

FARMLAND AUCTION

MULTI-PARCEL

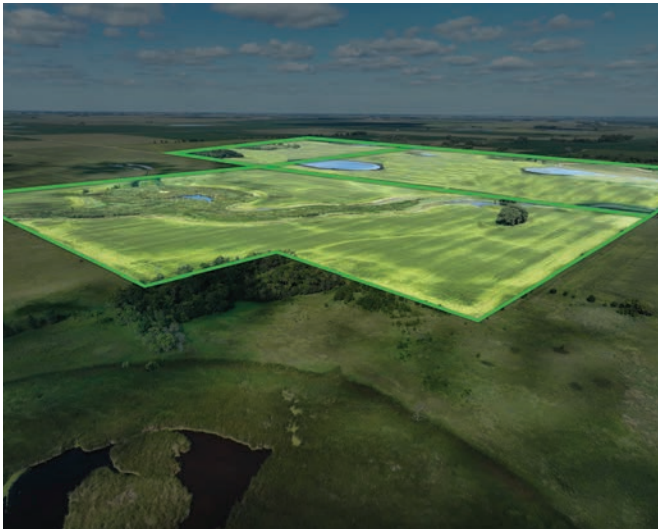
416.37± ACRES

Norma Buholz Farms

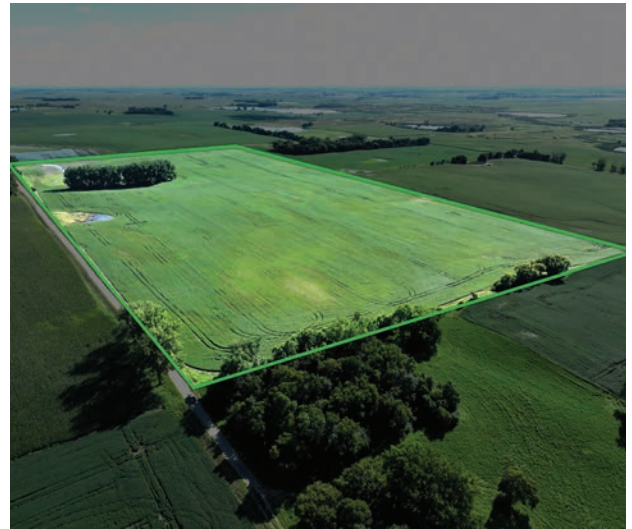
Otrej & Malta Townships, Big Stone County, Minnesota



WINGERT
LAND SERVICES



Parcel 1, 2 & 3 – SW Looking NE



Parcel 4 – NE Looking SW

ONE CHANCE SEALED BID AUCTION

Sealed bids must be submitted by 1:00 p.m. on
Monday, November 10, 2025.

See 'Bid Instructions' page in the back of this brochure for more details.

