

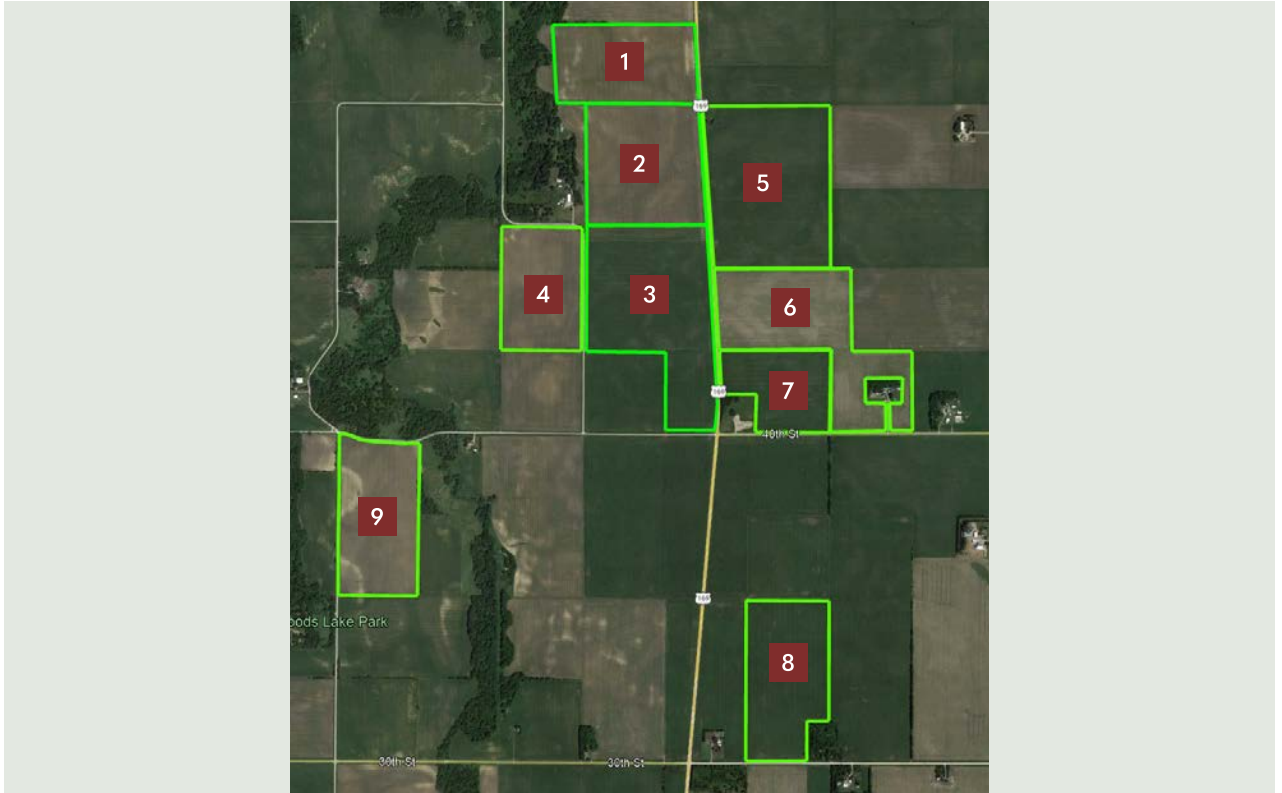
FARMLAND AUCTION

MULTI-PARCEL

750.54± ACRES

Duane & Marlys Darnell Farms

Elmore Township, Faribault County, Minnesota



AUCTION LOCATION AND TIME

Thursday, March 26, 2026 @ 1:00 p.m.

