

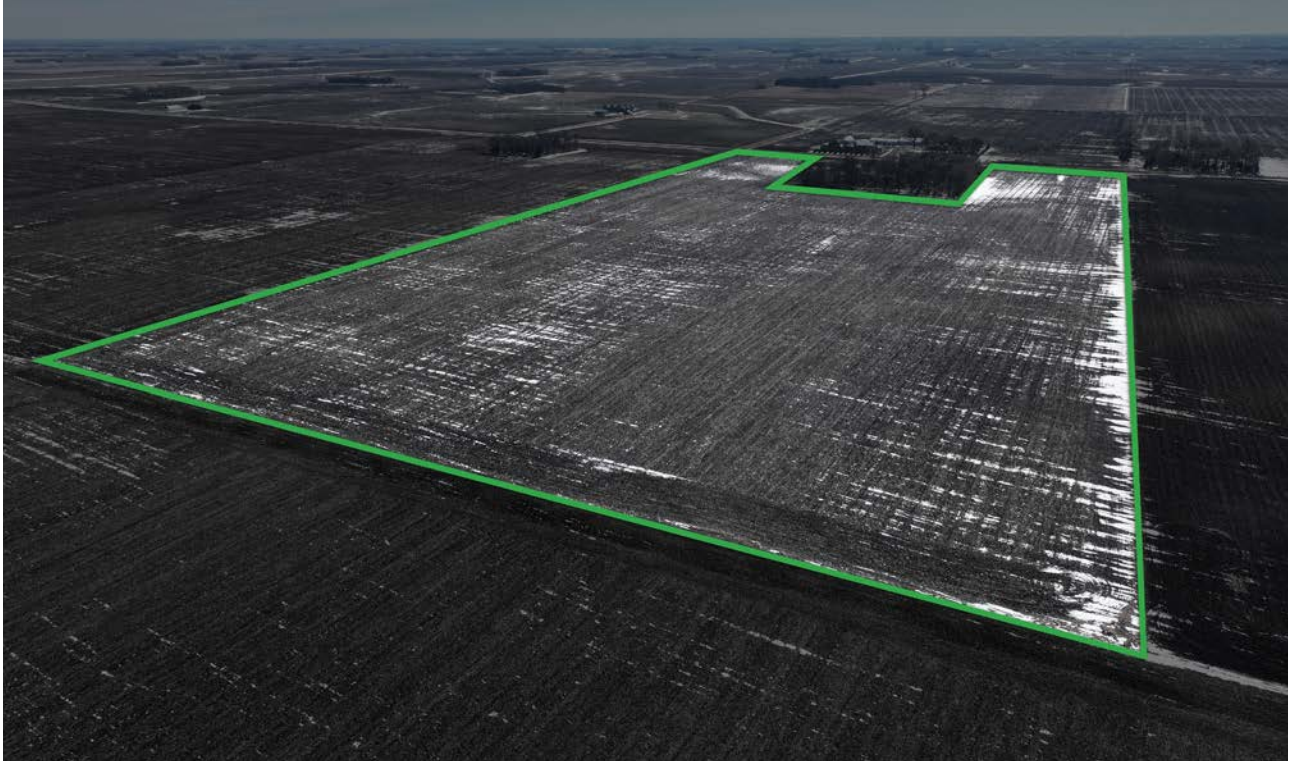
FARMLAND AUCTION



71.54± ACRES

Bryce Haley Farm

Brookville Township, Redwood County, Minnesota



AUCTION LOCATION AND TIME

Thursday, April 2, 2026 @ 11:00 a.m.