Attorney: Lori Molden



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

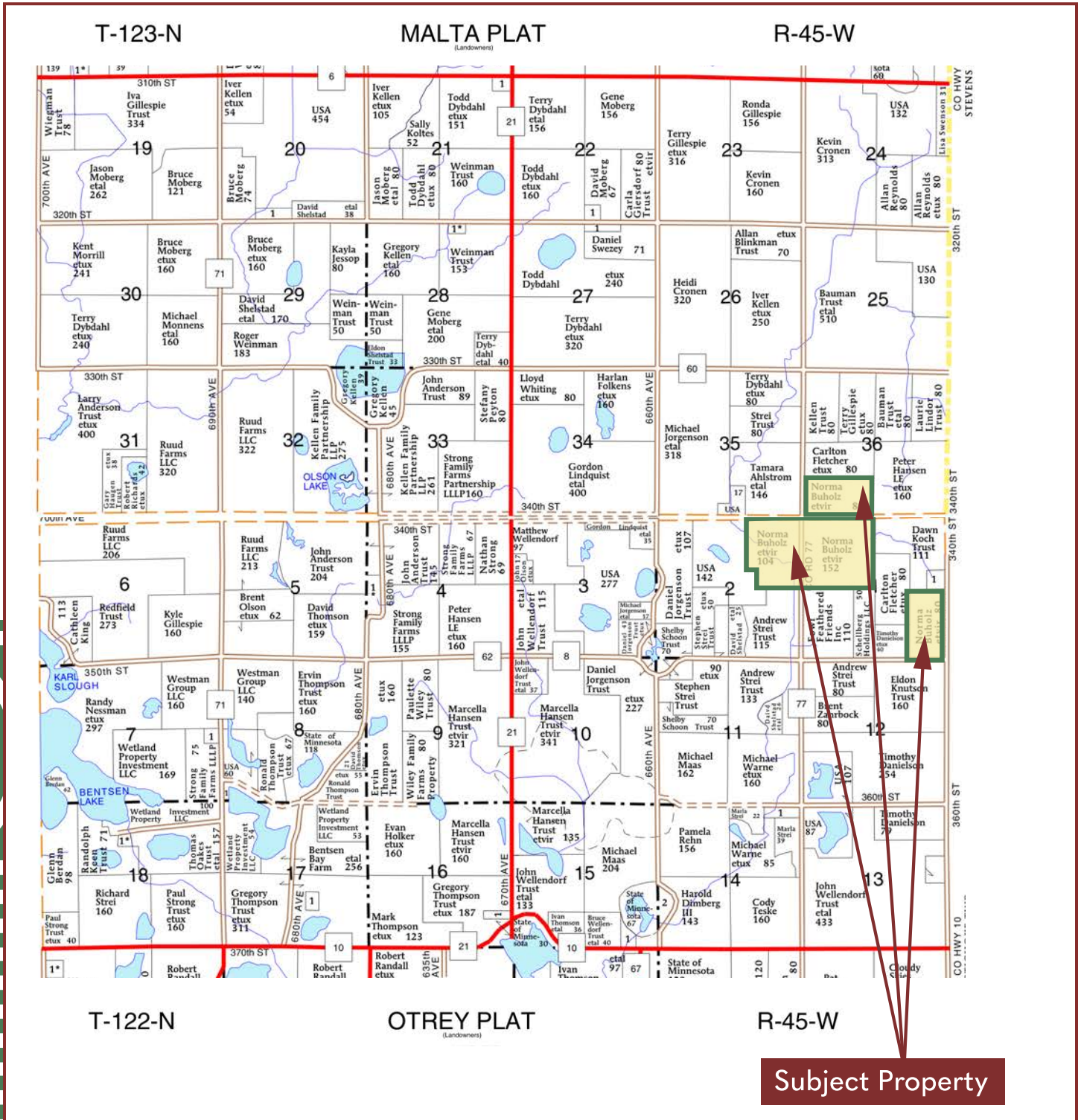


Big Stone County
Minnesota



Otrey & Malta Townships

Big Stone County | T123N-R45W & T122N-R45W



FSA Aerial Map
Parcels 1, 2 & 3

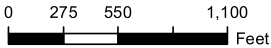


United States
Department of
Agriculture

Stevens County, Minnesota

Farm 7631
Tract 6778

2025 Program Year
Map Created April 29, 2025

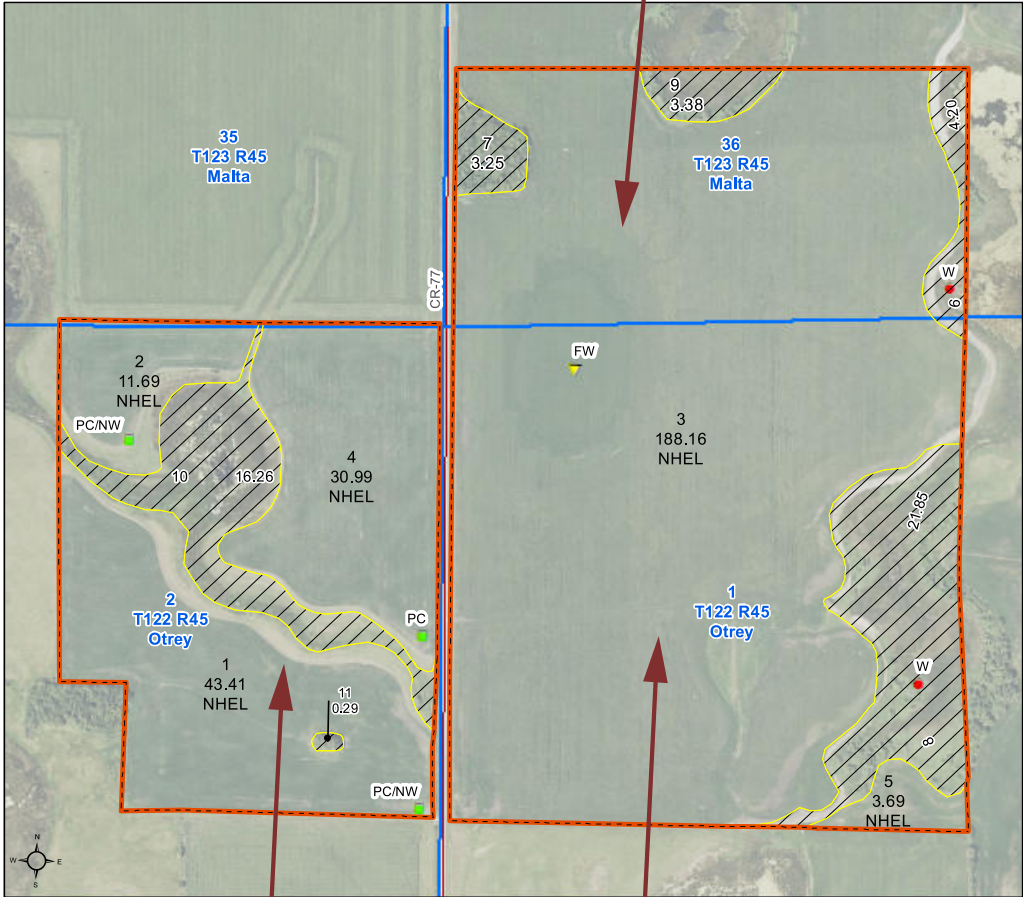


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
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: 277.94 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.

