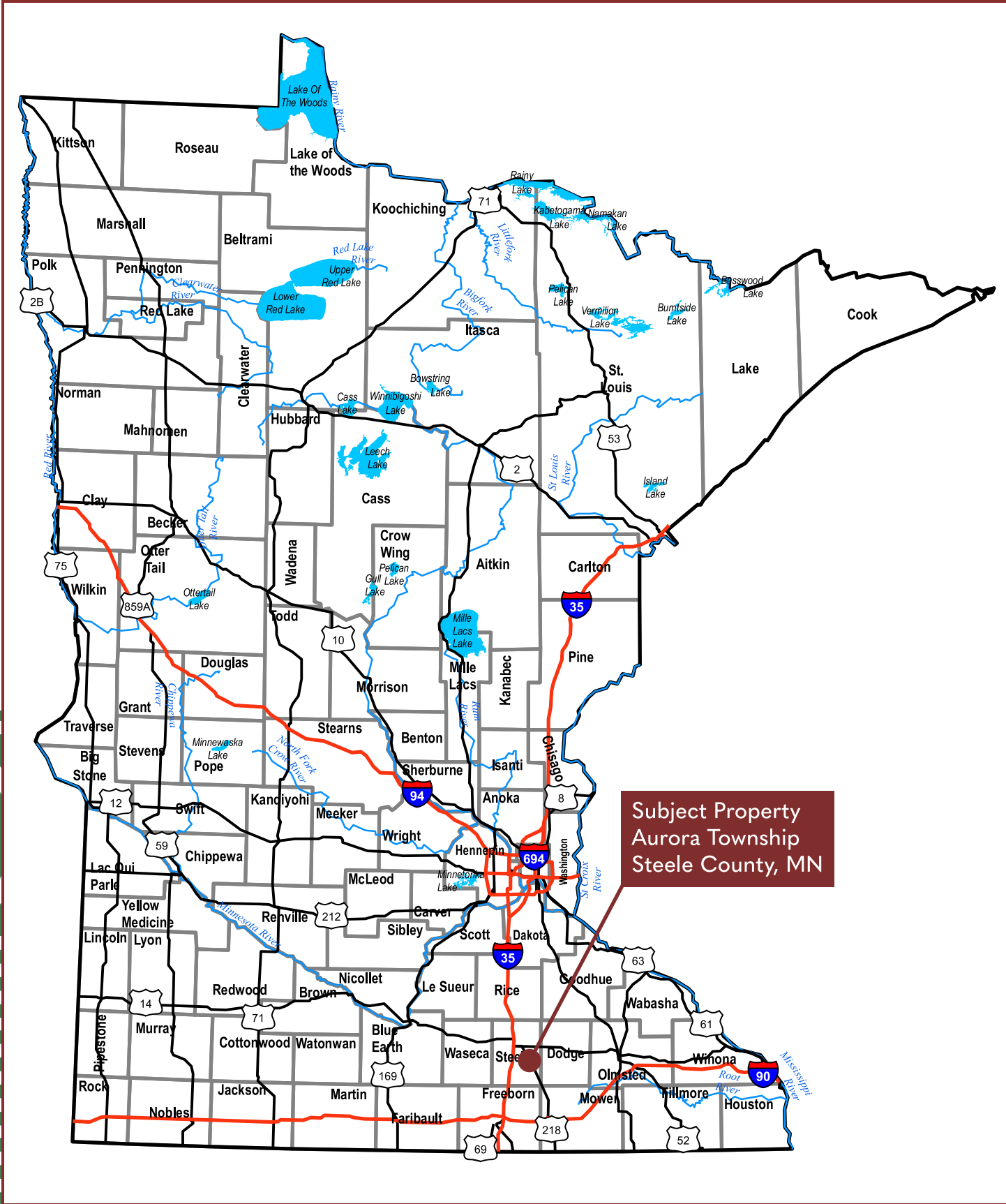
O: 507.248.5263

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