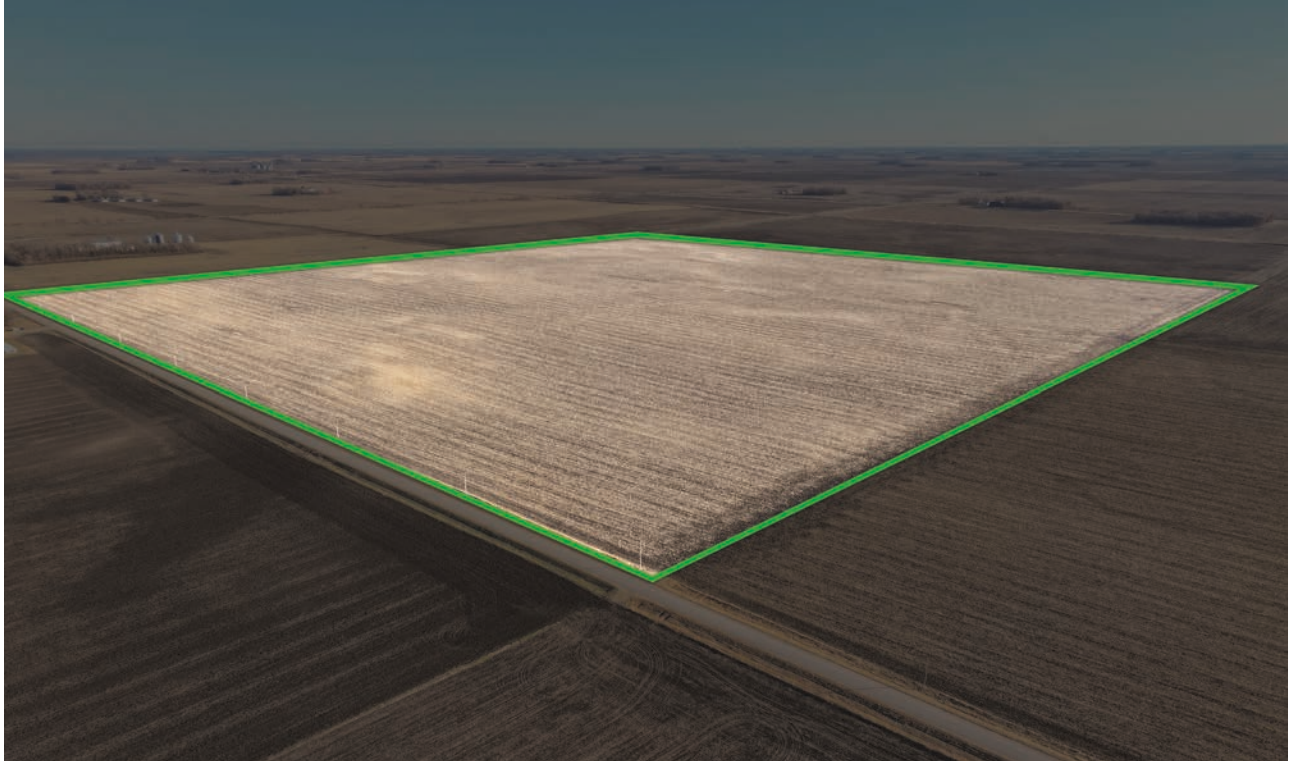


160.00± ACRES

Charlotte & Jack Knutson Farm

Kintire Township, Redwood County, Minnesota



AUCTION LOCATION AND TIME

Friday, January 9, 2026 @ 11:00 a.m.