Springfield Community Center
33 S Cass Avenue, Springfield, MN 56087

See 'Auction 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

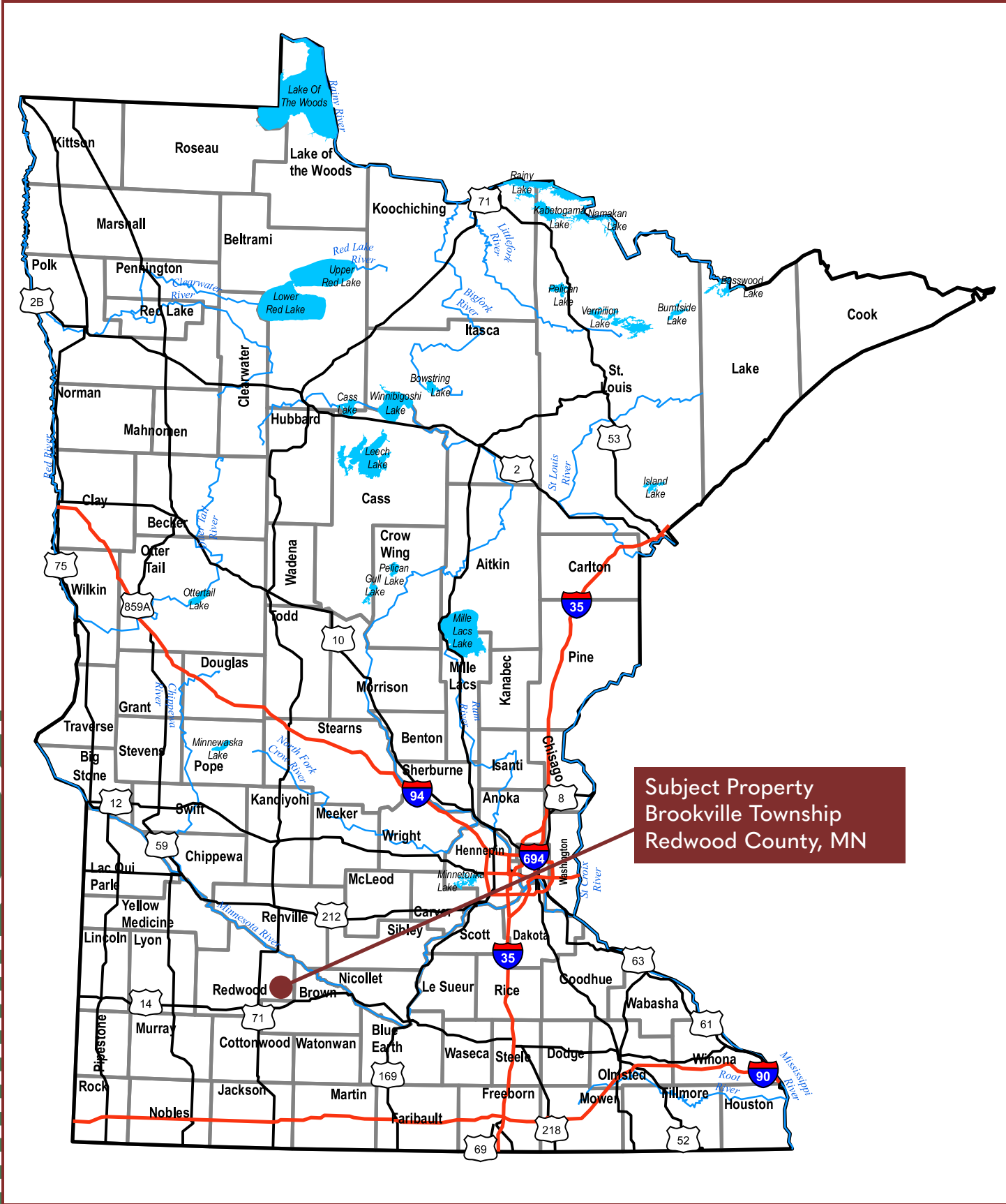
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