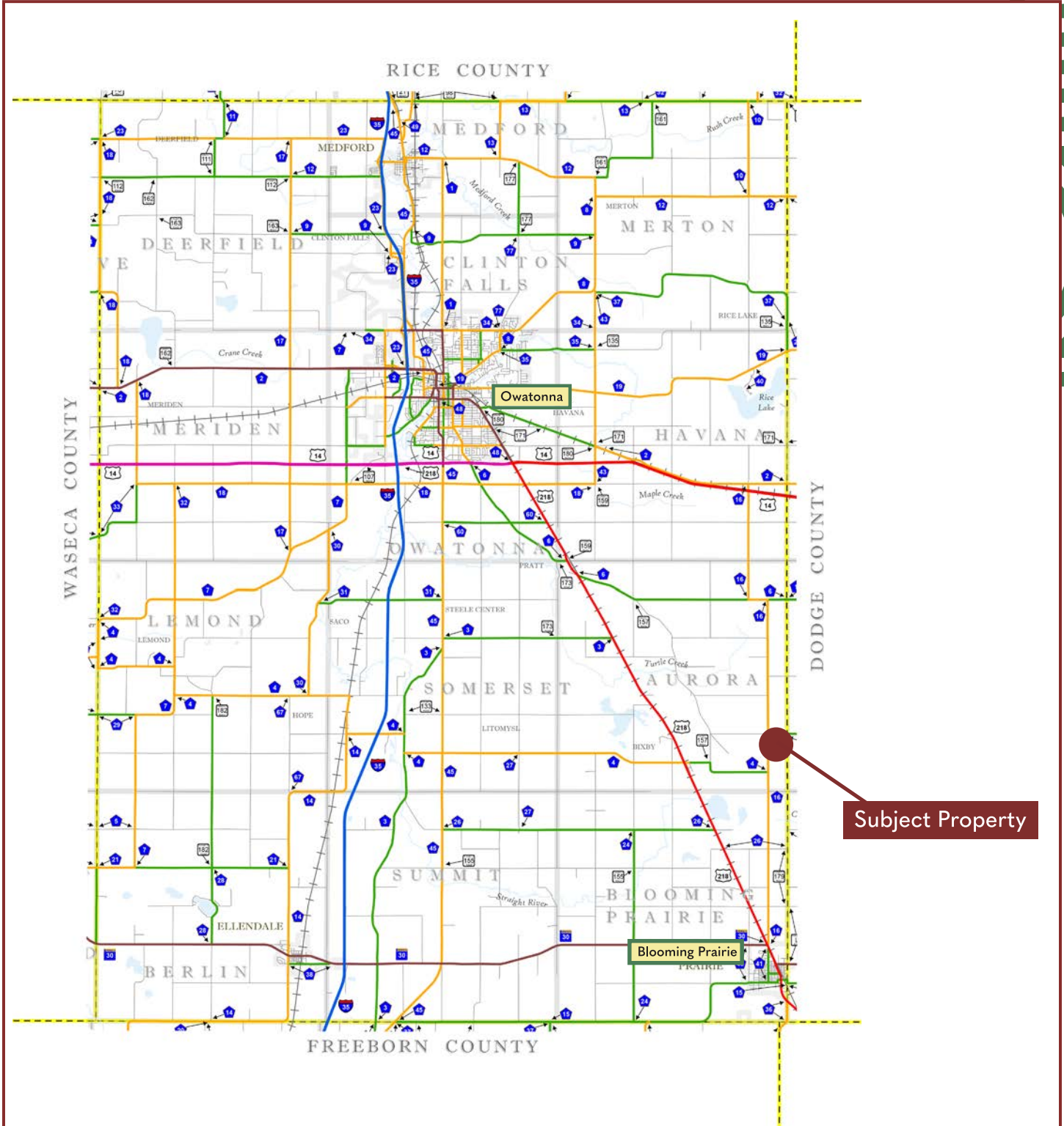
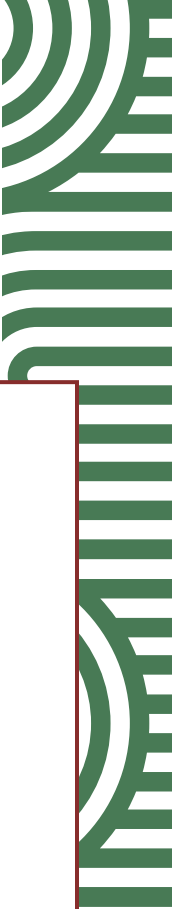