The 10 Talents

710 E 14th St, Blue Earth, MN 56013

Attorneys: Paul Grabitske, Grabitske Law Office;
Kevin Velasquez, Blethen Berens

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

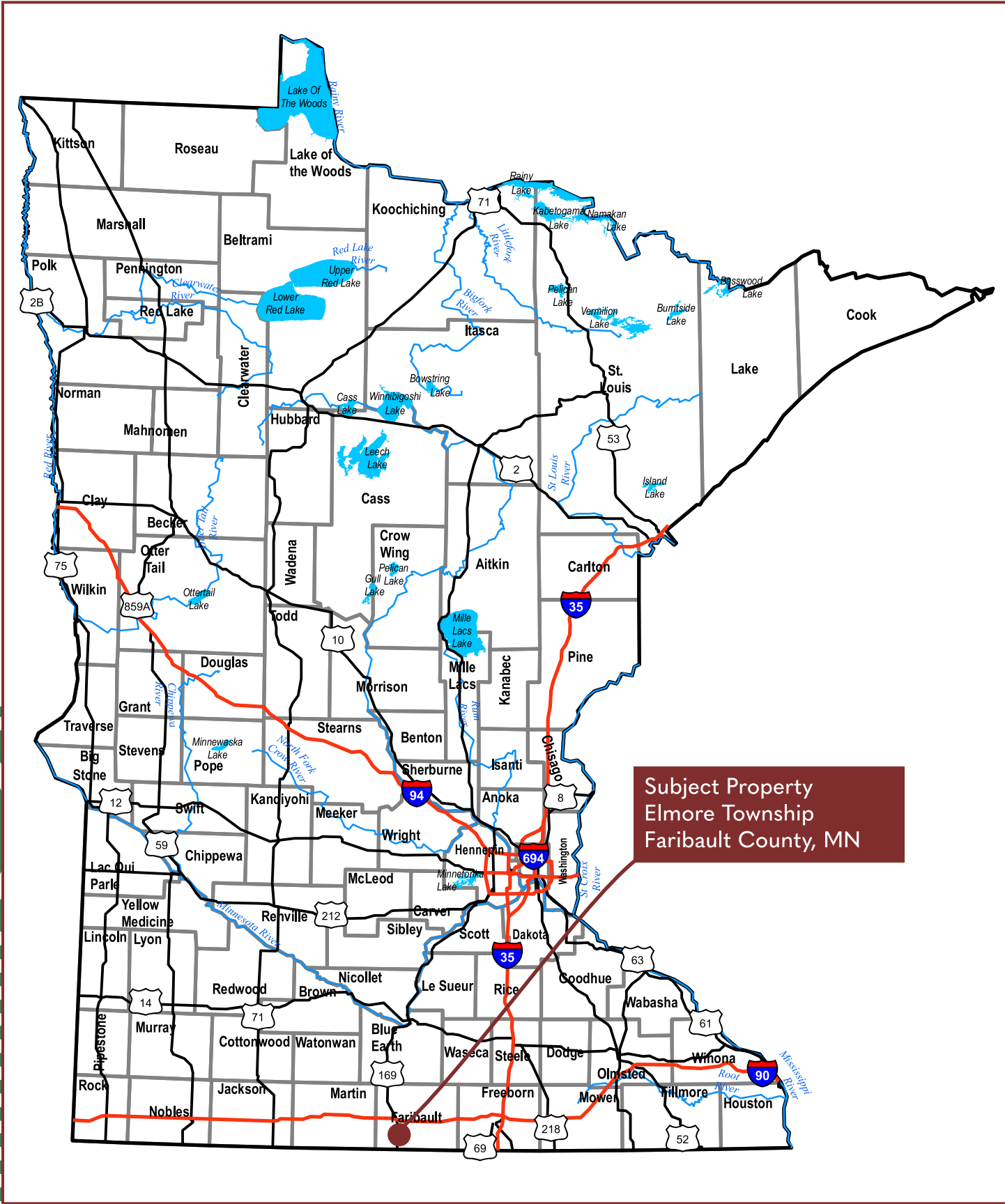
AUCTIONEER #83-50

geoff@wingertlandservices.com

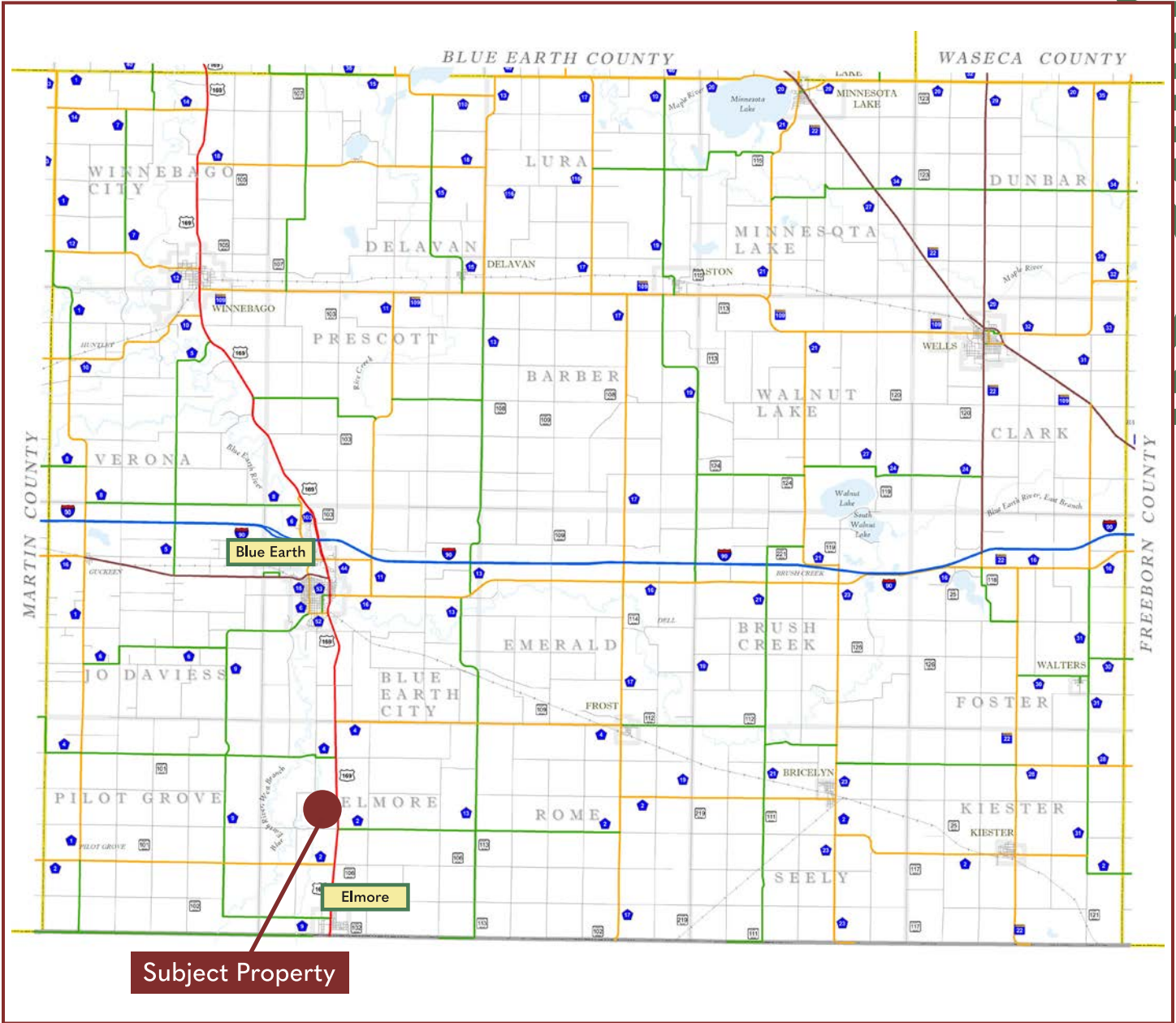
C: 507.317.6266 | O: 507.248.5263

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Faribault County Minnesota



Elmore Township

Faribault County | T101N-R27W

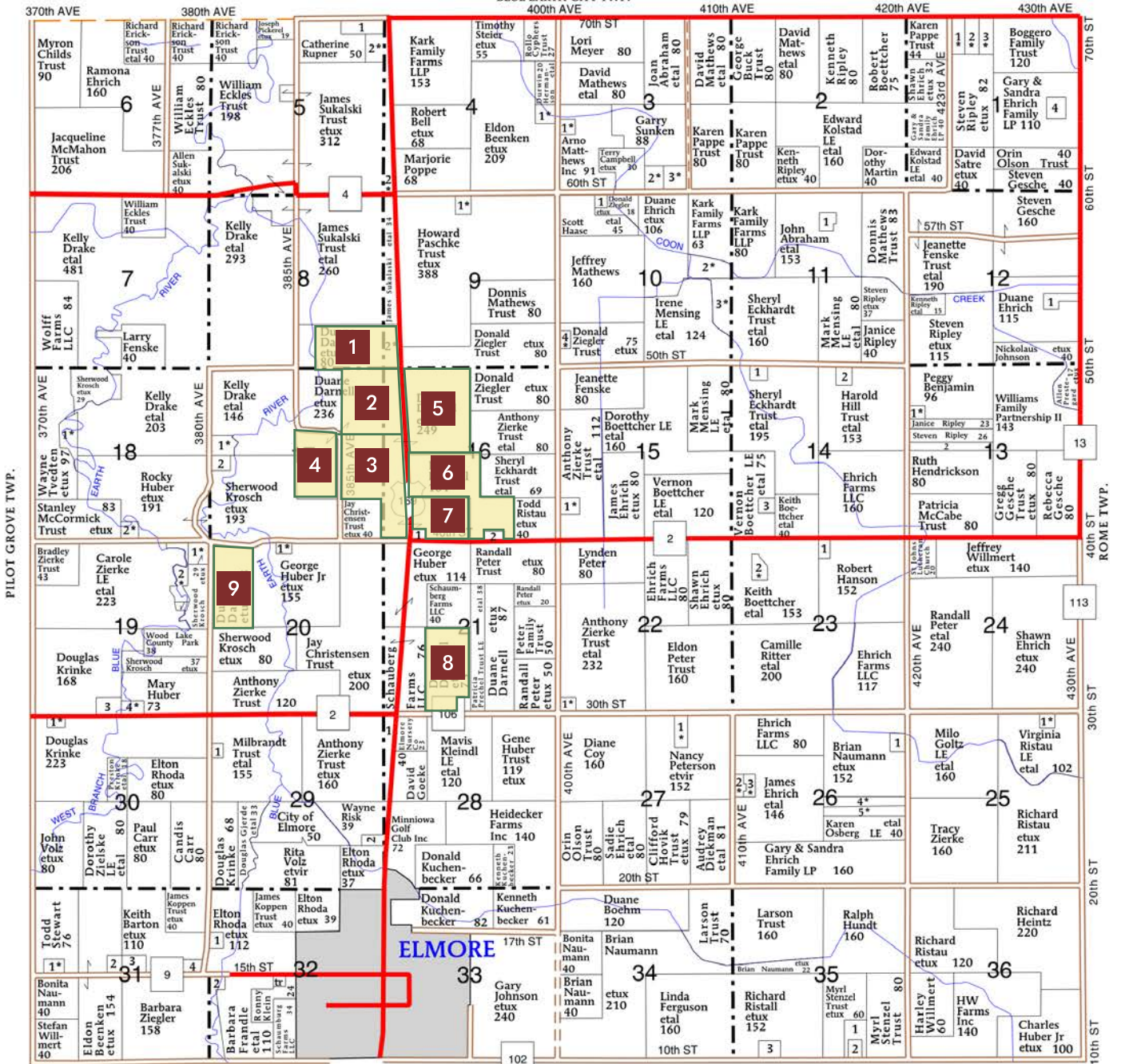
T-101-N

ELMORE PLAT

R-27-W

(Landowners)

BLUE EARTH CITY TWP.



KOSSUTH CO., IA

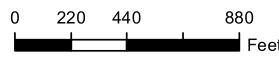
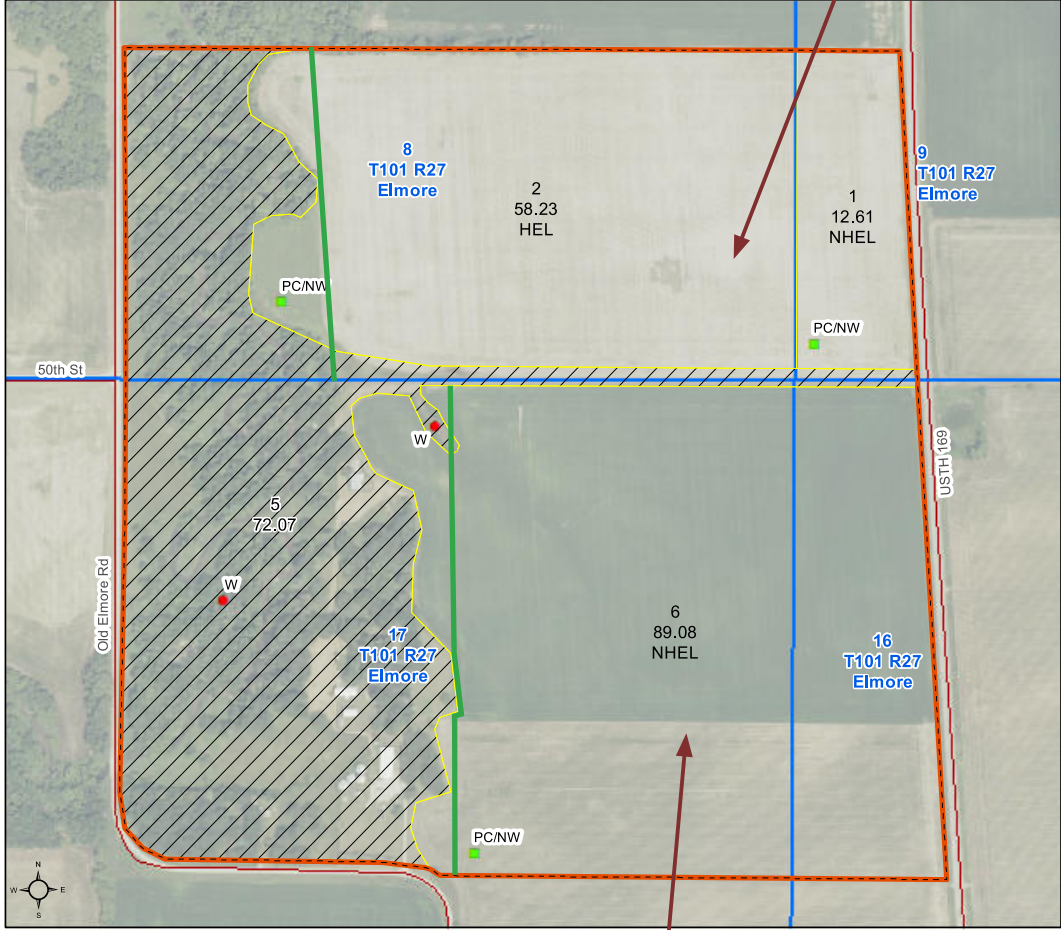
FSA Aerial Map Parcel 1 & 2



Faribault County, Minnesota

Farm 11774
Tract 12072

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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 159.92 acres

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Parcel 2

Please see parcel information page for updated tillable acre estimates.

Property Information

Parcel 1

DESCRIPTION:	COM SE 1/4 COR N1317.82', W1321.96', W524.47', SE1312.29', E480.05', E1319.14' TO BEG Sec 8 and SW 1/4 SW 1/4 W of HWY 169 Sec 9 all in T101N-R27W	
TAX ID#:	070080500, 070091000, 070090800	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$1,926.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$1,926.00
	Taxes are estimates based on 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	69.91± acres
	FSA Tillable Acres	66.50± acres
	Corn Base Acres	40.93± acres
	Corn PLC Yield	164.00± bushels
	Soybean Base Acres	26.23± acres
	Soybean PLC Yield	45.00± bushels
	FSA tillable and base acres have been estimated based on survey and 156EZ. Subject to change pending FSA reconstitution.	
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Ocheyedan loam, Webster clay loam, Coland clay loam, Terril loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	89.4 CPI	
TOPOGRAPHY:	Rolling	
DRAINAGE:	Outlet to river to the west. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands; NHEL - No Highly Erodible Lands; HEL - Highly Erodible Lands	
OTHER:	<p>Parcel 1 is the grantee of a perpetual drainage and tile easement, with the parcel to the west, for the purposes of use, inspection, repair, maintenance, upgrade, replacement, and preservation of the Tile Line located on Grantor's Property (the "Easement"). Such Easement shall include the right to replace the Tile Line with new drainage tile of a larger size or capacity.</p> <p>Buyer of Parcel 1 will allow for a drainage agreement with the Buyer of Parcel 2, if different Buyers, for the repair, maintenance, and improvement of an existing tile main per the tile map "Parcel 1 & 2".</p> <p>The driveway located on Parcel 1 will remain as an access easement for the building site.</p>	