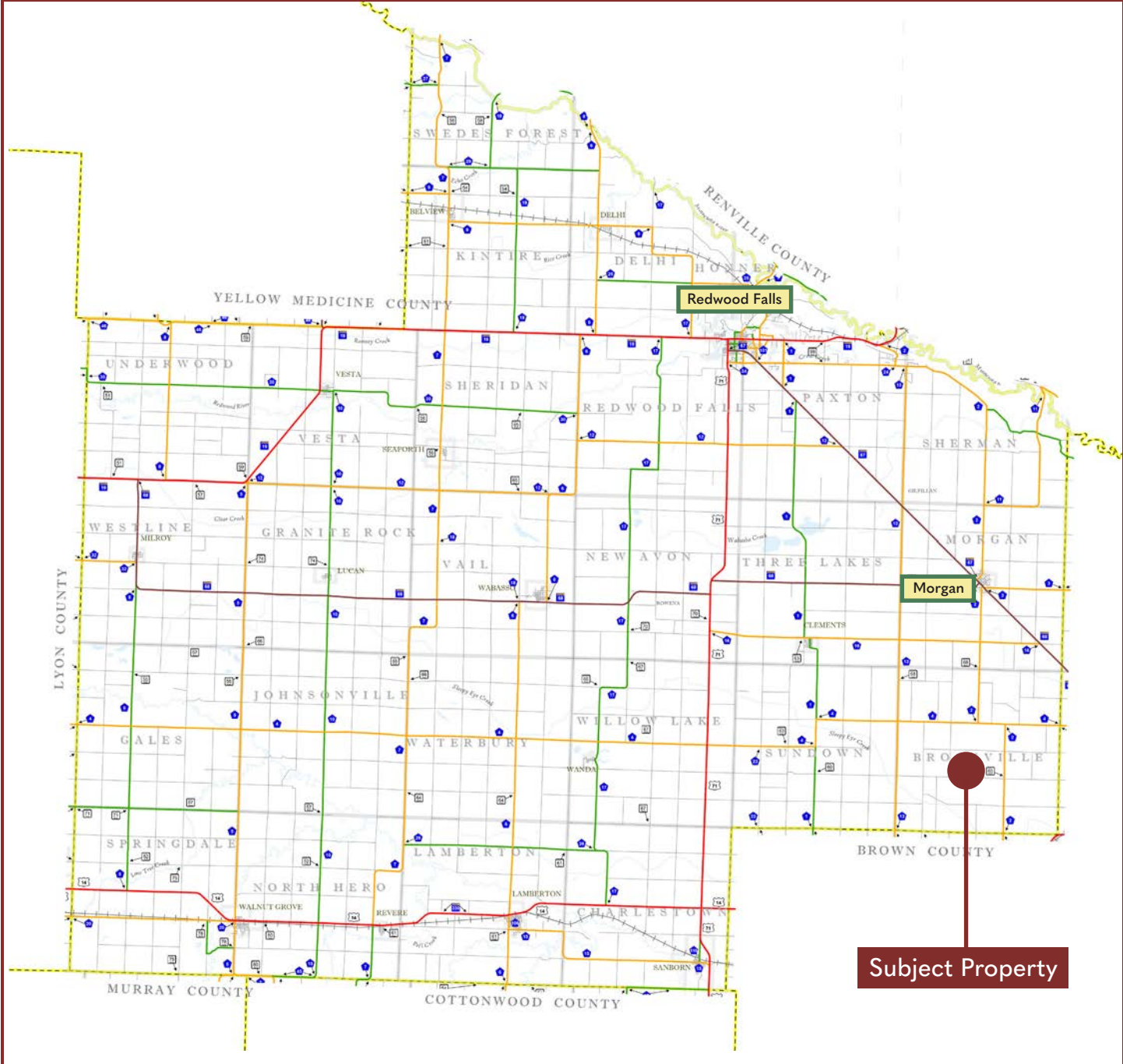
wingertlandservices.com





Subject Property
 Brookville Township
 Redwood County, MN

Redwood County Minnesota