Parcel 1

Parcel 3

Parcel 2

FSA Aerial Map

Parcel 4



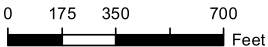
United States
Department of
Agriculture

Stevens County, Minnesota

Farm 7631
Tract 6779

2025 Program Year

Map Created April 29, 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: 75.94 acres



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Property Information

Parcel 1

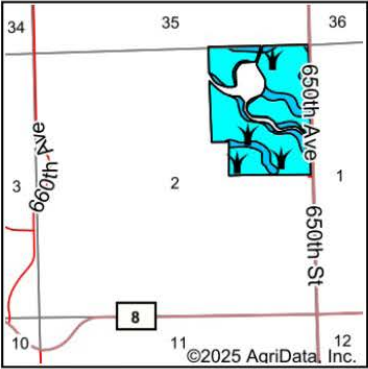
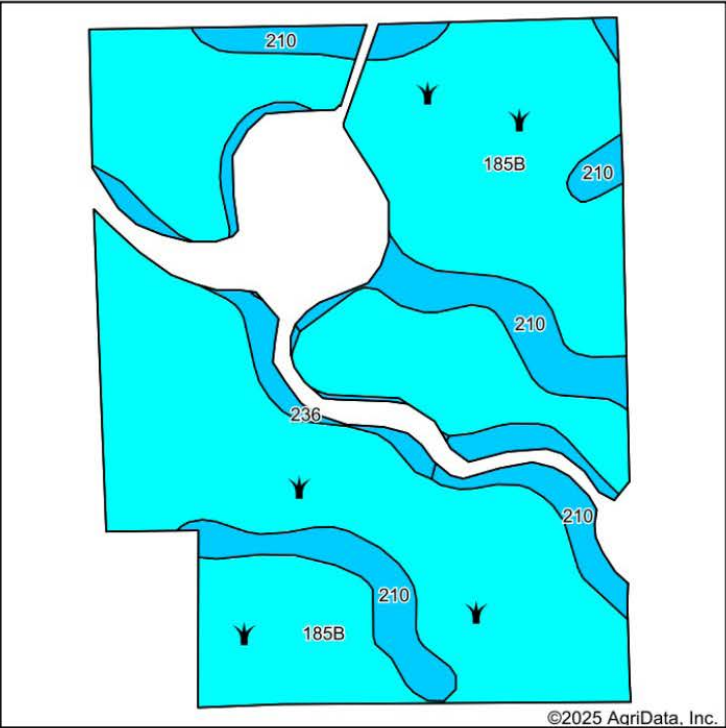
DESCRIPTION:	NE 1/4 Exc 12 ac to deeded to USA and Excluding Parcel 1 of WA 42 Section 1 Township 122 Range 45 (Updated Abstract Legal to Govern).	
TAX ID#:	12-0008-000	
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes	\$3,042.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$3,042.00
FSA INFORMATION:	Total Acres	104.00± acres
	FSA Tillable Acres	86.09± acres
	Corn Base Acres	38.61± acres
	Corn PLC Yield	126.00± bushels
	Soybean Base Acres	40.95± acres
	Soybean PLC Yield	34.00± bushels
	Tillable and base acres are estimated and subject to FSA reconstitution.	
RENT/LEASE INFORMATION:	Farm is leased through 2025.	
SOIL DESCRIPTION:	Hattie silty clay, Fulda silty clay, Vallers clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	81.2 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Minimal tile present with wetland outlets.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL, PC/NW, tract contains a wetland or farmed wetland	
WIND ENERGY POTENTIAL:	This parcel has been previously pursued for potential inclusion in regional wind energy projects. No active wind energy agreements exist on the property. Future participation remains possible depending on developer interest and project viability. Please contact Geoff Mead for more information.	

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

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Soils Map

Parcel 1



State: **Minnesota**
County: **Big Stone**
Location: **2-122N-45W**
Township: **Otre**
Acres: **90.05**
Date: **9/2/2025**



Area Symbol: MN011, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
185B	Hattie silty clay, 1 to 4 percent slopes	73.96	82.2%		> 6.5ft.	Moderately well drained	IIIs	0	80	54
210	Fulda silty clay, 0 to 2 percent slopes	13.91	15.4%		> 6.5ft.	Poorly drained	IIW	5975	86	54
236	Vallers clay loam, 0 to 2 percent slopes	2.18	2.4%		> 6.5ft.	Poorly drained	IIW	6188	90	74
Weighted Average							2.00	1072.8	81.2	*n 54.5

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

	Symbol	Name	Description
	WET	Wet spot	A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit. Typically 0.5 to 2 acres.