Property is co-listed with
Dick Norland, Midwest Realty





Steele County Minnesota



Aurora Township

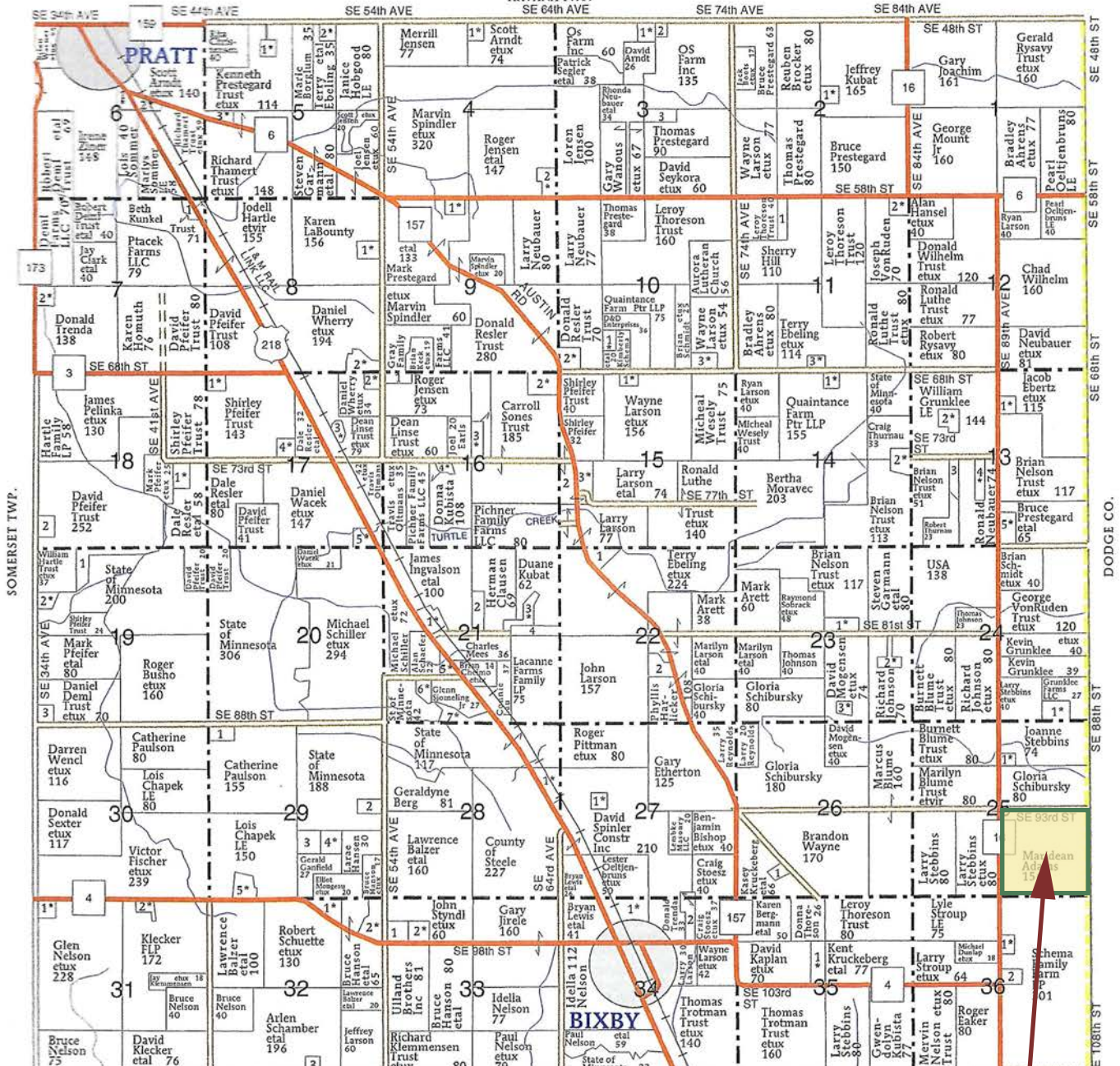
Steele County | T106N-R19W

T-106-N

AURORA PLAT

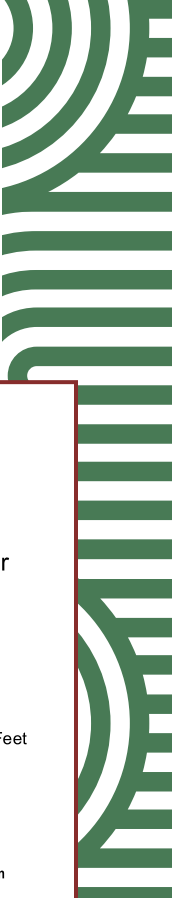
R-19-W

HAVANA TWP.