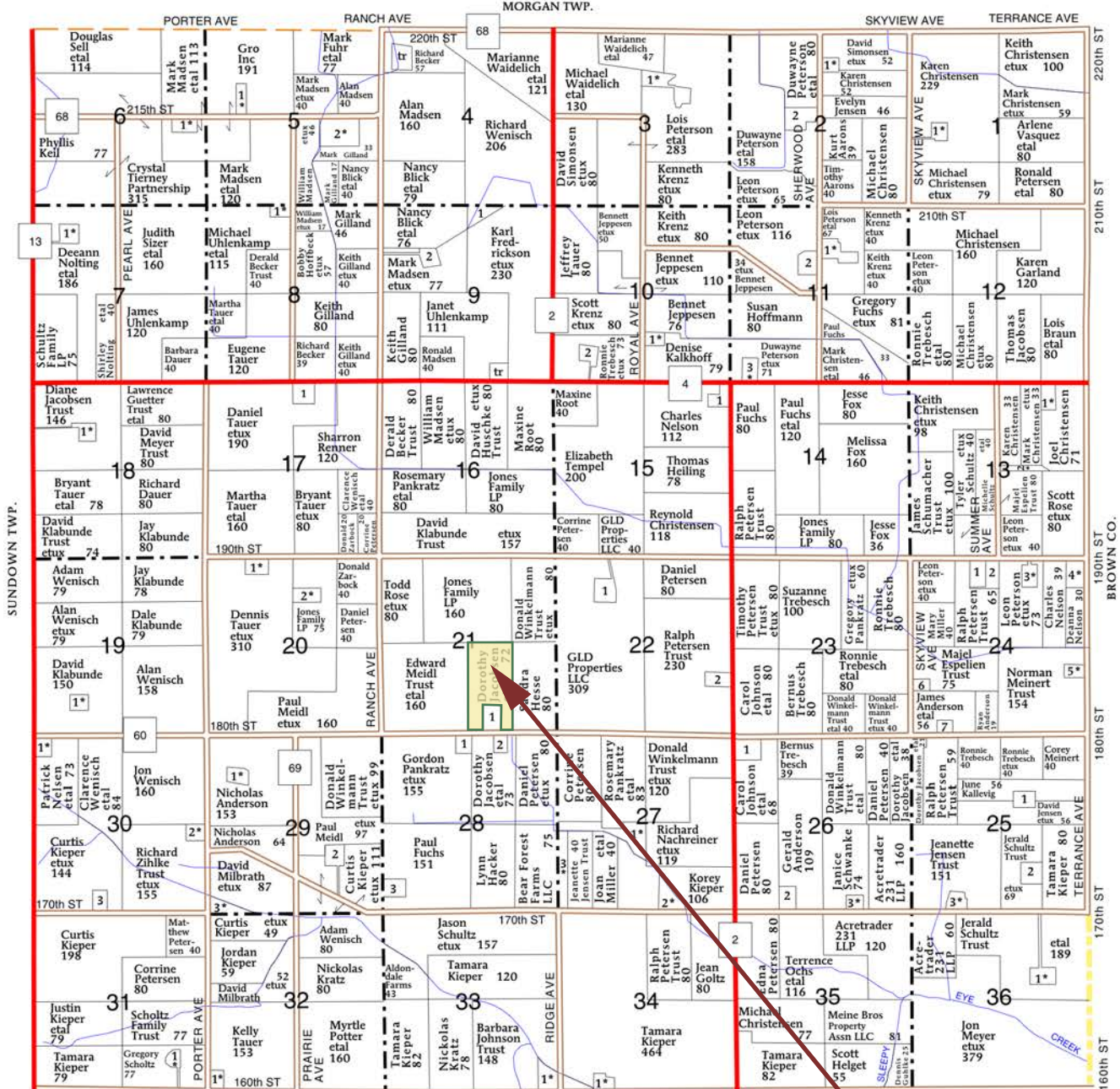
Brookville Township

Redwood County | T110N-R34W

T-110-N

BROOKVILLE PLAT
(Landowners)