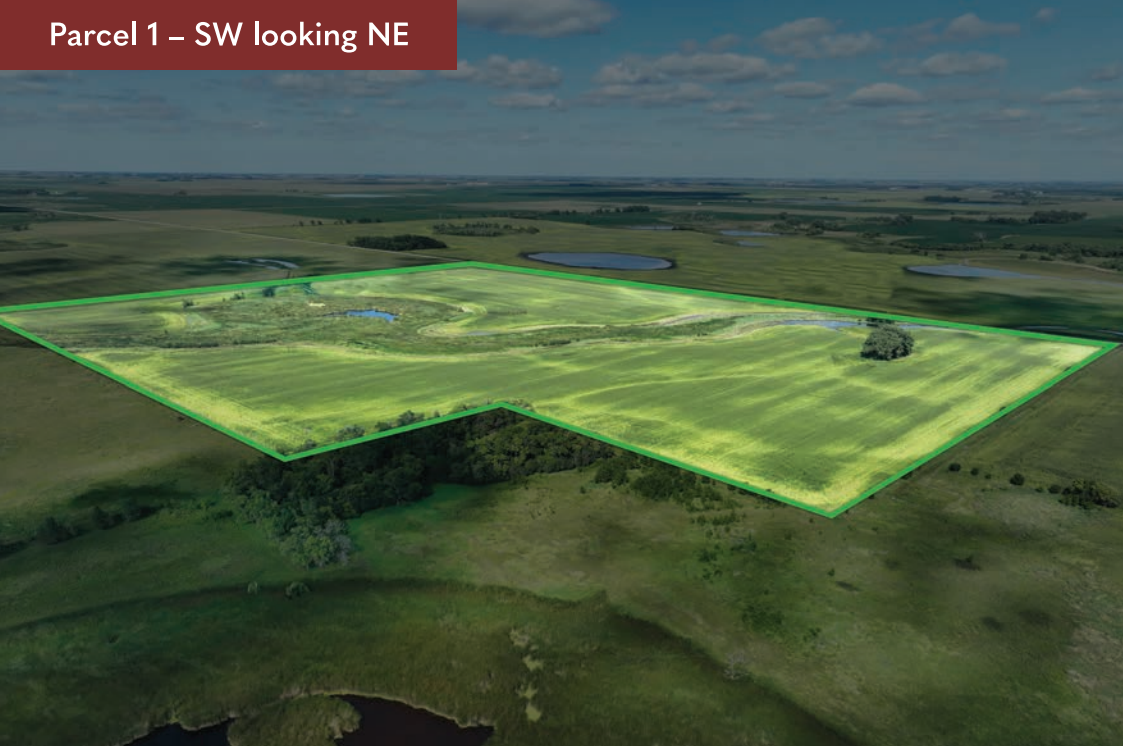
Property Images
Parcel 1



Parcel 1 – NW looking SE



Parcel 1 – SW looking NE



Property Information

Parcel 2

DESCRIPTION:	S 1/2 SW 1/4 Section 36 Township 123 Range 45 (Updated Abstract Legal to Govern).		
TAX ID#:	08-0186-000		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$2,206.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$2,206.00
FSA INFORMATION:	Total Acres	80.00± acres	
	FSA Tillable Acres	65.00± acres	
	Corn Base Acres	29.15± acres	
	Corn PLC Yield	126.00± bushels	
	Soybean Base Acres	30.92± acres	
	Soybean PLC Yield	34.00± bushels	
	Tillable and base acres are estimated and subject to FSA reconstitution.		
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Hattie silty clay, Fulda silty clay, Dovray silty clay. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	81.0 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Minimal tile present with wetland outlets.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	HEL determinations not complete, tract contains a wetland or farmed wetland		
WIND ENERGY POTENTIAL:	This parcel has been previously pursued for potential inclusion in regional wind energy projects. No active wind energy agreements exist on the property. Future participation remains possible depending on developer interest and project viability. Please contact Geoff Mead for more information.		
OTHER:	The trees located on Parcel 2 are part of an abandoned building site. Seller has no knowledge regarding the existence or condition of any well or septic system, the date or method of removal, or other related details. Well and Septic Disclosures will be provided with the Purchase Agreements. Buyer assumes full responsibility for the abandoned building site following closing.		

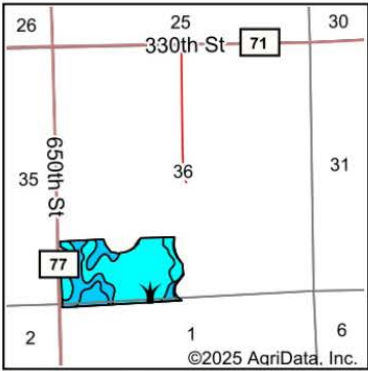
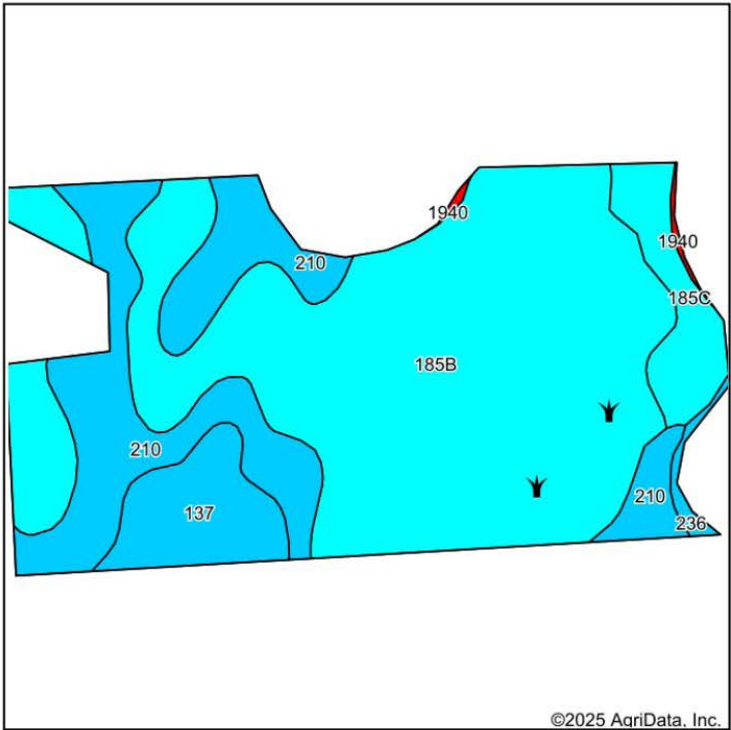
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wingertlandservices.com