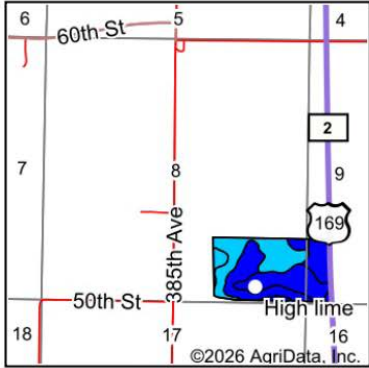
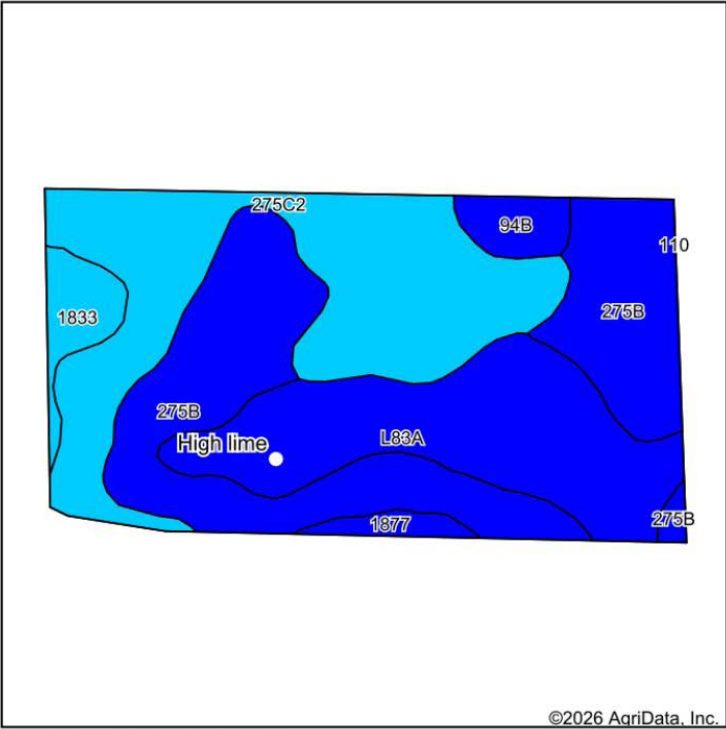
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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wingertlandservices.com

Soils Map

Parcel 1



State: **Minnesota**
 County: **Faribault**
 Location: **8-101N-27W**
 Township: **Elmore**
 Acres: **65.66**
 Date: **2/9/2026**

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Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
275B	Ocheyedan loam, 2 to 6 percent slopes	23.15	35.3%	[Dark Blue]	> 6.5ft.	Well drained	lle	93	78	
275C2	Ocheyedan loam, 6 to 12 percent slopes, eroded	21.30	32.4%	[Light Blue]	> 6.5ft.	Well drained	llle	82	69	
L83A	Webster clay loam, 0 to 2 percent slopes	15.96	24.3%	[Dark Blue]	> 6.5ft.	Poorly drained	llw	93	83	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.36	3.6%	[Light Blue]	> 6.5ft.	Poorly drained	llw	83	83	
94B	Terril loam, 2 to 6 percent slopes	1.89	2.9%	[Dark Blue]	> 6.5ft.	Well drained	lle	99	88	
1877	Fostoria loam	1.00	1.5%	[Dark Blue]	> 6.5ft.	Somewhat poorly drained	l	100	84	
Weighted Average								2.31	89.4	*n 76.9

*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.

Property Images

Parcel 1

Parcel 1 – NE Corner Looking SW

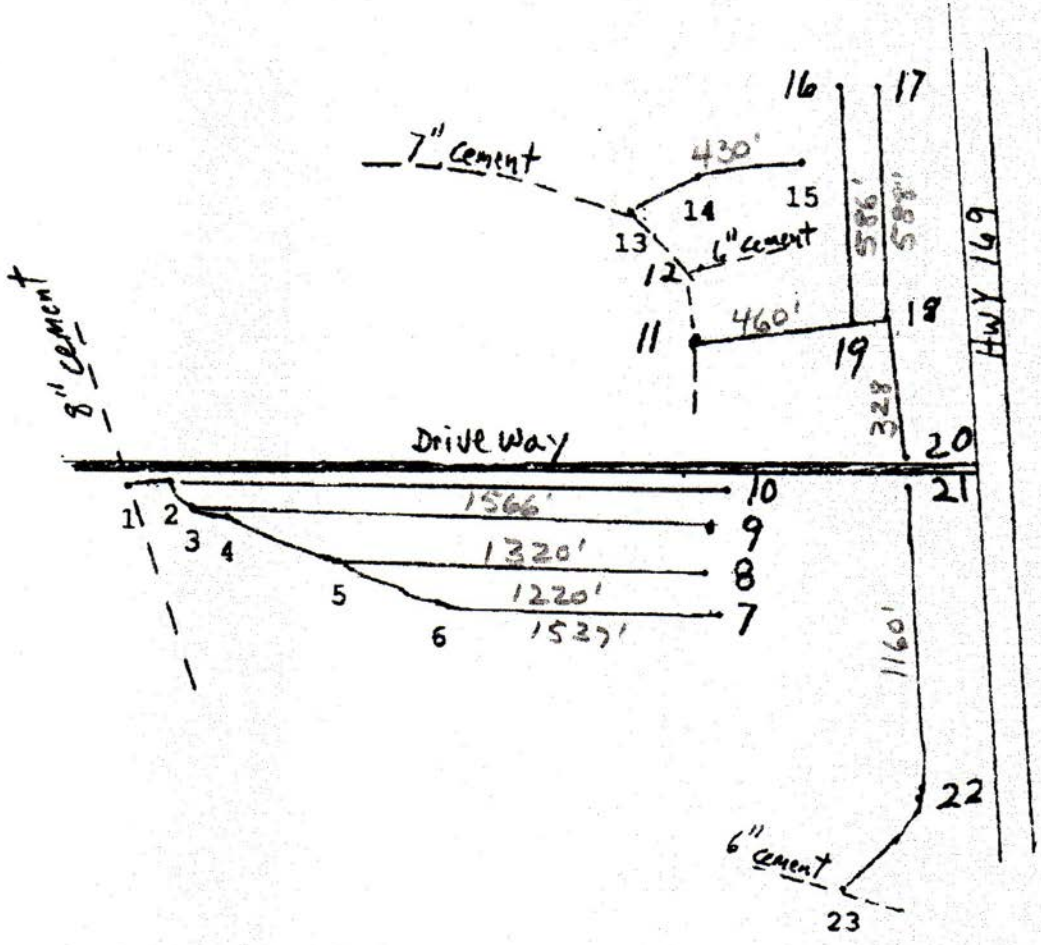


Parcel 1 – SE Corner Looking NW



Tile Map

Parcel 1 & 2



Parcel 1 is north of driveway and Parcel 2 is south of driveway.

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 Information

Parcel 2

DESCRIPTION: NE 1/4 of NE 1/4; EX COM SW CON of NE 1/4 of NE 1/4; N264.85', SE266.10', W25.00' TO BEG. (PART OF 07.017.0900 in NE 1/4 of NE 1/4) and part of the N 1/2 SE 1/4 NE 1/4 Sec 17 and NW 1/4 NW 1/4 west of HWY 169 Sec 16, all in T101N-R27W

TAX ID#: 070170800; 070160900, 070161100 (partial)

REAL ESTATE TAXES:

Estimated Ag Homestead Taxes	\$1,411.68
Special Assessment	\$259.27
Total Estimated Tax & Specials	\$1,670.96

Taxes are only an estimation based on parcel split and 2025 ag-homestead rates and are subject to change.

FSA INFORMATION:

Total Acres	82.81± acres
FSA Tillable Acres	82.75± acres
Corn Base Acres	50.30± acres
Corn PLC Yield	164.00± bushels
Soybean Base Acres	32.20± acres
Soybean PLC Yield	45.00± bushels

Total deeded acres are estimated and subject to change.

FSA tillable and base acres have been estimated based on survey and 156EZ. Subject to change pending FSA reconstitution.

LEASE/RENT INFORMATION: Farm is open to lease or farm for 2026 crop year.

SOIL DESCRIPTION: Waldorf silty clay loam, Truman silt loam, Ocheyedon loam, Fostoria loam, Okoboji silty clay loam, Kingston silty clay loam. See Soils Map.

CROP PRODUCTIVITY INDEX (CPI): 92.0 CPI

TOPOGRAPHY: Level to gently rolling.

DRAINAGE: Private mains and laterals with outlet to CD-36 and river outlet. See Tile Map.

CRP: N/A

NRCS CLASSIFICATION ON TILLABLE ACRES: PC/NW - Prior Converted/No Wetlands
NHEL - No Highly Erodible Lands

OTHER: Parcel 2 is the grantee of a perpetual drainage and tile easement, with the parcel to the west, for the purposes of use, inspection, repair, maintenance, upgrade, replacement, and preservation of the Tile Line located on Grantor's Property (the "Easement"). Such Easement shall include the right to replace the Tile Line with new drainage tile of a larger size or capacity.

Buyer of Parcel 2 will enter into a drainage agreement with Buyer of Parcel 3 for maintenance and repair of existing tile lines if purchased by separate buyers.

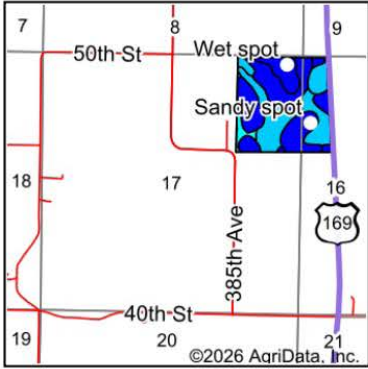
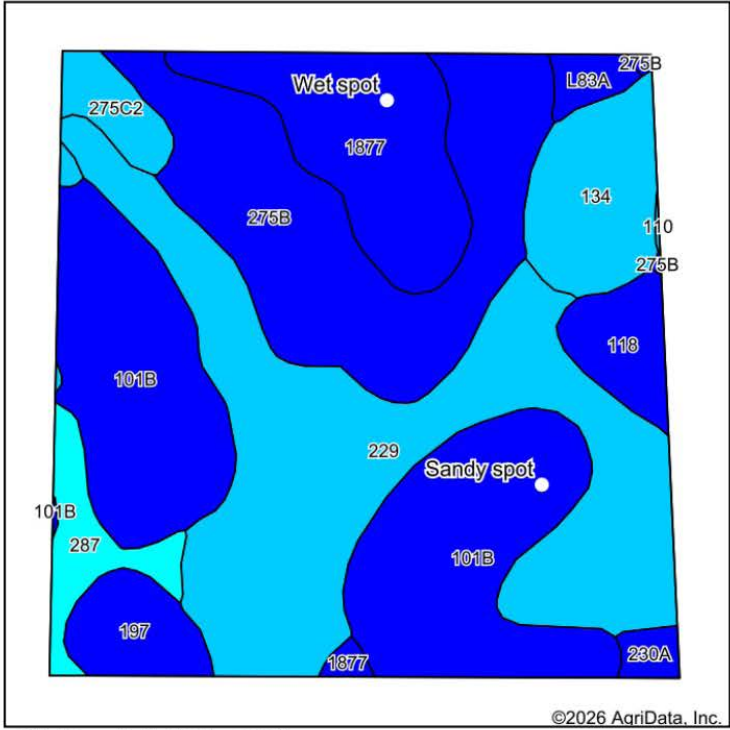
Parcel 2 will be surveyed by Seller if purchased by different Buyer than Parcel 3.