Subject Property

FSA Aerial Map



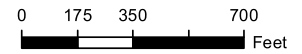
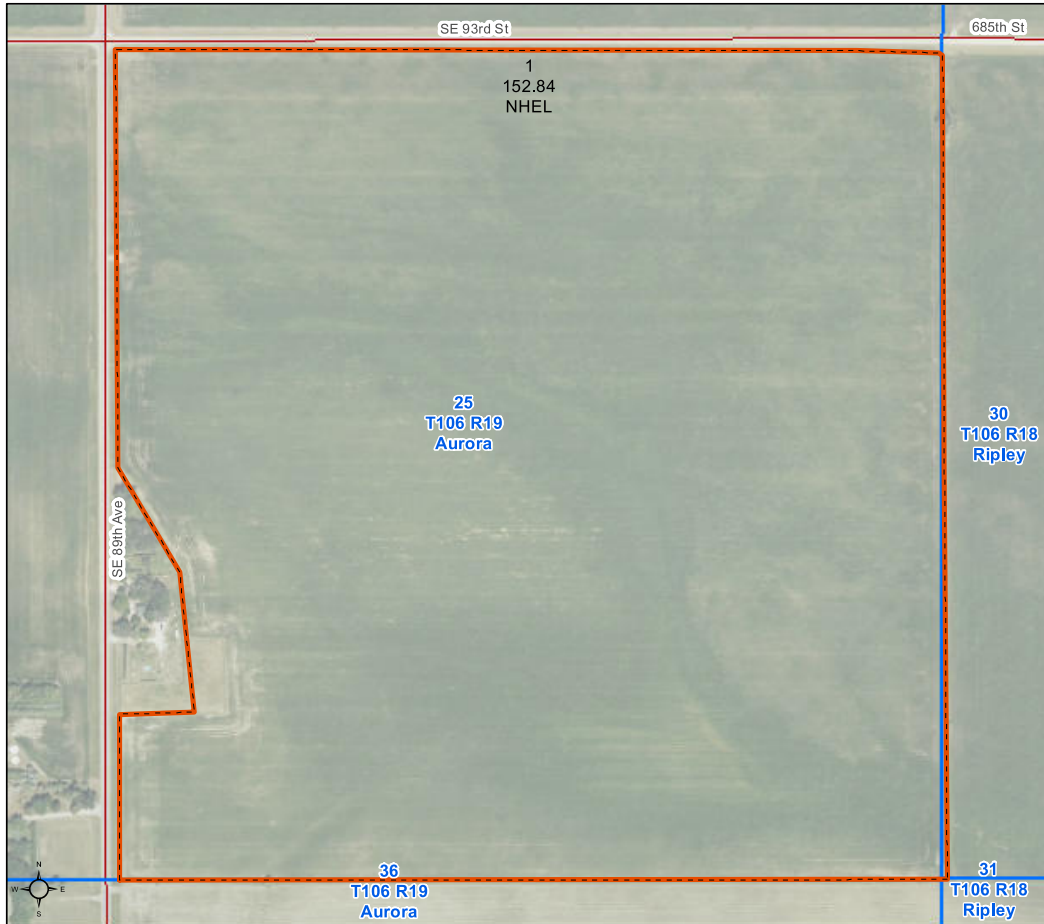
Steele County, Minnesota

Farm 6770

Tract 6296

2025 Program Year

Map Created May 07, 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: 152.84 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