Soils Map

Parcel 2



State: Minnesota
County: Big Stone
Location: 36-123N-45W
Township: Malta
Acres: 66.71
Date: 9/7/2025



Area Symbol: MN011, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
185B	Hattie silty clay, 1 to 4 percent slopes	42.69	64.0%		> 6.5ft.	Moderately well drained	IIIs	0	80	54
210	Fulda silty clay, 0 to 2 percent slopes	14.75	22.1%		> 6.5ft.	Poorly drained	IIW	5975	86	54
137	Dovray silty clay	4.77	7.2%		> 6.5ft.	Very poorly drained	IIIW	0	82	55
185C	Hattie silty clay, 4 to 10 percent slopes	3.80	5.7%		> 6.5ft.	Well drained	IIIE	0	75	49
236	Vallers clay loam, 0 to 2 percent slopes	0.48	0.7%		> 6.5ft.	Poorly drained	IIW	6188	90	74
1940	Bigstone silty clay loam, ponded	0.22	0.3%		> 6.5ft.	Very poorly drained	VIIIW	0	5	32
Weighted Average							2.15	1365.6	81	*n 53.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
WET	Wet spot	A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit. Typically 0.5 to 2 acres.

Property Images

Parcel 2

Parcel 2 – NW looking SE



Parcel 2 – NE looking SW



Property Information

Parcel 3

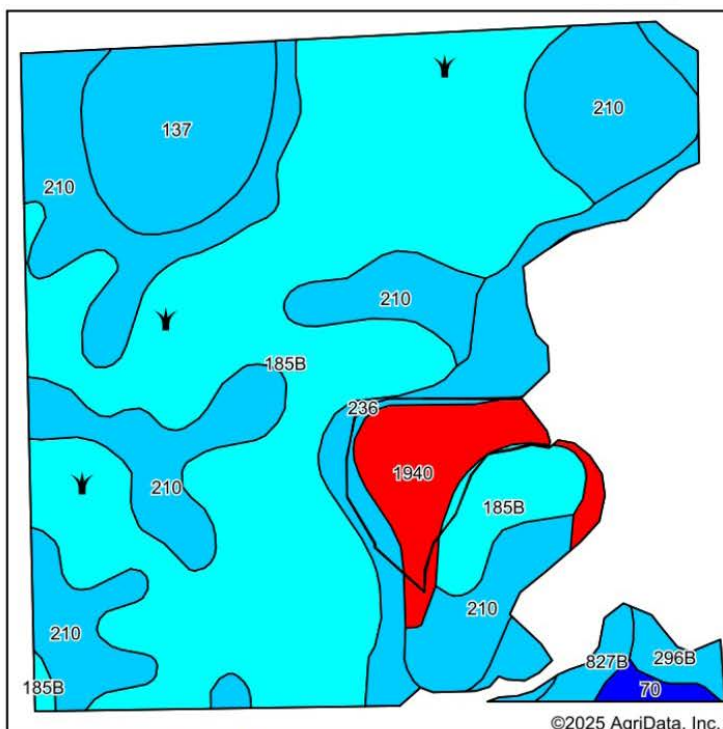
DESCRIPTION:	Govt. 3 & 4 and S 1/2 NW 1/4 Section 1 Township 122 Range 45 (Updated Abstract Legal to Govern).		
TAX ID#:	12-0006-000		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$4,100.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$4,100.00
FSA INFORMATION:	Total Acres	152.37±	acres
	FSA Tillable Acres	126.85±	acres
	Corn Base Acres	56.89±	acres
	Corn PLC Yield	126.00±	bushels
	Soybean Base Acres	60.34±	acres
	Soybean PLC Yield	34.00±	bushels
	Tillable and base acres are estimated and subject to FSA reconstitution.		
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Hattie silty clay, Fulda silty clay, Dovray silty clay, Vallers clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	78.9 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Minimal tile present with wetland outlets.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	HEL determinations not complete, tract contains a wetland or farmed wetland		
WIND ENERGY POTENTIAL:	This parcel has been previously pursued for potential inclusion in regional wind energy projects. No active wind energy agreements exist on the property. Future participation remains possible depending on developer interest and project viability. Please contact Geoff Mead for more information.		

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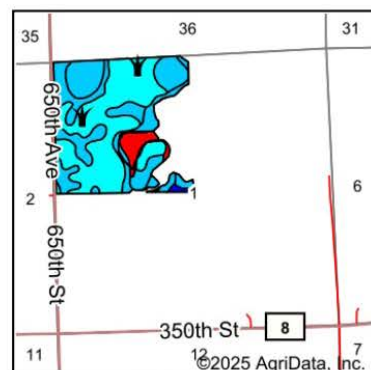
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Soils Map

Parcel 3



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Big Stone**
 Location: **1-122N-45W**
 Township: **Otre**
 Acres: **126.1**
 Date: **9/7/2025**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: MN011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr. Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
185B	Hattie silty clay, 1 to 4 percent slopes	61.41	48.7%		> 6.5ft.	Moderately well drained	Ils	0	80	54
210	Fulda silty clay, 0 to 2 percent slopes	34.97	27.7%		> 6.5ft.	Poorly drained	Ilw	5975	86	54
137	Dovray silty clay	9.93	7.9%		> 6.5ft.	Very poorly drained	Illw	0	82	55
236	Vallers clay loam, 0 to 2 percent slopes	9.62	7.6%		> 6.5ft.	Poorly drained	Ilw	6188	90	74
1940	Bigstone silty clay loam, ponded	6.63	5.3%		> 6.5ft.	Very poorly drained	Vllw	0	5	32
296B	Fram loam, 1 to 4 percent slopes	1.44	1.1%		> 6.5ft.	Somewhat poorly drained	Ile	0	90	62
827B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	1.23	1.0%		> 6.5ft.	Well drained	Ille	3391	84	55
70	Svea loam, 1 to 3 percent slopes	0.87	0.7%		> 6.5ft.	Moderately well drained	Ile	3688	99	75
Weighted Average							2.40	2187.6	78.9	*n 54.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
WET	Wet spot	A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit. Typically 0.5 to 2 acres.