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Soils Map

Parcel 2



State: **Minnesota**
 County: **Faribault**
 Location: **17-101N-27W**
 Township: **Elmore**
 Acres: **82.81**
 Date: **2/9/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
229	Waldorf silty clay loam, 0 to 2 percent slopes	23.94	28.9%		> 6.5ft.	Poorly drained	IIw	85	70	
101B	Truman silt loam, 2 to 6 percent slopes	19.96	24.1%		> 6.5ft.	Well drained	Ile	99	89	
275B	Ocheyedan loam, 2 to 6 percent slopes	14.99	18.1%		> 6.5ft.	Well drained	Ile	93	78	
1877	Fostoria loam	8.08	9.8%		> 6.5ft.	Somewhat poorly drained	I	100	84	
134	Okoboji silty clay loam, 0 to 1 percent slopes	4.97	6.0%		> 6.5ft.	Very poorly drained	IIIw	86	77	
197	Kingston silty clay loam, 1 to 3 percent slopes	2.57	3.1%		> 6.5ft.	Somewhat poorly drained	Iw	100	91	
287	Minnetonka silty clay loam	2.55	3.1%		> 6.5ft.	Poorly drained	IIw	77	83	
118	Crippin loam, 1 to 3 percent slopes	2.41	2.9%		> 6.5ft.	Somewhat poorly drained	Ie	100	86	
275C2	Ocheyedan loam, 6 to 12 percent slopes, eroded	1.85	2.2%		> 6.5ft.	Well drained	IIIe	82	69	
L83A	Webster clay loam, 0 to 2 percent slopes	0.86	1.0%		> 6.5ft.	Poorly drained	IIw	93	83	
230A	Guckeen silty clay loam, 1 to 3 percent slopes	0.63	0.8%		> 6.5ft.	Somewhat poorly drained	IIw	95	80	
Weighted Average								1.92	92.1	*n 79.5

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

Symbol	Name	Description
SAN	Sandy spot	A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer. Typically 0.25 to 4 acres.
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 0.25 to 4 acres.

Property Images

Parcel 2

Parcel 2 – NW Corner Looking SE



Parcel 2 – NE Corner Looking SW



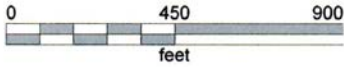
Tile Map
Parcel 2 & 3

Sec. 17 Elmore Twp



Legend

-  Beans
-  Corn



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

FSA Aerial Map

Parcel 3 & 4



United States
Department of
Agriculture

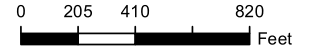
Faribault County, Minnesota

Farm 10094

Tract 12073

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: 173.67 acres

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Parcel 4

Parcel 3

Property Information

Parcel 3

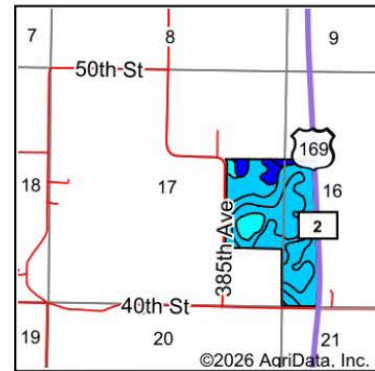
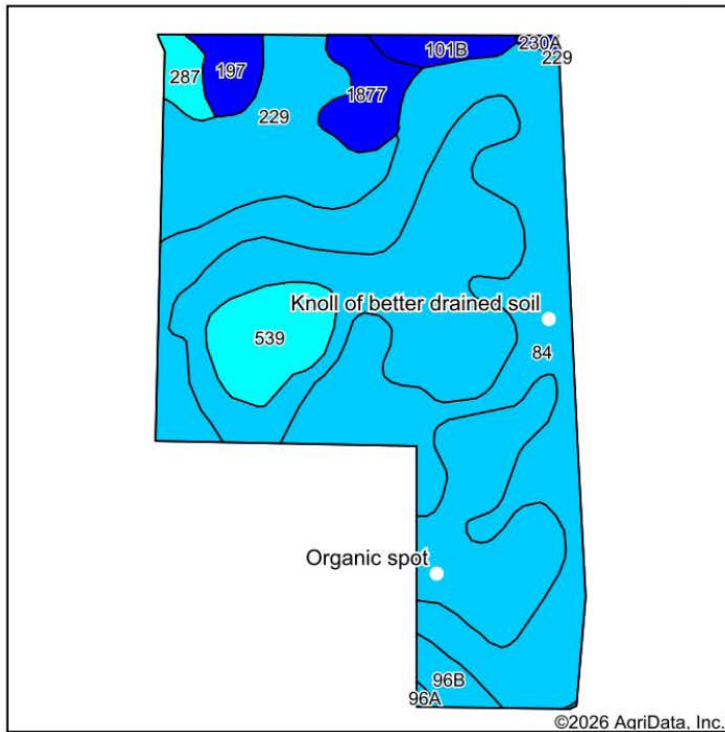
DESCRIPTION:	Part of SE 1/4 NE 1/4 & NE 1/4 SE 1/4 Sec 17 and that part of the SW 1/4 NW 1/4 laying west of former RR property and that part of the SW 1/4 SW 1/4 laying west of former RR property and that part of the former RR property in SW 1/4 NW 1/4 and that part of the former RR property in SW 1/4 SW 1/4 T101N-R27W (Survey Legal to Govern)	
TAX ID#:	070170600 (Partial), 070160200 (Partial), 070161100 (Partial), 070161200, 070160100 (Partial)	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$4,688.51
	Special Assessment	\$1,142.84
	Total Estimated Tax & Specials	\$5,831.35
	Taxes are only an estimation based on parcel split and 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	117.43± acres
	FSA Tillable Acres	114.89± acres
	Corn Base Acres	69.88± acres
	Corn PLC Yield	164.00± bushels
	Soybean Base Acres	44.77± acres
	Soybean PLC Yield	53.00± bushels
	Total deeded acres are estimated and subject to change.	
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Brownton silty clay loam, Okoboji silty clay loam, Waldorf silty clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	84.3 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains and laterals with outlet to CD-30. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	
OTHER:	Parcel 3 will be surveyed if purchased by a different buyer than Parcel 2.	

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Soils Map

Parcel 3



State: **Minnesota**
 County: **Faribault**
 Location: **17-101N-27W**
 Township: **Elmore**
 Acres: **114.36**
 Date: **2/9/2026**

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
84	Brownston silty clay loam, 0 to 2 percent slopes	44.14	38.5%		> 6.5ft.	Poorly drained	IIw	81	65
134	Okoboji silty clay loam, 0 to 1 percent slopes	37.69	33.0%		> 6.5ft.	Very poorly drained	IIIw	86	77
229	Waldorf silty clay loam, 0 to 2 percent slopes	14.05	12.3%		> 6.5ft.	Poorly drained	IIw	85	70
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	6.33	5.5%		> 6.5ft.	Very poorly drained	IIIw	77	79
1877	Fostoria loam	3.93	3.4%		> 6.5ft.	Somewhat poorly drained	I	100	84
197	Kingston silty clay loam, 1 to 3 percent slopes	2.42	2.1%		> 6.5ft.	Somewhat poorly drained	Iw	100	91
101B	Truman silt loam, 2 to 6 percent slopes	1.89	1.7%		> 6.5ft.	Well drained	Ile	99	89
96B	Collinwood silty clay loam, 2 to 6 percent slopes	1.73	1.5%		> 6.5ft.	Moderately well drained	Ile	86	70
287	Minnetonka silty clay loam	1.69	1.5%		> 6.5ft.	Poorly drained	IIw	77	83
230A	Guckeen silty clay loam, 1 to 3 percent slopes	0.31	0.3%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
96A	Collinwood silty clay loam, 1 to 3 percent slopes	0.18	0.2%		> 6.5ft.	Somewhat poorly drained	IIw	86	71
Weighted Average							2.33	84.3	*n 72.3

*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 0.25 to 4 acres.
ORG	Organic spot	An area where there is 6 to 10 inches of organic material on the surface. Typically 0.25 to 4 acres.
SAN	Sandy spot	A spot where the surface layer is loamy fine sand or coarser in areas where the surface layer of the named soils in the surrounding map unit is very fine sandy loam or finer. Typically 0.25 to 4 acres.

Property Images

Parcel 3



Property Information

Parcel 4

DESCRIPTION:	NW 1/4 SE 1/4 and tract commencing center corner of section; N720.35', E1320.68', S714.61', W1321.27' TO BEG	
TAX ID#:	070170500	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$1,706.20
	Special Assessment	\$515.80
	Total Estimated Tax & Specials	\$2,222.00
	Taxes and special assessments are estimates based on 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	61.59± acres
	FSA Tillable Acres	58.78± acres
	Corn Base Acres	35.75± acres
	Corn PLC Yield	164.00± bushels
	Soybean Base Acres	22.91± acres
	Soybean PLC Yield	63.00± bushels
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Waldorf silty clay loam, Truman silt loam, Ocheyedan loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	90.0 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Outlet to CD-36 with private mains and laterals.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	

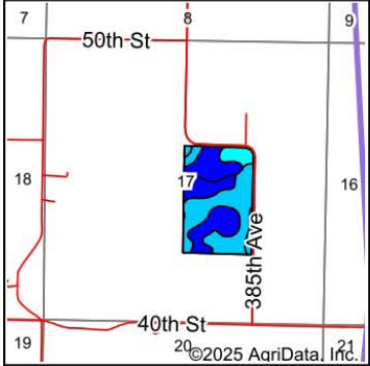
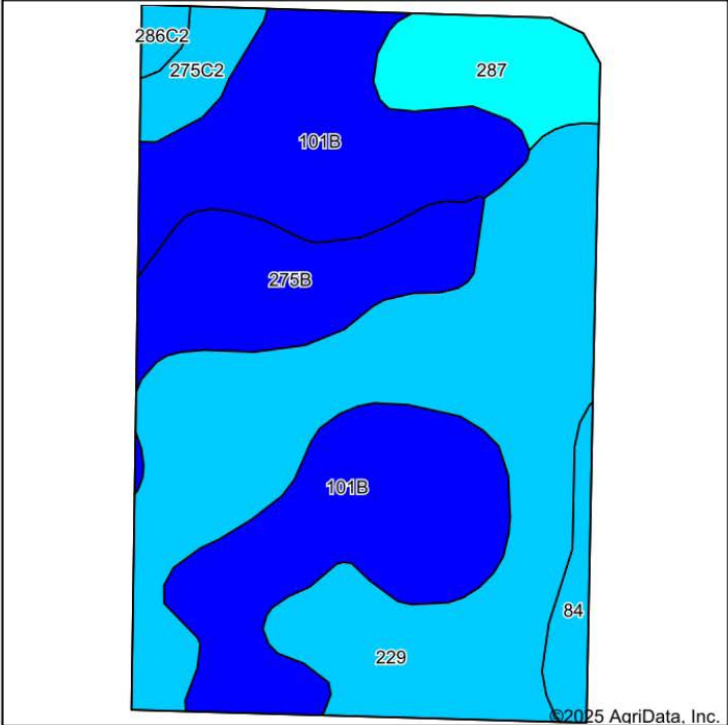
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wingertlandservices.com

Soils Map

Parcel 4



State: **Minnesota**
 County: **Faribault**
 Location: **17-101N-27W**
 Township: **Elmore**
 Acres: **58.78**
 Date: **6/8/2025**

Soils data provided by USDA and NRCS.