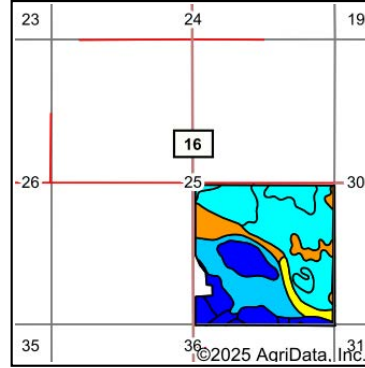
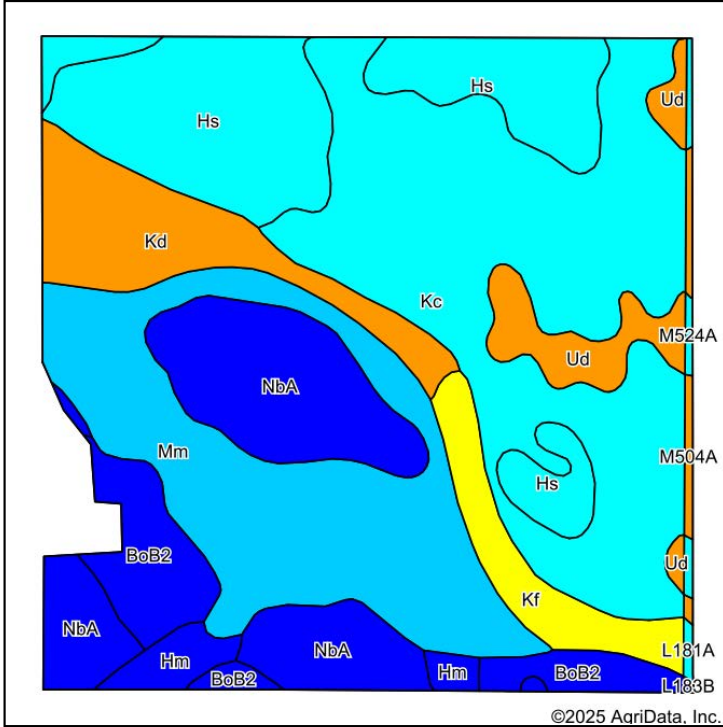
DESCRIPTION:	SE1/4 exc. 4.14a tract, Section 25, T106N-R19W		
TAX ID#:	04-025-2000		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes		\$10,129.36
	Special Assessment		\$168.64
	Total Estimated Tax & Specials		\$10,298.00
FSA INFORMATION:	Total Acres	155.86± acres	
	FSA Tillable Acres	152.84± acres	
	Corn Base Acres	80.90± acres	
	Corn PLC Yield	156.00± bushels	
	Soybean Base Acres	39.40± acres	
	Soybean PLC Yield	40.00± bushels	
	Crop Election Choice – ARC County for Corn and Soybeans		
LEASE/RENT INFORMATION:	Buyer will have possession for the 2026 crop year.		
SOIL DESCRIPTION:	Kato silty clay loam, Maxcreek silty clay loam, Hayfield silt loam, Newry silt loam, Blooming silt loam, Udolpho silt loam, Kish. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	79.5 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Private group main within Judicial Ditch # 85 watershed. Private laterals unknown.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES::	NHEL – No Highly Erodible Lands 1985 determination showed NW – No Wetlands		
OTHER:	Current 156EZ states Wetland determinations not complete		

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: **Steele**
 Location: **25-106N-19W**
 Township: **Aurora**
 Acres: **151.97**
 Date: **10/27/2025**