Property Images
Parcel 3



Parcel 3 – SW looking NE



Parcel 3 – SE looking NW



Property Information

Parcels 2 & 3

DESCRIPTION:	S 1/2 SW 1/4 Section 36 Township 123 Range 45 AND Govt. 3 & 4 and S 1/2 NW 1/4 Section 1 Township 122 Range 45 (Updated Abstract Legal to Govern).		
TAX ID#:	08-0186-000 & 12-0006-000		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$6,306.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$6,306.00
FSA INFORMATION:	Total Acres	232.37± acres	
	FSA Tillable Acres	191.85± acres	
	Corn Base Acres	86.05± acres	
	Corn PLC Yield	126.00± bushels	
	Soybean Base Acres	91.26± acres	
	Soybean PLC Yield	34.00± bushels	
	Tillable and base acres are estimated and subject to FSA reconstitution.		
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Hattie silty clay, Fulda silty clay, Dovray silty clay, Vallers clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	79.5 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Minimal tile present with wetland outlets.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	HEL determinations not complete, tract contains a wetland or farmed wetland		
WIND ENERGY POTENTIAL:	This parcel has been previously pursued for potential inclusion in regional wind energy projects. No active wind energy agreements exist on the property. Future participation remains possible depending on developer interest and project viability. Please contact Geoff Mead for more information.		
OTHER:	The trees located on Parcel 2 are part of an abandoned building site. Seller has no knowledge regarding the existence or condition of any well or septic system, the date or method of removal, or other related details. Well and Septic Disclosures will be provided with the Purchase Agreements. Buyer assumes full responsibility for the abandoned building site following closing.		

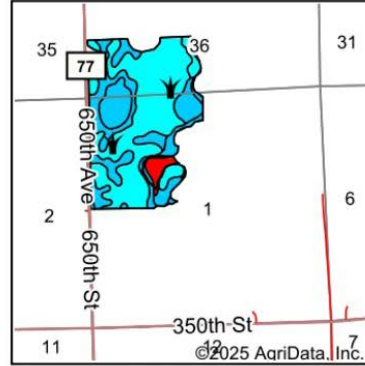
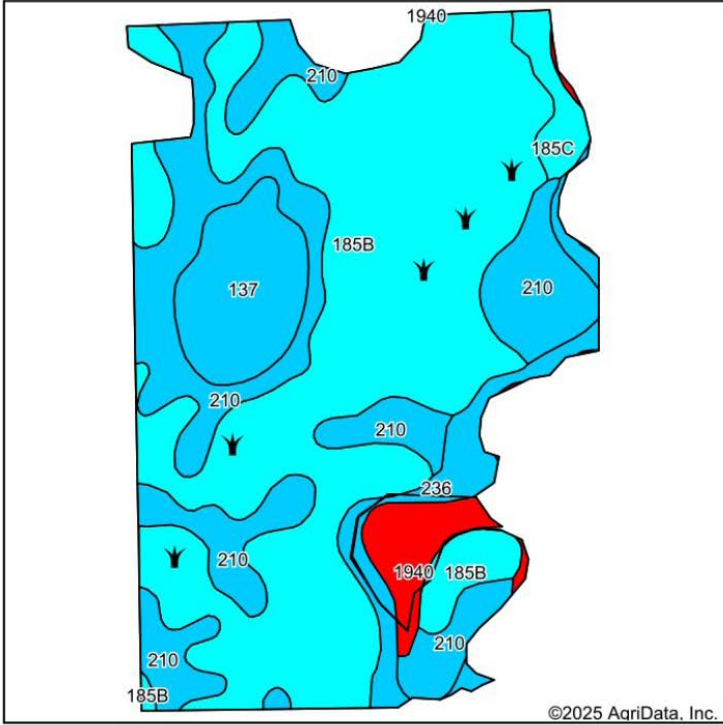
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wingertlandservices.com

Soils Map

Parcels 2 & 3



State: **Minnesota**
 County: **Big Stone**
 Location: **1-122N-45W**
 Township: **Otrey**
 Acres: **183.95**
 Date: **9/7/2025**

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

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Area Symbol: MN011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
185B	Hattie silty clay, 1 to 4 percent slopes	102.01	55.5%		> 6.5ft.	Moderately well drained	IIIs	0	80	54
210	Fulda silty clay, 0 to 2 percent slopes	48.36	26.3%		> 6.5ft.	Poorly drained	IIW	5975	86	54
137	Dovray silty clay	13.66	7.4%		> 6.5ft.	Very poorly drained	IIW	0	82	55
236	Vallers clay loam, 0 to 2 percent slopes	9.57	5.2%		> 6.5ft.	Poorly drained	IIW	6188	90	74
1940	Bigstone silty clay loam, ponded	6.48	3.5%		> 6.5ft.	Very poorly drained	VIIW	0	5	32
185C	Hattie silty clay, 4 to 10 percent slopes	3.87	2.1%		> 6.5ft.	Well drained	IIIs	0	75	49
Weighted Average							2.31	1892.7	79.5	*n 54.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
WET	Wet spot	A somewhat poorly drained to very poorly drained area that is at least two drainage classes wetter than the named soils in the surrounding map unit. Typically 0.5 to 2 acres.