Area Symbol: MN043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	24.14	41.0%		IIw	85	70	65	67	68
101B	Truman silt loam, 2 to 6 percent slopes	20.31	34.6%		Ile	99	89	78	77	89
275B	Ocheyedan loam, 2 to 6 percent slopes	6.67	11.3%		Ile	93	78	78	67	70
287	Minnetonka silty clay loam	3.94	6.7%		IIw	77	83	83	71	70
275C2	Ocheyedan loam, 6 to 12 percent slopes, eroded	1.68	2.9%		IIIe	82	69	69	63	63
84	Brownton silty clay loam, 0 to 2 percent slopes	1.54	2.6%		IIw	81	65	64	55	64
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	0.50	0.9%		IIIe	83	80	80	61	59
Weighted Average						2.04	*n 78.3	*n 72.4	*n 70.2	*n 75.3

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

Property Images

Parcel 4

Parcel 4 – SE Corner Looking NW

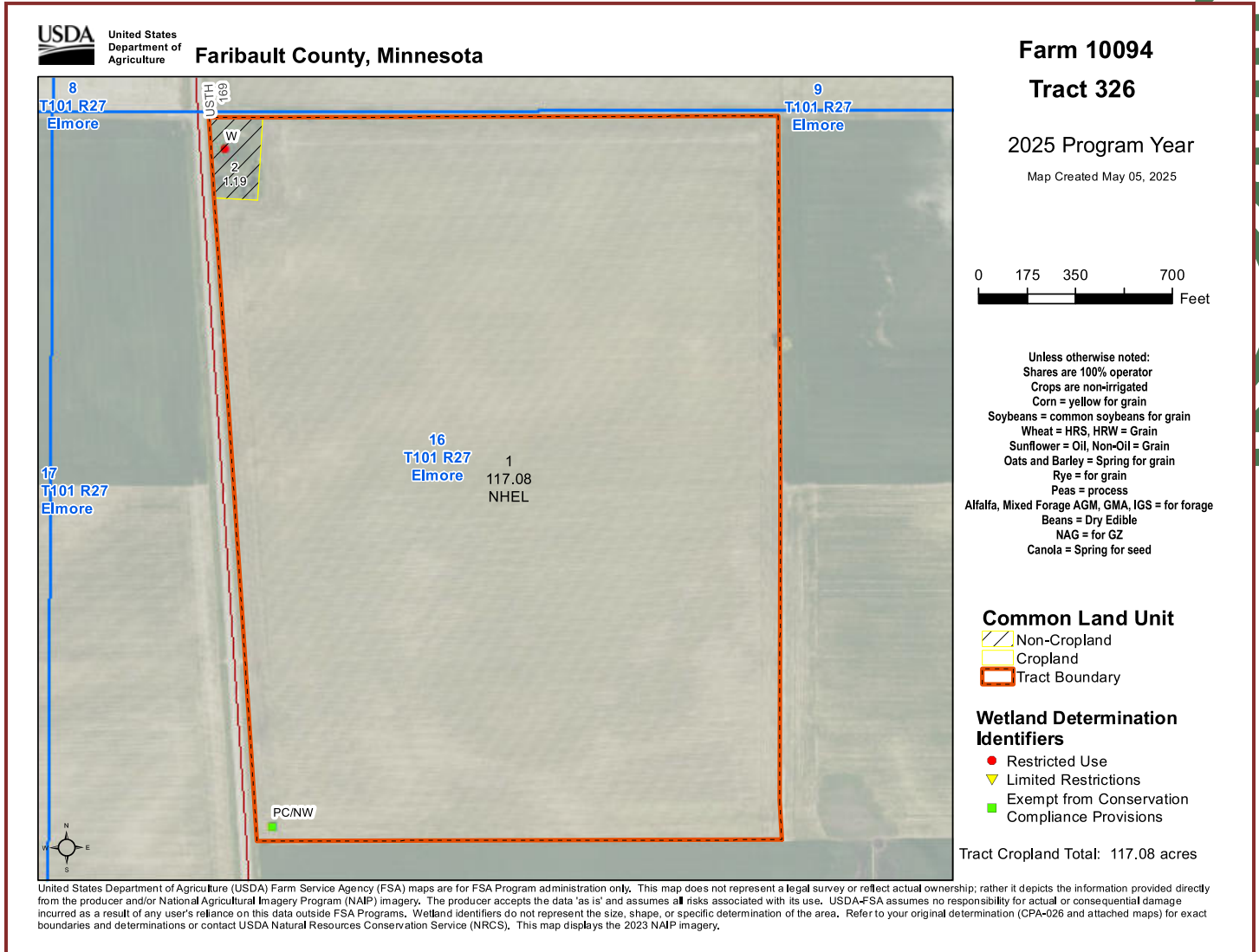
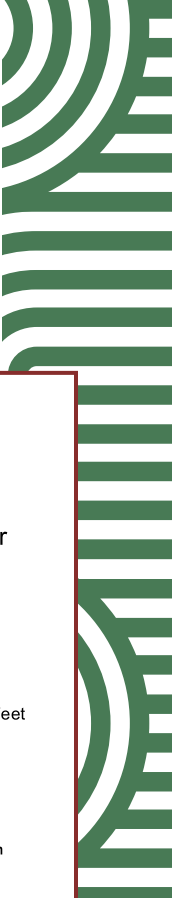


Parcel 4 – NW Corner Looking SE



FSA Aerial Map

Parcel 5



Property Information

Parcel 5

DESCRIPTION:	All of NW 1/4 E of HWY 169 Sect16-T101N-R27W		
TAX ID#:	070160700		
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes		\$5,741.78
	Special Assessment		\$466.22
	Total Estimated Tax & Specials		\$6,208.00
	Taxes and special assessments are estimates based on 2025 ag-homestead rates and are subject to change.		
FSA INFORMATION:	Total Acres		117.94± acres
	FSA Tillable Acres		117.08± acres
	Corn Base Acres		70.00± acres
	Corn PLC Yield		164.00± bushels
	Soybean Base Acres		46.90± acres
	Soybean PLC Yield		53.00± bushels
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.		
SOIL DESCRIPTION:	Waldorf silty clay loam, Ocheyedon loam, Brownton silty clay loam, Collinwood silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	87.9 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Private main and laterals with outlet to CD-36. See Tile Map.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands Wetland present		

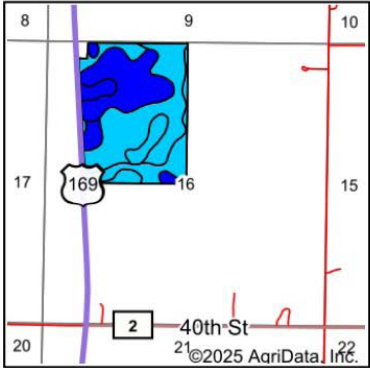
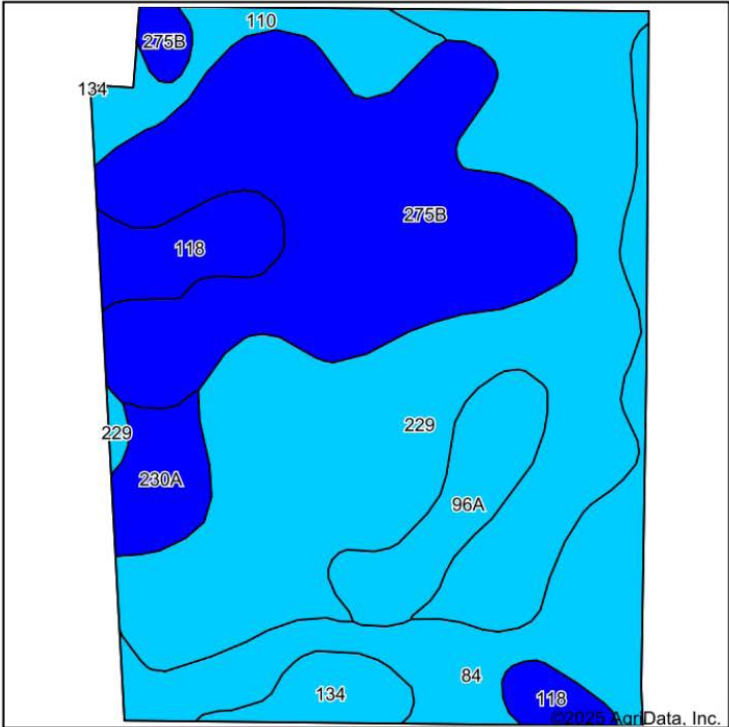
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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wingertlandservices.com

Soils Map

Parcel 5



State: **Minnesota**
 County: **Faribault**
 Location: **16-101N-27W**
 Township: **Elmore**
 Acres: **117.08**
 Date: **6/8/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 21

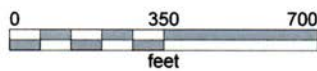
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
229	Waldorf silty clay loam, 0 to 2 percent slopes	44.38	37.9%		IIw	85	70	65	67	68	
275B	Ocheyedan loam, 2 to 6 percent slopes	32.52	27.8%		Ile	93	78	78	67	70	
84	Brownton silty clay loam, 0 to 2 percent slopes	15.57	13.3%		IIw	81	65	64	55	64	
96A	Collinwood silty clay loam, 1 to 3 percent slopes	6.37	5.4%		IIw	86	71	70	69	68	
118	Crippin loam, 1 to 3 percent slopes	5.94	5.1%		Ile	100	86	71	72	86	
110	Marna silty clay loam, 0 to 2 percent slopes	5.58	4.8%		IIw	87	77	77	68	72	
230A	Guckeen silty clay loam, 1 to 3 percent slopes	3.78	3.2%		IIw	95	80	80	72	74	
134	Okoboji silty clay loam, 0 to 1 percent slopes	2.94	2.5%		IIIw	86	77	74	74	74	
Weighted Average						1.97	87.9	*n 73.3	*n 70.3	*n 66.2	*n 69.5