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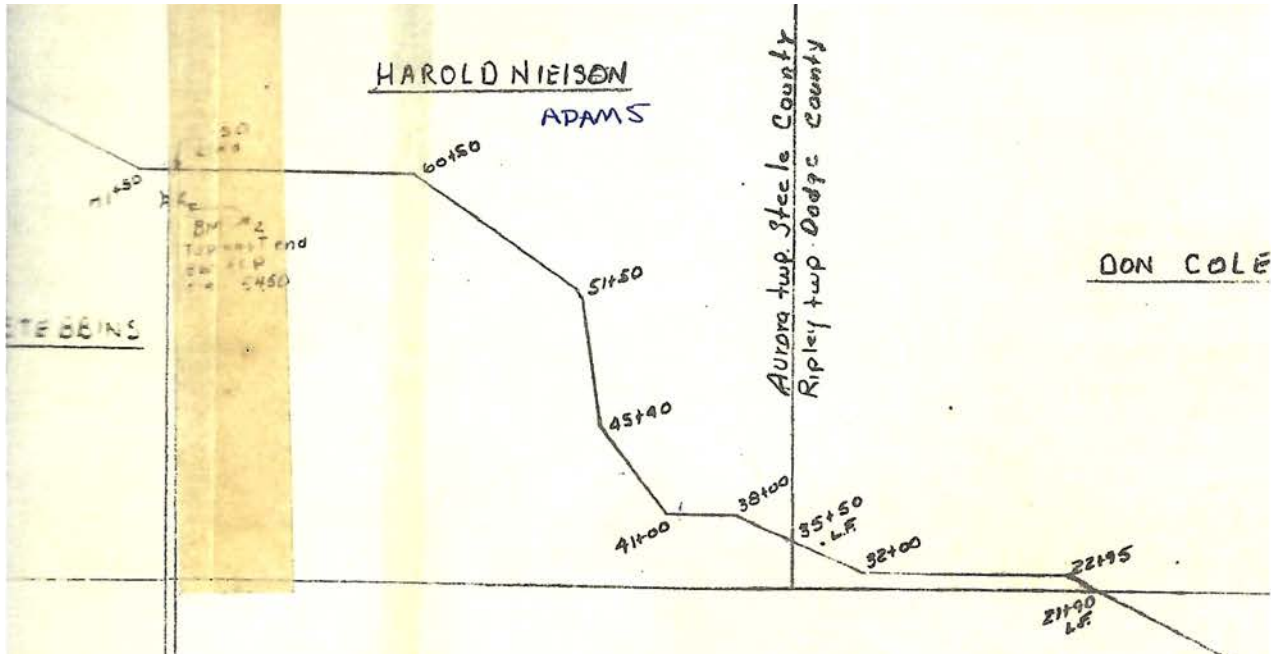
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
Kc	Kato silty clay loam	44.55	29.3%	[Cyan]	> 6.5ft.	Poorly drained	IIw	75	81
Mm	Maxcreek silty clay loam	28.83	19.0%	[Light Blue]	> 6.5ft.	Poorly drained	IIw	88	78
Hs	Hayfield silt loam	23.91	15.7%	[Light Cyan]	> 6.5ft.	Somewhat poorly drained	IIs	72	80
NbA	Newry silt loam, 0 to 3 percent slopes	19.75	13.0%	[Dark Blue]	> 6.5ft.	Moderately well drained	Ie	95	88
Kd	Kato silty clay loam, swales	10.62	7.0%	[Orange]	> 6.5ft.	Very poorly drained	IIIw	70	81
BoB2	Blooming silt loam, 2 to 6 percent slopes, eroded	8.52	5.6%	[Dark Blue]	> 6.5ft.	Well drained	Ile	91	85
Kf	Kato silty clay loam, calcareous variant, depressional	6.02	4.0%	[Yellow]	> 6.5ft.	Poorly drained	IIIw	57	72
Ud	Udolphi silt loam	5.26	3.5%	[Orange]	> 6.5ft.	Poorly drained	IIw	70	84
Hm	Havana silt loam	2.74	1.8%	[Dark Blue]	> 6.5ft.	Poorly drained	IIw	94	91
M504A	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.93	0.6%	[Orange]	> 6.5ft.	Poorly drained	IIw	62	81
M524A	Hayfield silt loam, 0 to 2 percent slopes	0.64	0.4%	[Light Cyan]	> 6.5ft.	Somewhat poorly drained	IIs	72	74
L181A	Kish, till substratum-Mayer complex, 0 to 2 percent slopes	0.20	0.1%	[Light Cyan]	> 6.5ft.	Poorly drained	IIw	75	66
Weighted Average							1.98	79.5	*n 81.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