Property Images

Parcels 2 & 3

Parcel 2 & 3 – NE looking SW



Parcel 2 & 3 – SE looking NW



Property Information

Parcel 4

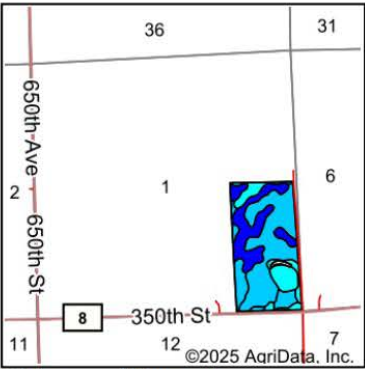
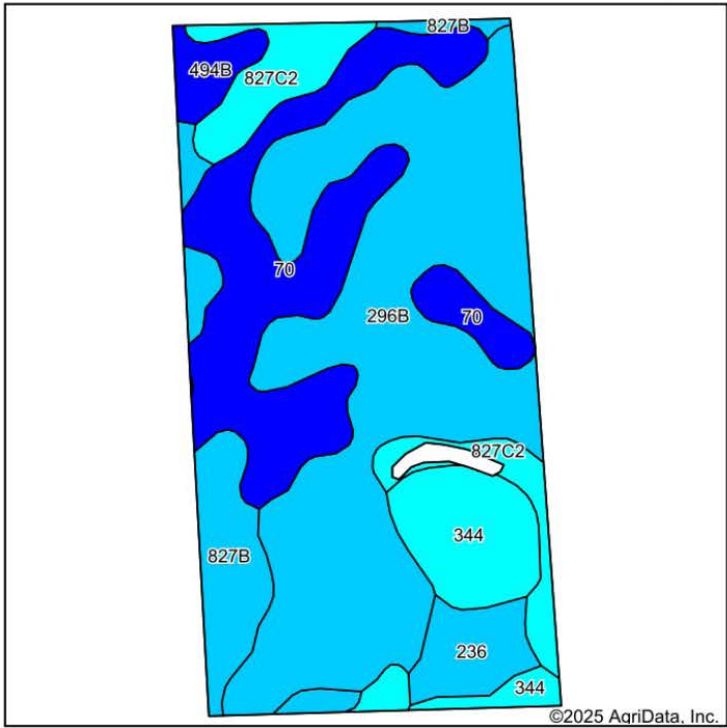
DESCRIPTION:	E 1/2 SE 1/4 Section 1 Township 122 Range 45 (Updated Abstract Legal to Govern).		
TAX ID#:	12-0007-000		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$2,572.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$2,572.00
FSA INFORMATION:	Total Acres	80.00± acres	
	FSA Tillable Acres	75.94± acres	
	Corn Base Acres	34.47± acres	
	Corn PLC Yield	126.00± bushels	
	Soybean Base Acres	36.56± acres	
	Soybean PLC Yield	34.00± bushels	
RENT/LEASE INFORMATION:	Farm is leased through 2025.		
SOIL DESCRIPTION:	Fram loam, Svea loam, Esmond-Heimdal-Sisseton complex. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	89.3 CPI		
TOPOGRAPHY:	Gently rolling.		
DRAINAGE:	No tile present. Surface drainage to the south through culvert.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	Tract does not contain a wetland.		
	NHEL – No Highly Erodible Lands		
WIND ENERGY POTENTIAL:	This parcel has been previously pursued for potential inclusion in regional wind energy projects. No active wind energy agreements exist on the property. Future participation remains possible depending on developer interest and project viability. Please contact Geoff Mead for more information.		
OTHER:	This property borders a landlocked parcel, which may require an easement for future access. The seller has not committed to any easement, allowing the future buyer the flexibility to decide if and how access should be addressed.		

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Soils Map

Parcel 4



State: **Minnesota**
County: **Big Stone**
Location: **1-122N-45W**
Township: **Otrej**
Acres: **75.94**
Date: **9/2/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN011, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
296B	Fram loam, 1 to 4 percent slopes	34.51	45.4%		> 6.5ft.	Somewhat poorly drained	Ile	0	90	62
70	Svea loam, 1 to 3 percent slopes	16.91	22.3%		> 6.5ft.	Moderately well drained	Ile	3688	99	75
827B	Esmond-Heimdal-Sisseton complex, 2 to 6 percent slopes	6.76	8.9%		> 6.5ft.	Well drained	IIle	3391	84	55
827C2	Esmond-Sisseton-Heimdal, complex, 2 to 12 percent slopes, moderately eroded	6.60	8.7%		> 6.5ft.	Well drained	IVe	3371	75	50
344	Bigstone silty clay loam	6.31	8.3%		> 6.5ft.	Very poorly drained	IIIw	0	77	65
236	Vallers clay loam, 0 to 2 percent slopes	3.08	4.1%		> 6.5ft.	Poorly drained	IIw	6188	90	74
494B	Damen loam, 1 to 6 percent slopes	1.77	2.3%		> 6.5ft.	Well drained	Ile	3635	99	78
Weighted Average							2.35	1751.8	89.3	*n 64.3