Odeon Hall

204 S Main St, Belview, MN 56214

Owner: Charlotte & Jack Knutson

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:

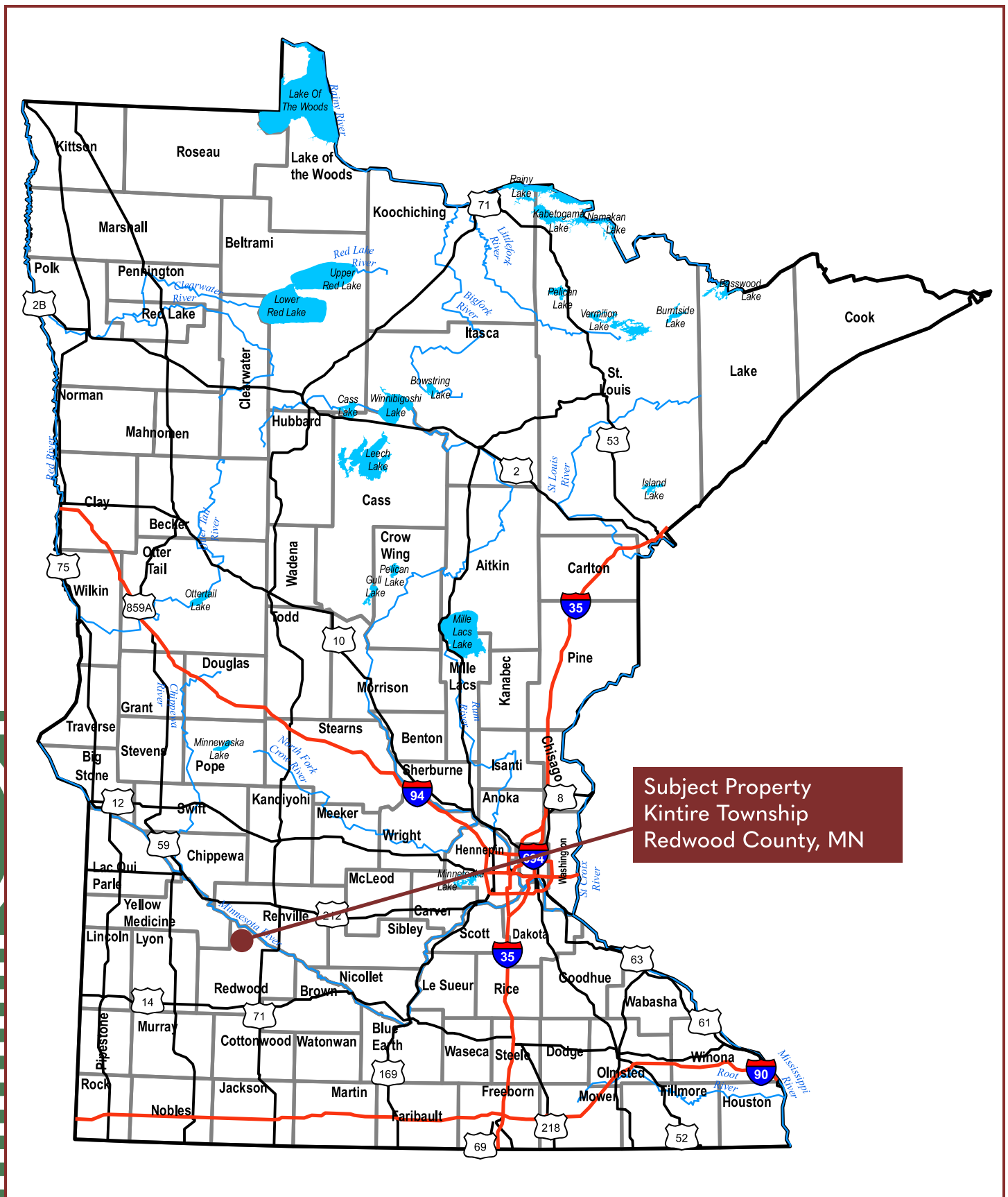