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

Tile Map

Parcel 5

Sec. 16 Elmore Duane Darnell

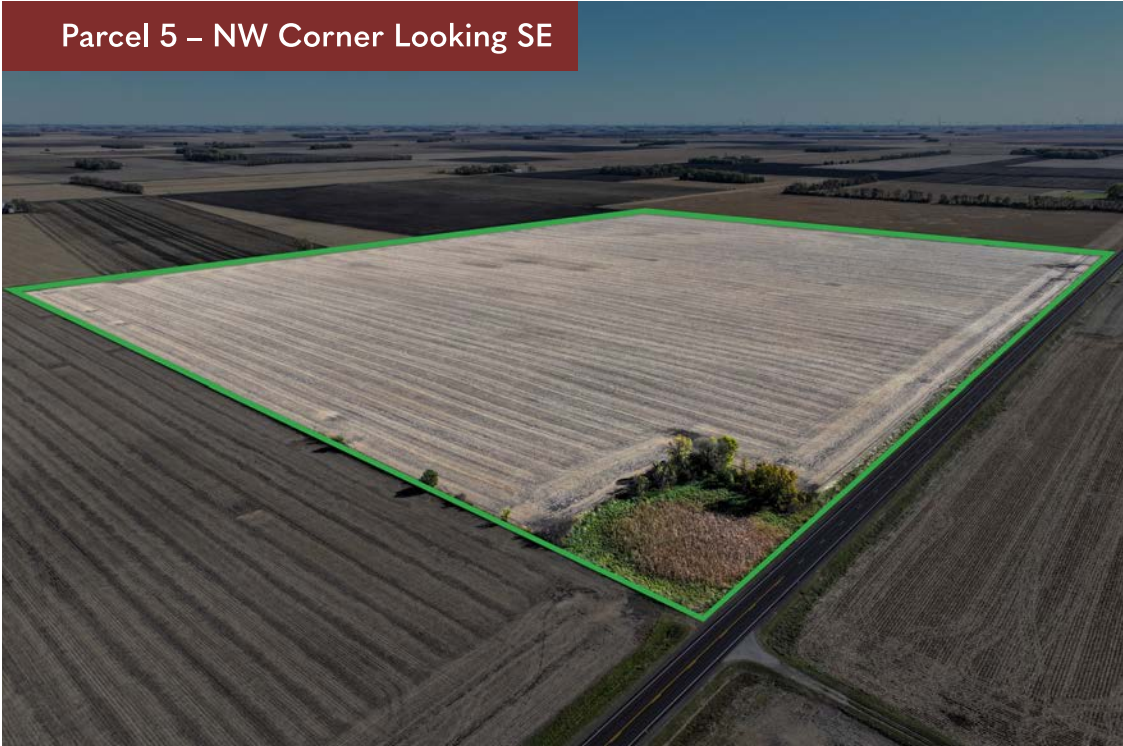


This tile map is an approximation.

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

Property Images

Parcel 5



FSA Aerial Map

Parcel 6



United States
Department of
Agriculture

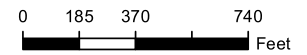
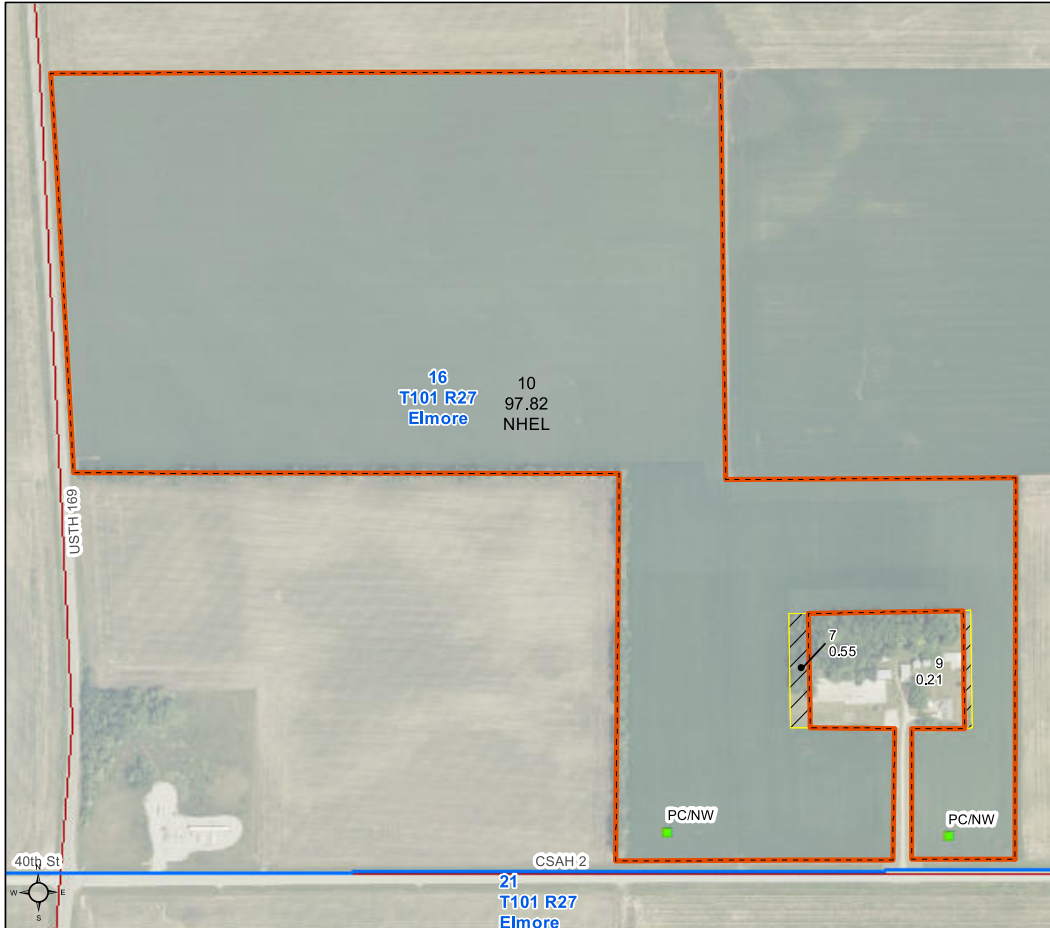
Faribault County, Minnesota

Farm 8035

Tract 335

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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 97.82 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

Parcel 6

DESCRIPTION:	NE 1/4 of SW 1/4 & W22R of NW 1/4 of SE 1/4 & all that part of NW 1/4 of SW 1/4 LY E of RR R/W & SW 1/4 of SE 1/4 EX TR COM 911.86'E of SW COR SE 1/4 TH E48' N479' E180.14' N400' W 509' S400' E280.86' S479' TO BEG	
TAX ID#:	070160801	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$4,577.12
	Special Assessment	\$1,074.88
	Total Estimated Tax & Specials	\$5,652.00
	Taxes and special assessments are estimates based on 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	103.83± acres
	FSA Tillable Acres	97.82± acres
	Corn Base Acres	53.50± acres
	Corn PLC Yield	171.00± bushels
	Soybean Base Acres	44.00± acres
	Soybean PLC Yield	52.00± bushels
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Brownton silty clay loam, Waldorf silty clay loam, Marna silty clay loam, Okoboji silty clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	85.0 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Outlet to CD-36.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	

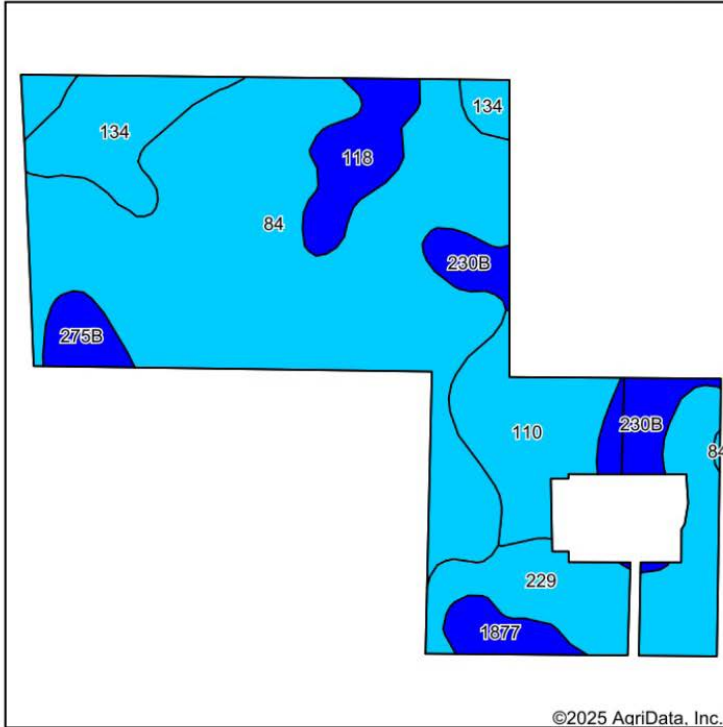
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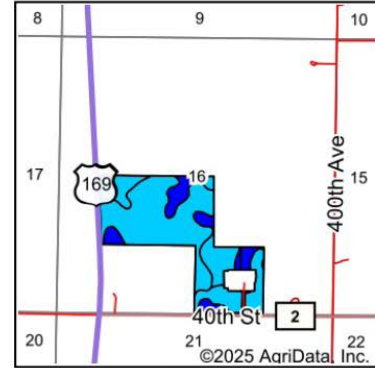


Soils Map

Parcel 6



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Faribault**
 Location: **16-101N-27W**
 Township: **Elmore**
 Acres: **97.82**
 Date: **6/8/2025**



Area Symbol: MN043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
84	Brownton silty clay loam, 0 to 2 percent slopes	51.81	52.9%		llw	81	65	64	55	64	
229	Waldorf silty clay loam, 0 to 2 percent slopes	13.58	13.9%		llw	85	70	65	67	68	
110	Marna silty clay loam, 0 to 2 percent slopes	9.10	9.3%		llw	87	77	77	68	72	
134	Okoboji silty clay loam, 0 to 1 percent slopes	8.17	8.4%		lllw	86	77	74	74	74	
230B	Kamrar clay loam, 2 to 6 percent slopes	5.31	5.4%		lle	95	79	79	67	70	
118	Crippin loam, 1 to 3 percent slopes	5.16	5.3%		le	100	86	71	72	86	
1877	Fostoria loam	2.41	2.5%		l	100	84	80	76	84	
275B	Ocheyedan loam, 2 to 6 percent slopes	2.28	2.3%		lle	93	78	78	67	70	
Weighted Average						2.01	85	*n 70.5	*n 68.1	*n 61.8	*n 68.3