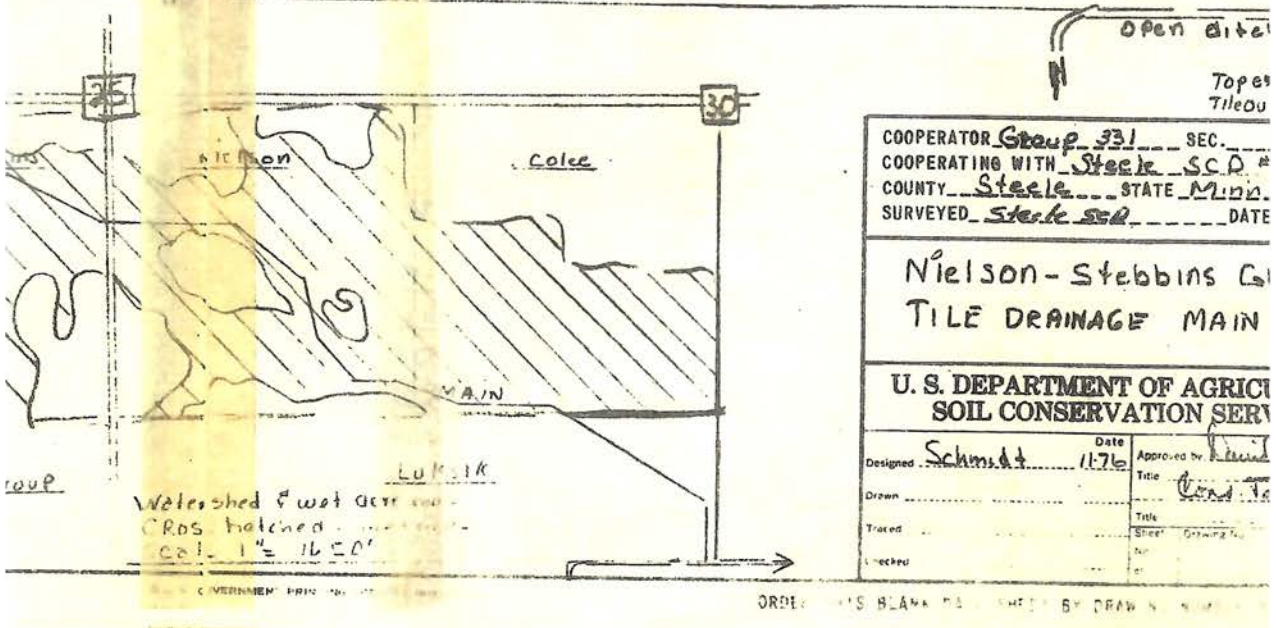
Tile Map



LOCATION MAP
Scale 1" = 660'

Legal records, maps and tile designs show a private tile main was installed in 1976-1977. The design of the main tile line across the Adams Farm (formerly Harold Nielson) is as follows:

- Station 21+50 to Station 41+00: 14" tile on .20 and .30 grade (Nielson east property line is at 35+50). There is an 18" corrugated metal standpipe on the east property line
- Station 41+00 to Station 71+50: 12" tile on .20 grade (centerline of west road is at 70+50)