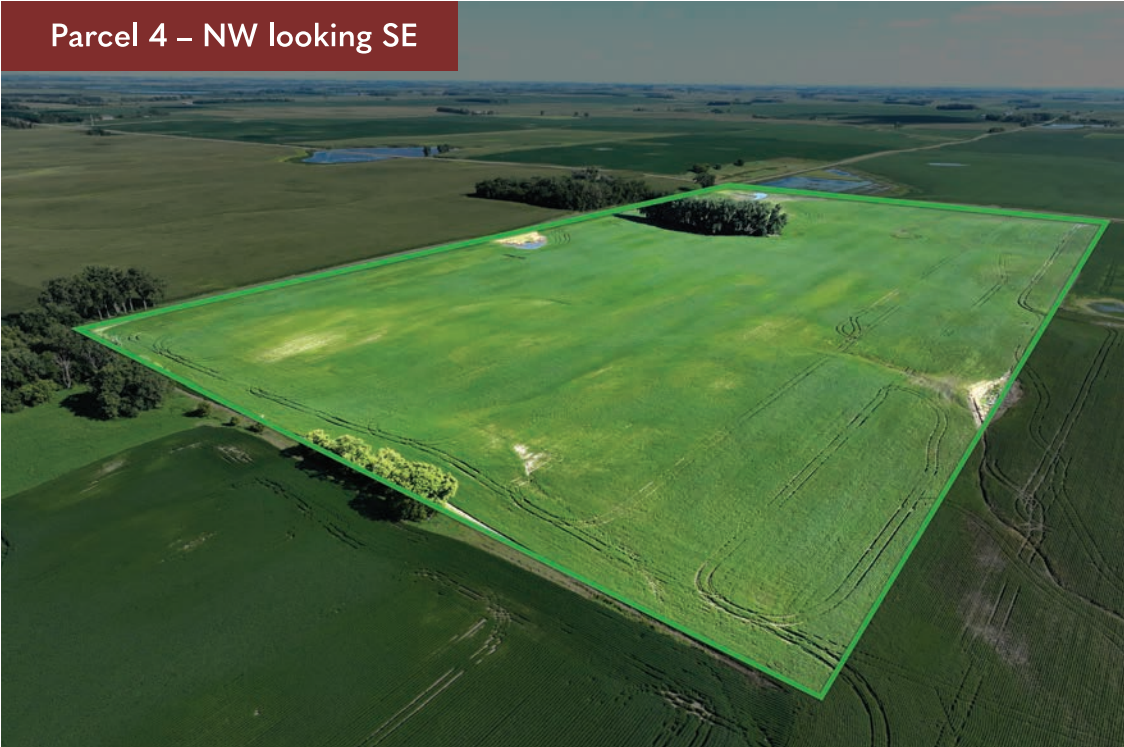
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 4



Parcel 4 – NW looking SE



Parcel 4 – NE looking SW



One Chance Sealed Bid Auction Instructions

DATE: MONDAY, NOVEMBER 10, 2025 BY 1:00 P.M.

1. Sealed bid registration shall be completed on the website at www.wingertlandservices.com. Go to Property Listings & Auction Tab, View Property, Registration Tab to complete online registration. If you are unable to complete online registration, please contact:

Geoff Mead

Cell: 507.317.6266

Email: geoff@wingertlandservices.com

Anna Mead

Cell: 507.441.5262

Email: anna@wingertlandservices.com

2. After registration is completed, you will be emailed a purchase contract that will need to be completed by DocuSign and shall state the total price for total deeded acres.
3. **Bids must be entered on or before Monday, November 10, 2025 by 1:00 p.m. to be considered.**
4. The sealed bids will be reviewed on Monday, November 10, 2025 and all bidders will be notified whether their bid was accepted or rejected by 12:00 p.m. on Tuesday, November 11, 2025.
5. The parcels are being offered as:

Parcel 1: 104.00± acres

Parcel 2: 80.00± acres

Parcel 3: 152.37± acres

Parcel 2+3 Combo: 232.37± acres

Parcel 4: 80.00± acres

6. Seller reserves the right to reject any and all bids.
7. Seller reserves the right to negotiate as Seller sees fit.
8. In the event a bid is accepted, the successful bidder must provide earnest money in the amount of 10% of the total purchase price within 24 hours. Check or wired funds will be accepted.
9. A 3% Buyer Premium will be added to the purchase price and paid at closing. The Buyer Premium will be reflected on the contract forms provided by Wingert Land Services.
10. The winning Bidder(s) is purchasing with no contingencies and must be prepared to close on or before Monday, December 29, 2025. Possession to be given at settlement upon receipt of certified check or wire transfer funds.
11. Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.
12. Information provided in this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy. Prospective Buyers are urged to perform their own due diligence prior to making any offers on the subject property and to rely on their own conclusions.
13. Seller is selling the property "As-Is, Where-Is, with all Faults" condition.

FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

Auctioneer #83-50

507.317.6266

geoff@wingertlandservices.com

wingertlandservices.com



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