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

Property Images

Parcel 6



FSA Aerial Map

Parcel 7



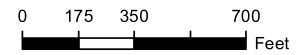
Faribault County, Minnesota

Farm 10094

Tract 334

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: 44.54 acres

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Property Information

Parcel 7

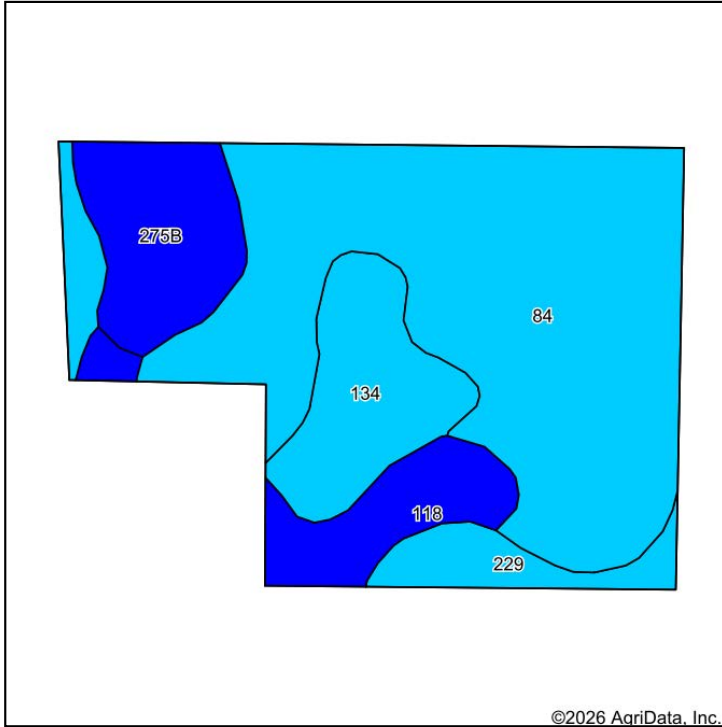
DESCRIPTION:	SE 1/4 SW 1/4 east of HWY 169 Exc 7.92 acres; approximately 45.50± acres	
TAX ID#:	070160100	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$993.08
	Special Assessment	\$523.57
	Total Estimated Tax & Specials	\$1,516.65
	Taxes and special assessments are estimates based on 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	45.00± acres
	FSA Tillable Acres	44.54± acres
	Corn Base Acres	28.40± acres
	Corn PLC Yield	153.00± bushels
	Soybean Base Acres	16.10± acres
	Soybean PLC Yield	53.00± bushels
	Total deeded acres are estimated and subject to change.	
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Brownton silty clay loam, Okoboji silty clay loam, Ocheyedan loam, Crippin loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	85.2 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Private mains and laterals with outlet to CD-36. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	
OTHER:	Parcel 7 to be surveyed if sold to different Buyer than Parcel 3.	

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

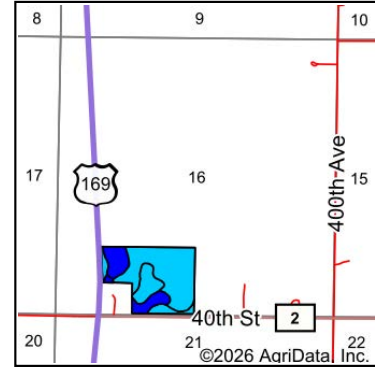
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Soils Map

Parcel 7



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Faribault**
 Location: **16-101N-27W**
 Township: **Elmore**
 Acres: **43.24**
 Date: **2/16/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
84	Brownton silty clay loam, 0 to 2 percent slopes	26.03	60.2%		> 6.5ft.	Poorly drained	IIw	81	65
134	Okoboji silty clay loam, 0 to 1 percent slopes	5.53	12.8%		> 6.5ft.	Very poorly drained	IIIw	86	77
275B	Ocheyedan loam, 2 to 6 percent slopes	5.16	11.9%		> 6.5ft.	Well drained	Ile	93	78
118	Crippin loam, 1 to 3 percent slopes	4.12	9.5%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
229	Waldorf silty clay loam, 0 to 2 percent slopes	2.40	5.6%		> 6.5ft.	Poorly drained	IIw	85	70
Weighted Average							2.03	85.1	*n 70.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 7

Parcel 7 – SE Corner Looking NW

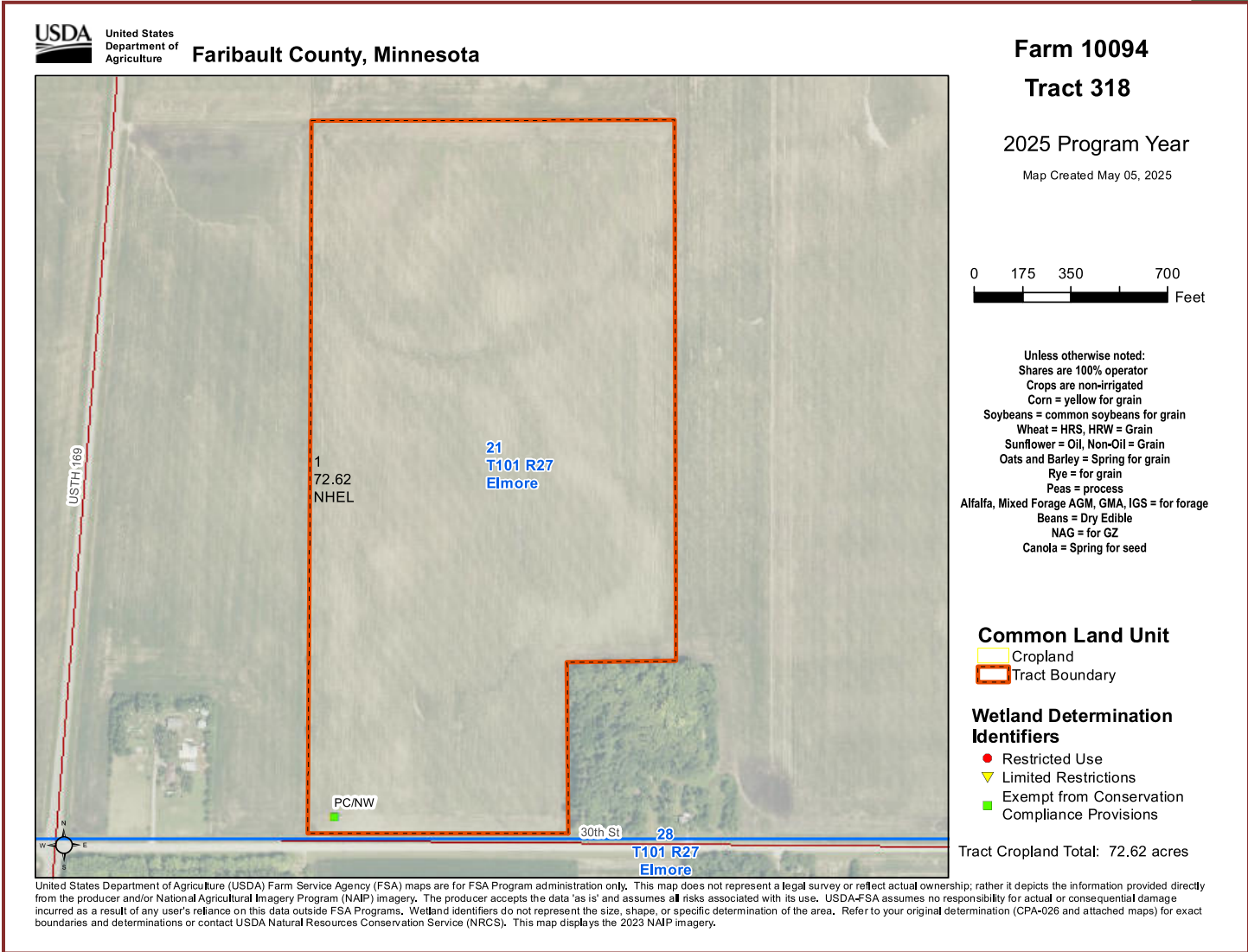


Parcel 7 – NW Corner Looking SE



FSA Aerial Map

Parcel 8



Property Information

Parcel 8

DESCRIPTION:	E 1/2 SW 1/4 exc 5.47 ac Sec21-T101N-R27W	
TAX ID#:	070211000	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$3,668.76
	Special Assessment	\$819.24
	Total Estimated Tax & Specials	\$4,488.00
	Taxes and special assessments are estimates based on 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	74.53± acres
	FSA Tillable Acres	72.62± acres
	Corn Base Acres	46.70± acres
	Corn PLC Yield	153.00± bushels
	Soybean Base Acres	25.90± acres
	Soybean PLC Yield	53.00± bushels
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Brownton silty clay loam, Waldorf silty clay loam, Nicollet clay loam, Clarion loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	87.4 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Private mains and laterals with outlet to CD-36. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	

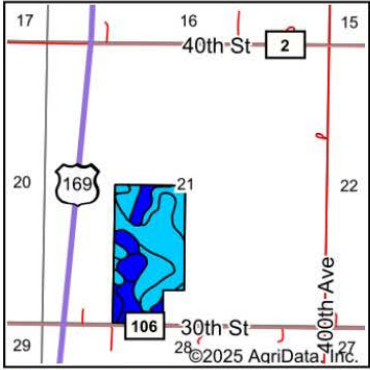
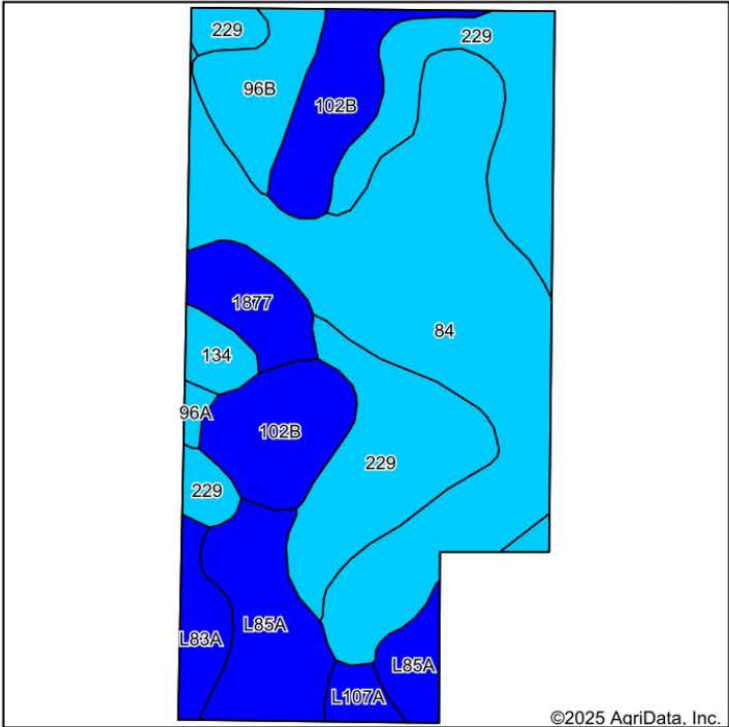
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wingertlandservices.com

Soils Map

Parcel 8



State: **Minnesota**
 County: **Faribault**
 Location: **21-101N-27W**
 Township: **Elmore**
 Acres: **72.62**
 Date: **6/8/2025**



Soils data provided by USDA and NRCS.