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

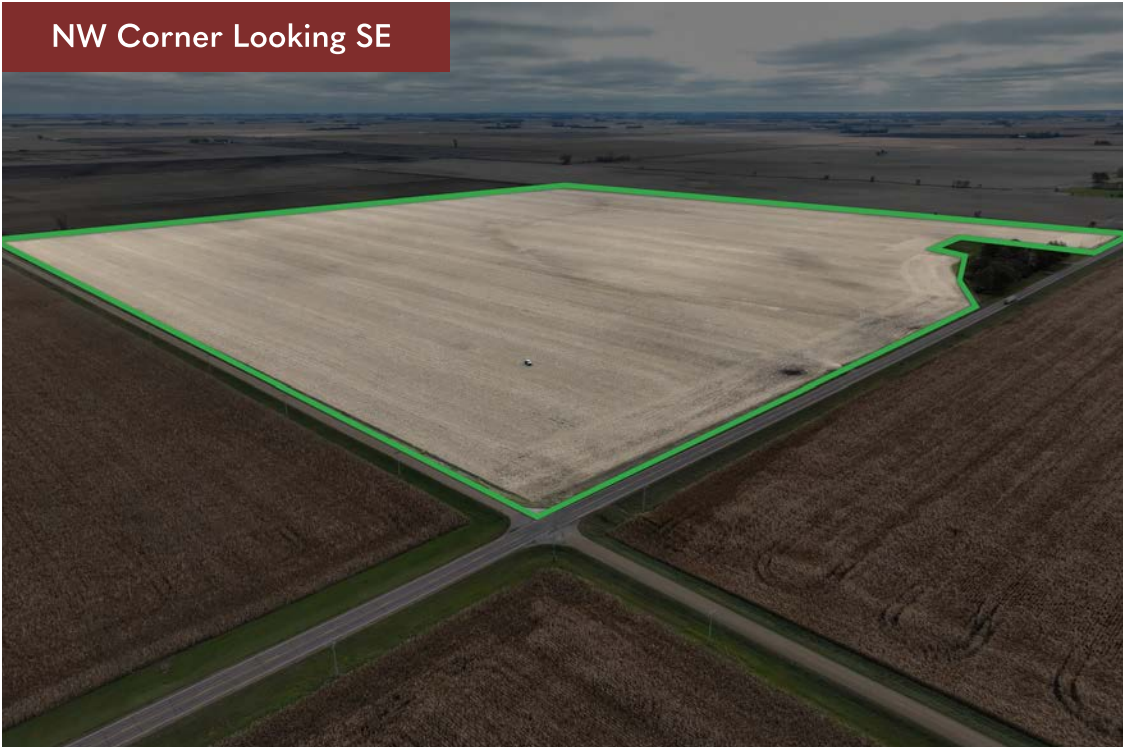
Property Images



SE Corner Looking NW



NW Corner Looking SE



Property Images

NE Corner Looking SW

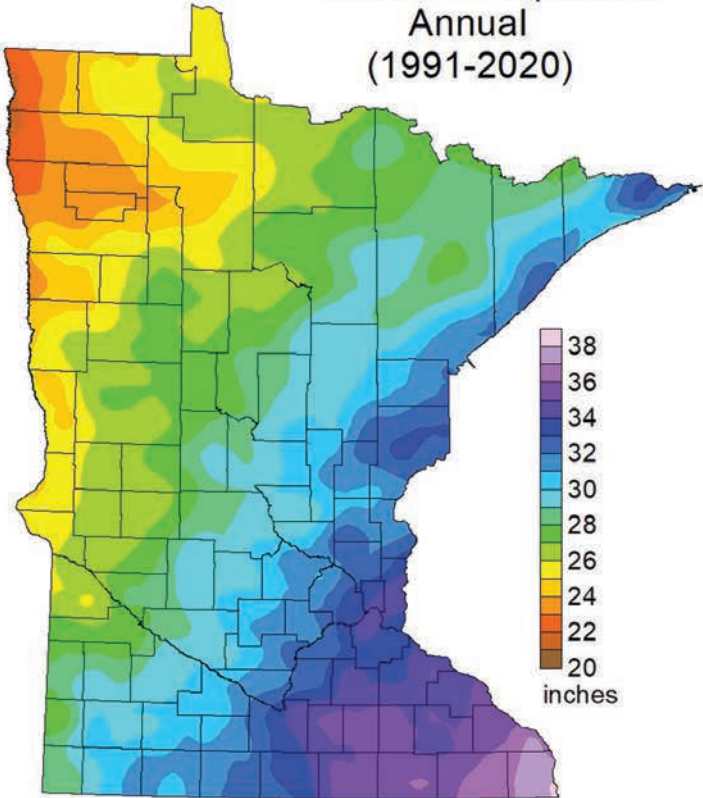


SW Corner Looking NE





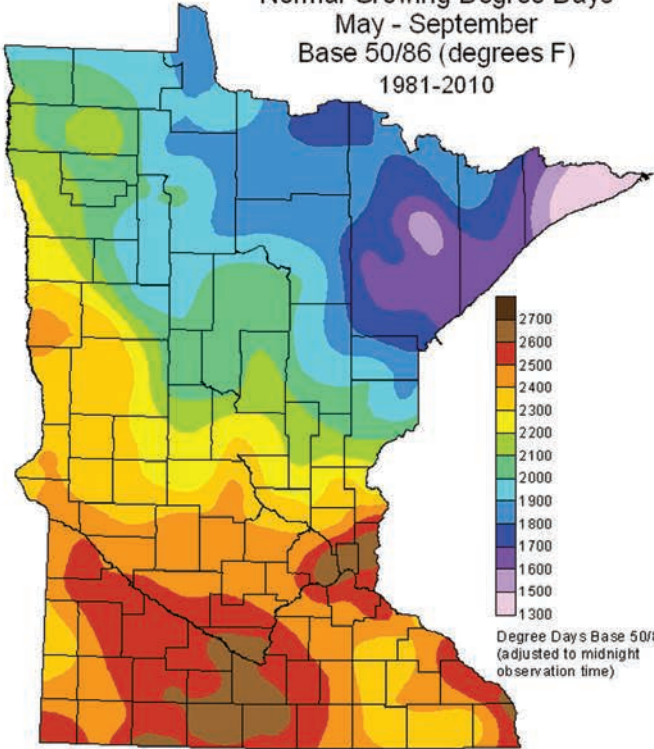
Normal Precipitation
Annual
(1991-2020)



38
36
34
32
30
28
26
24
22
20
inches

DNR State Climatology Office, April 16, 2021

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



2700
2600
2500
2400
2300
2200
2100
2000
1900
1800
1700
1600
1500
1300
Degree Days Base 50/86
(adjusted to midnight
observation time)

State Climatology Office - MNDNR

Bid Instructions

AUCTION LOCATION AND TIME:

Blooming Prairie Servicemen's Club
210 4th St NE
Blooming Prairie, MN 55917

Friday, December 5, 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, December 4, 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, December 4, 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 14, 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., Thursday, December 4, 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)

155.86±

\$ _____

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





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