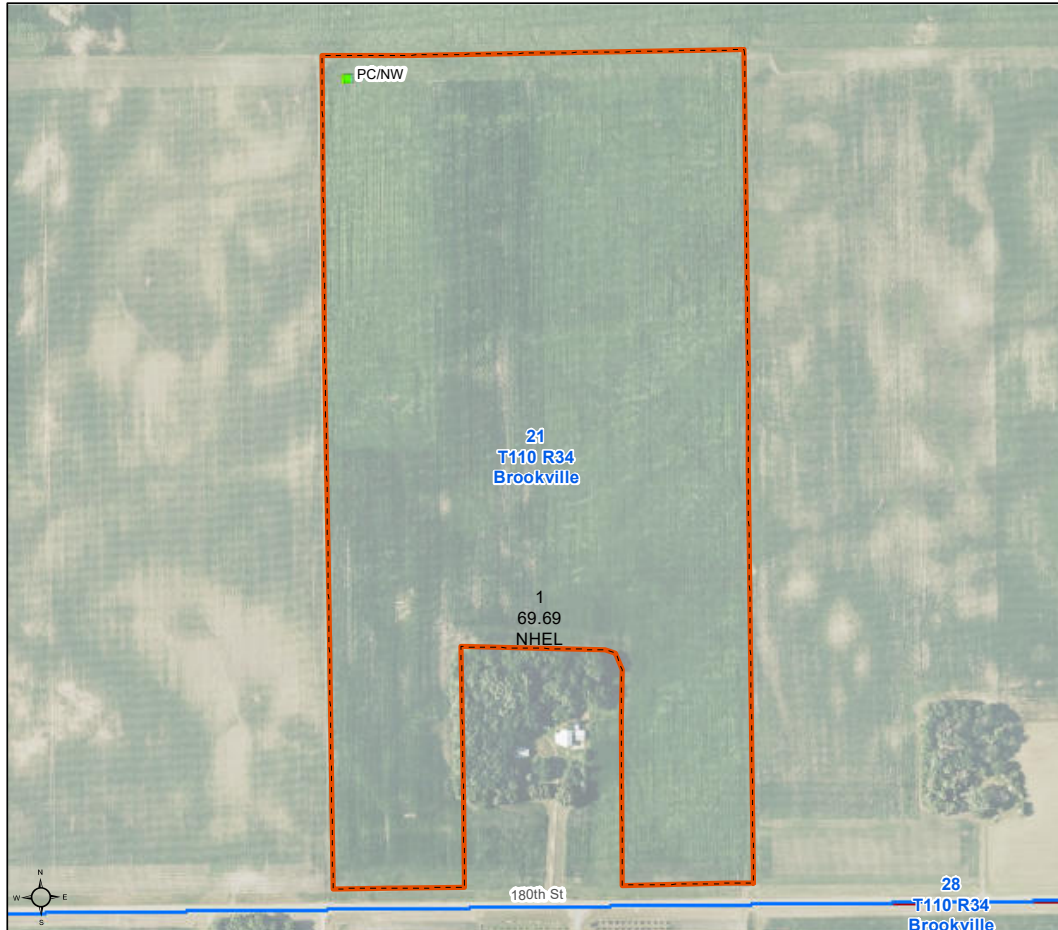
R-34-W



Subject Property

FSA Aerial Map

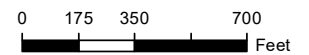
USDA United States Department of Agriculture
Redwood County, Minnesota



Farm 7918
Tract 8431

2025 Program Year

Map Created April 30, 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: 69.69 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

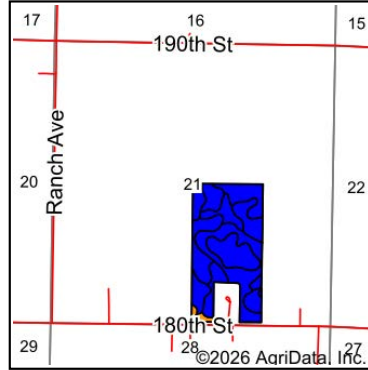
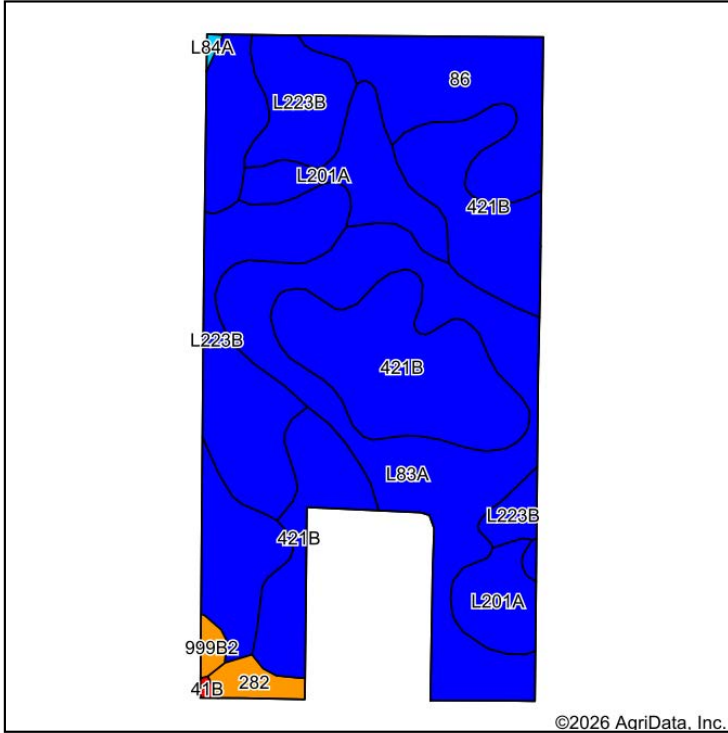
DESCRIPTION:	W 1/2 SE 1/4 excluding 8.46 ac bldg site, Sec21-T110N-R34W		
TAX ID#:	50-021-4060		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$4,045.20
	Special Assessment		\$24.80
	Total Estimated Tax & Specials		\$4,070.00
FSA INFORMATION:	Total Acres	71.54± acres	
	FSA Tillable Acres	69.69± acres	
	Corn Base Acres	34.67± acres	
	Corn PLC Yield	174.00± bushels	
	Soybean Base Acres	34.67 ± acres	
	Soybean PLC Yield	43.00± bushels	
LEASE/RENT INFORMATION:	Farm is open to farm or lease in 2026.		
SOIL DESCRIPTION:	Amiret loam, Webster clay loam, Canisteo clay loam, Amiret-Swan Lake loams, Normania clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	94.1 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Private main and laterals. Outlet to private open ditch and JD36.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands		
OTHER:	Buyer to reimburse tenant for fall tillage at a rate of \$19/ tillable acre or \$1,324.11, to be paid at closing.		