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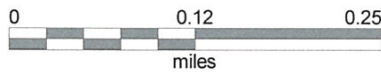
Area Symbol: MN043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
84	Brownton silty clay loam, 0 to 2 percent slopes	25.85	35.5%		llw	81	65	64	55	64	
229	Waldorf silty clay loam, 0 to 2 percent slopes	17.73	24.4%		llw	85	70	65	67	68	
102B	Clarion loam, 2 to 6 percent slopes	9.39	12.9%		lle	95	83	78	72	83	
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.67	10.6%		lw	99	81	81	74	81	
96B	Collinwood silty clay loam, 2 to 6 percent slopes	3.83	5.3%		lle	86	70	69	66	67	
1877	Fostoria loam	3.17	4.4%		l	100	84	80	76	84	
L83A	Webster clay loam, 0 to 2 percent slopes	2.18	3.0%		llw	93	83	78	71	82	
134	Okoboji silty clay loam, 0 to 1 percent slopes	1.36	1.9%		lllw	86	77	74	74	74	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.04	1.4%		llw	91	81	72	68	81	
96A	Collinwood silty clay loam, 1 to 3 percent slopes	0.40	0.6%		llw	86	71	70	69	68	
Weighted Average						1.87	87.4	*n 72.4	*n 69.6	*n 64.7	*n 71.3

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

Tile Map

Parcel 8



- other main tiles
- 5"

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

Parcel 8



Parcel 8 – SW Corner Looking NE



Parcel 8 – NE Corner Looking SW



FSA Aerial Map

Parcel 9



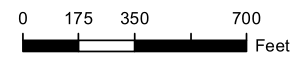
Faribault County, Minnesota

Farm 10094

Tract 302

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: 80.68 acres

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Not Included in Sale

Property Information

Parcel 9

DESCRIPTION:	W 1/2 NW 1/4 exc. 2.5 ac north of road, Sec20-T101N-R27W	
TAX ID#:	070200200	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$1,856.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$1,856.00
	Taxes are estimates based on 2025 ag-homestead rates and are subject to change.	
FSA INFORMATION:	Total Acres	77.50± acres
	FSA Tillable Acres	72.09± acres
	Corn Base Acres	43.60± acres
	Corn PLC Yield	153.00± bushels
	Soybean Base Acres	28.30± acres
	Soybean PLC Yield	53.00± bushels
	FSA base acres are estimated pending reconstitution.	
LEASE/RENT INFORMATION:	Farm is open to lease or farm for 2026 crop year.	
SOIL DESCRIPTION:	Minnetonka silty clay loam, Kamrar clay loam, Shorewood silty clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	83.9 CPI	
TOPOGRAPHY:	Gently rolling.	
DRAINAGE:	Private mains and laterals with outlet to CD-36. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	

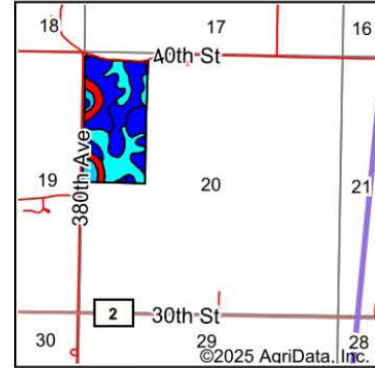
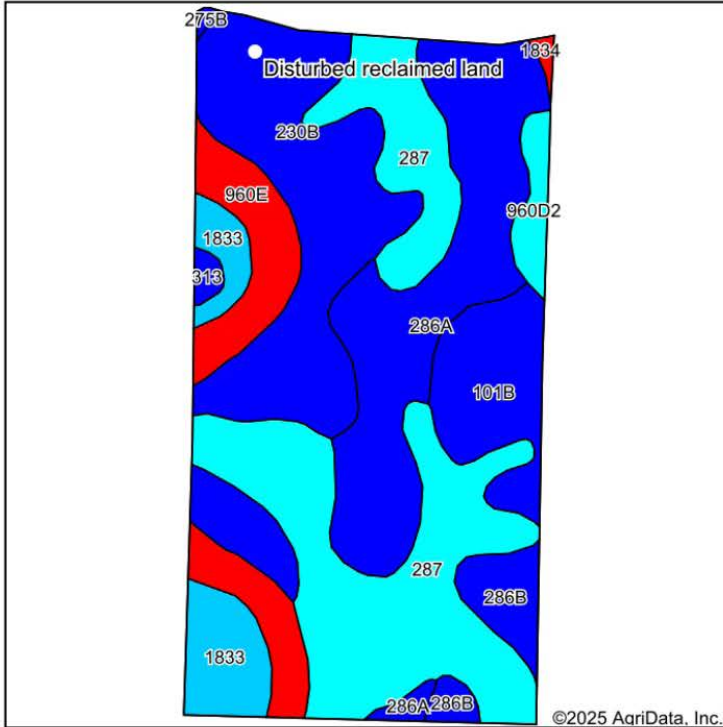
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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.



Soils Map

Parcel 9



State: **Minnesota**
 County: **Faribault**
 Location: **20-101N-27W**
 Township: **Elmore**
 Acres: **72.09**
 Date: **9/14/2025**

Soils data provided by USDA and NRCS.

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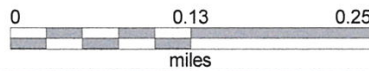
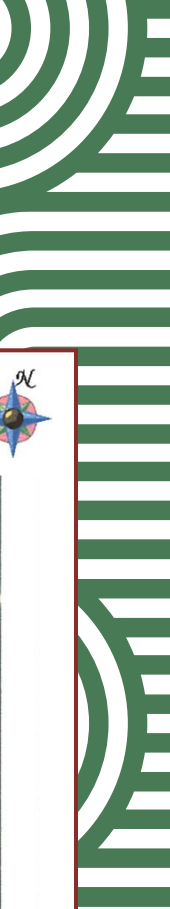
Area Symbol: MN043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
287	Minnetonka silty clay loam	20.97	29.1%		> 6.5ft.	Poorly drained	IIw	77	83
230B	Kamrar clay loam, 2 to 6 percent slopes	16.14	22.4%		> 6.5ft.	Moderately well drained	IIe	95	79
286A	Shorewood silty clay loam, 1 to 3 percent slopes	14.23	19.7%		> 6.5ft.	Somewhat poorly drained	IIw	95	81
960E	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	6.33	8.8%		> 6.5ft.	Well drained	IVe	40	60
101B	Truman silt loam, 2 to 6 percent slopes	5.47	7.6%		> 6.5ft.	Well drained	IIe	99	89
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.27	5.9%		> 6.5ft.	Poorly drained	IIw	83	83
286B	Shorewood silty clay loam, 3 to 6 percent slopes	2.55	3.5%		> 6.5ft.	Moderately well drained	IIe	95	83
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.42	2.0%		> 6.5ft.	Well drained	IVe	76	68
313	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.39	0.5%		> 6.5ft.	Somewhat poorly drained	IIw	91	87
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.20	0.3%		> 6.5ft.	Poorly drained	Vw	20	40
275B	Ocheyedan loam, 2 to 6 percent slopes	0.12	0.2%		> 6.5ft.	Well drained	IIe	93	78
Weighted Average							2.22	83.9	*n 79.7

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

Tile Map

Parcel 9



TILE DRAINAGE EXCAVATING BACKHOE DOZER WORK TILE MAINS PATTERN TILING

We don't want the small stuff!
TAYLOR SMITH 507-236-4712
SCOTT SMITH 507-525-0708

5" Plastic 7911 ft
6" Plastic 1019 ft
8" Dual Wall 80 ft
8" Non Perforated Plastic 260 f.

- 5" Plastic
- 6" Plastic
- 8" Dual Wall
- 8" Non Perf Plastic

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

Parcel 9

Parcel 9 – NW Corner Looking SE



Parcel 9 – SW Corner Looking NE



Auction Instructions



AUCTION LOCATION AND TIME:

The 10 Talents
710 E 14th St
Blue Earth, MN 56013

Thursday, March 26, 2026 @ 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 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, March 25, 2026. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Wednesday, March 25, 2026 to:

Wingert Land Services
1160 S. Victory Drive, Ste. 6
Mankato, MN 56001

2. This auction will be conducted as a "Choice" auction in which bidding is based on price per deeded acre (not on individual parcels). All persons submitting a bid will be allowed to raise their bid after the auction commences. The person with the highest bid will have first choice of which parcel(s) they choose to purchase. If there are remaining parcels that were not selected, the bidding will begin again in an additional round of which the person with the highest bid will have first choice of remaining parcels. This process continues until there are no remaining parcels.
3. The bid shall state the **price per deeded acre to the nearest \$100** (e.g., \$8,000/ac).
4. All persons submitting a bid will be allowed to raise their bid after all bids have been opened.
5. The premise described herein will be sold "as is, where is."
6. 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.
7. 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.
8. A 3% Buyer Premium will be added to the final bid price to arrive at a final contract price.
9. Possession will be given prior to closing so that it can be farmed.
10. The entire balance of the purchase price, without interest, will be due and payable on, or before Wednesday, May 13, 2026, at which time marketable title shall be conveyed.
11. The Seller(s) reserves the right to reject any and all bids and to waive any irregularities in the bidding.
12. Announcements made the day of the auction take precedence over written material.
13. 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

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 (e.g., \$8,000/ac).
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, March 25, 2026, 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 A BID IN ON TIME, CALL OUR OFFICE FOR OTHER ARRANGEMENTS.



PARCEL	ACRES	PRICE PER ACRE (Nearest \$100)	PARCEL	ACRES	PRICE PER ACRE (Nearest \$100)
1	69.91±	\$ _____	6	103.83±	\$ _____
2	82.81±	\$ _____	7	45.00±	\$ _____
3	117.43±	\$ _____	8	74.53±	\$ _____
4	61.59±	\$ _____	9	77.50±	\$ _____
5	117.94±	\$ _____			

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.



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