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: **Redwood**
 Location: **21-110N-34W**
 Township: **Brookville**
 Acres: **69.69**
 Date: **2/26/2026**

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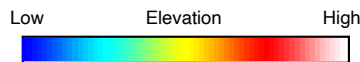
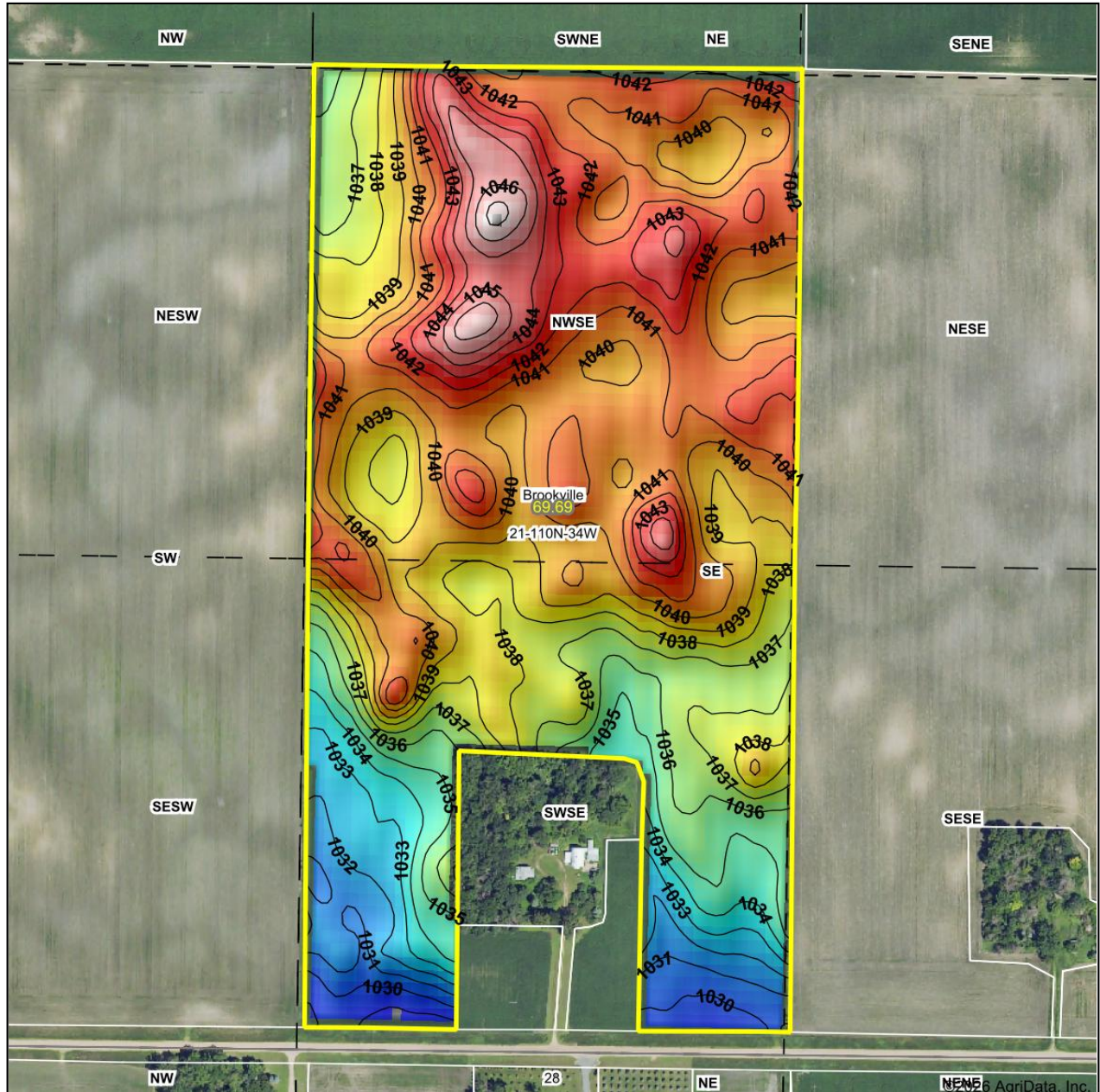
Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
421B	Amiret loam, 2 to 6 percent slopes	19.10	27.5%	Blue	> 6.5ft.	Well drained	Ile	98	83
L83A	Webster clay loam, 0 to 2 percent slopes	15.92	22.8%	Blue	> 6.5ft.	Poorly drained	Ilw	93	83
86	Canistee clay loam, 0 to 2 percent slopes	13.82	19.8%	Blue	> 6.5ft.	Poorly drained	Ilw	93	81
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	12.48	17.9%	Blue	> 6.5ft.	Well drained	Ile	92	81
L201A	Normania loam, 1 to 3 percent slopes	6.75	9.7%	Blue	> 6.5ft.	Moderately well drained	Ie	99	83
282	Hanska fine sandy loam	1.00	1.4%	Orange	> 6.5ft.	Poorly drained	Ilw	61	72
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	0.42	0.6%	Orange	> 6.5ft.	Well drained	Ile	69	59
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.11	0.2%	Cyan	> 6.5ft.	Very poorly drained	Illw	86	77
41B	Estherville sandy loam, 2 to 6 percent slopes	0.09	0.1%	Red	> 6.5ft.	Somewhat excessively drained	Ills	44	49
Weighted Average							1.91	94.1	*n 81.9

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

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 1
 Min: 1,028.7
 Max: 1,047.6
 Range: 18.9
 Average: 1,038.8
 Standard Deviation: 3.67 ft



2/26/2026

21-110N-34W
Redwood County
Minnesota

Boundary Center: 44° 18' 55.34, -94° 56' 4.21

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

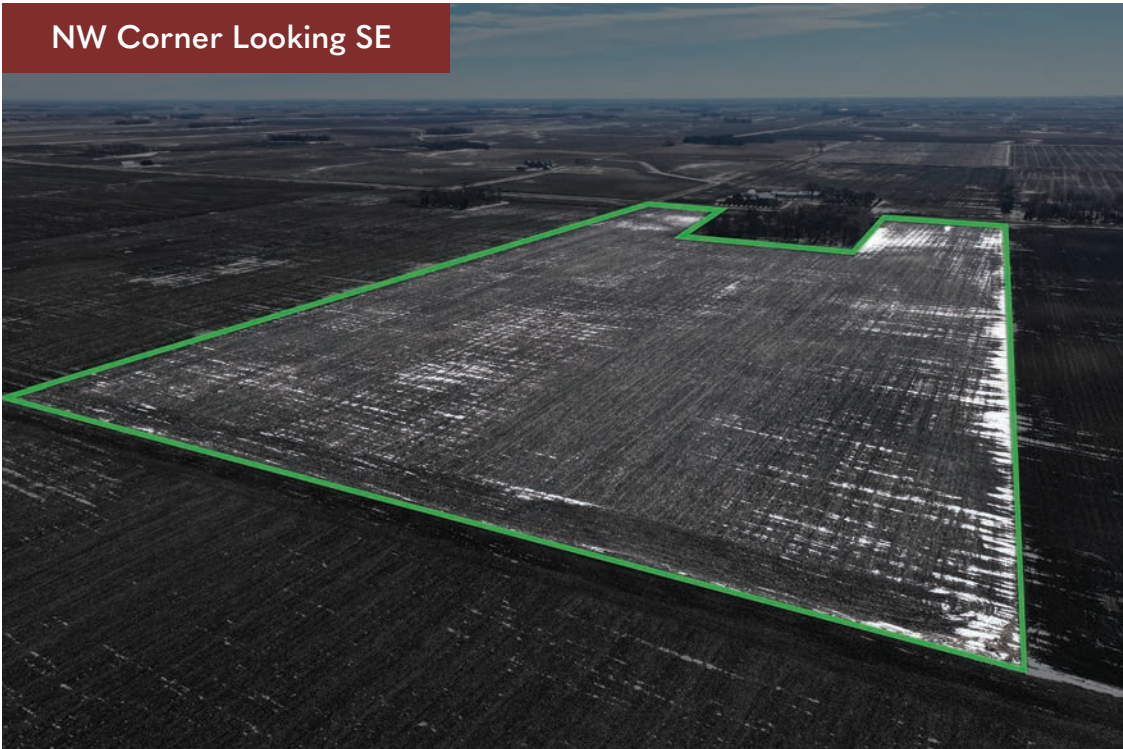
Property Images



SE Corner Looking NW



NW Corner Looking SE

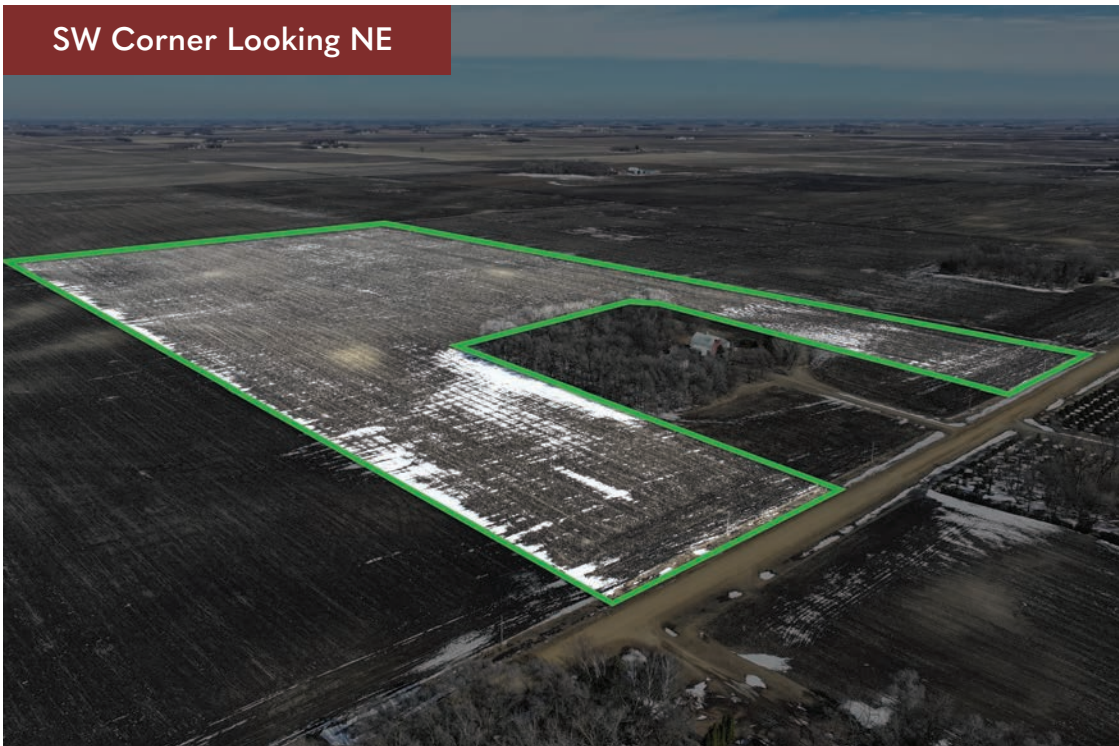


Property Images

NE Corner Looking SW



SW Corner Looking NE



Auction Instructions

AUCTION LOCATION AND TIME:

Springfield Community Center
33 S Cass Avenue
Springfield, MN 56087

Thursday, April 2, 2026 @ 11:00 a.m.

AGENT CONTACT:

Geoff Mead, ALC, Licensed Broker
Auctioneer #83-50
507.317.6266
geoff@wingertlandservices.com

Registration Required

Only registered bidders may attend and participate in the auction. All potential buyers must complete the online registration form at www.wingertlandservices.com under the "Property Listings & Auctions". Select "View Property" for this farm and click the registration link.

Registration must be completed by 12:00 p.m., Wednesday, April 1, 2026.

If online registration is not possible, please contact Geoff Mead.

Bidding

All bids must be stated as a price per deeded acre and rounded to the nearest \$100 at registration. All registered bidders who submit a bid will have the opportunity to raise their bid after all bids have been opened.

Property Condition

The property will be sold "as is, where is."

Taxes & Lease Income

Seller will retain all 2025 lease income and will pay all real estate taxes and special assessments certified for payment with 2025 taxes. Buyer will be responsible for real estate taxes due and payable in 2026 and thereafter, along with any unpaid special assessments due with those taxes and thereafter.

Purchase Agreement & Earnest Money

The successful bidder will sign a Purchase Agreement on the day of the auction and pay 10% of the total purchase price as earnest money.

Buyer Premium

A 2% Buyer Premium will be added to the final bid price to determine the total contract price.

Closing

Possession will be given prior to closing so that it can be farmed.

The remaining balance of the purchase price, without interest, will be due on or before Monday, May 18, 2026, at which time marketable title shall be conveyed.

Seller Rights

The Seller reserves the right to reject any or all bids and to waive any irregularities in the bidding process.

Announcements & Information

Announcements made on the day of the auction take precedence over any printed material. Information provided within this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy.



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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