Geoff Mead, ALC, Licensed Broker

AUCTIONEER #83-50

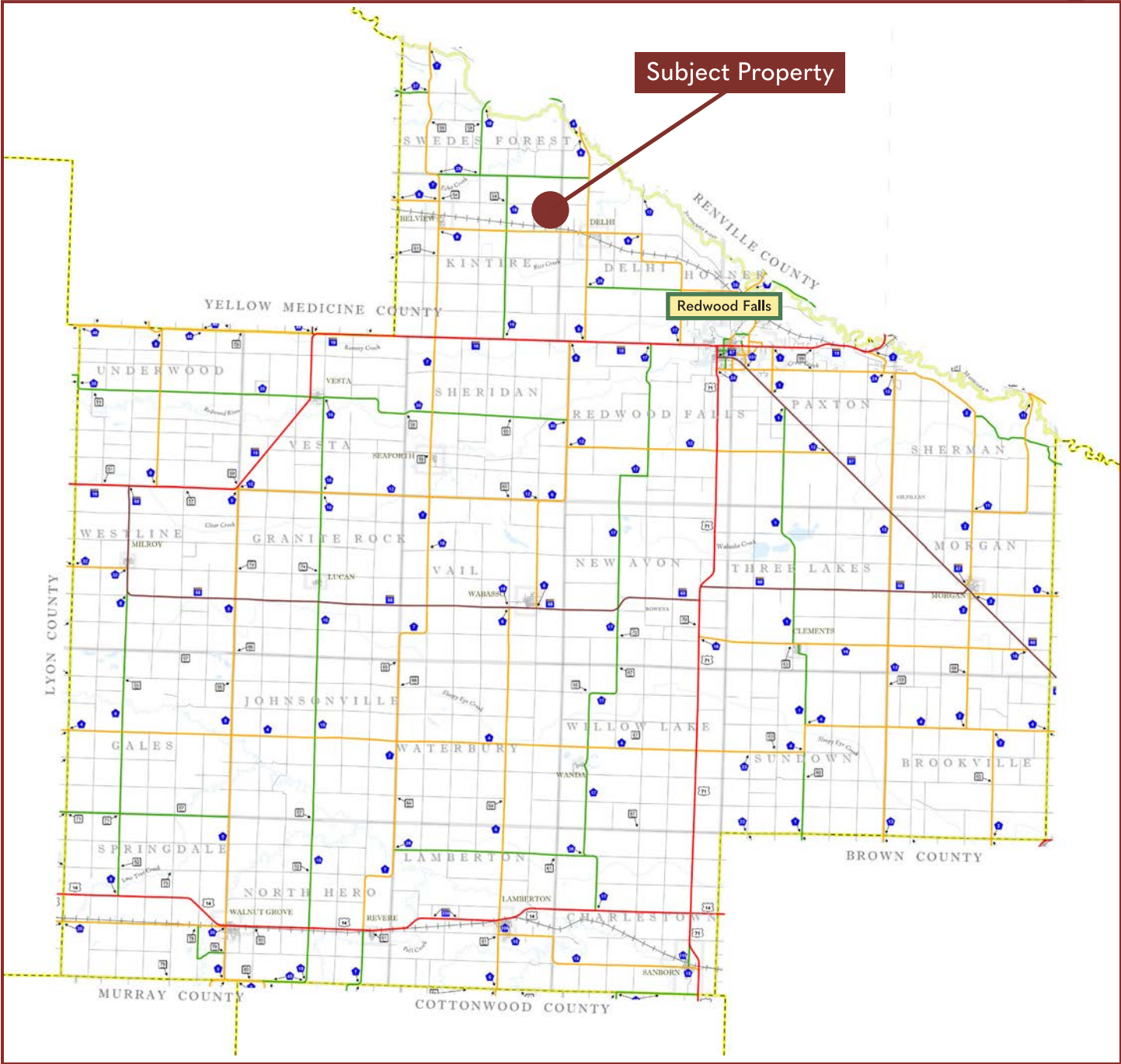
geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com



Redwood County
Minnesota



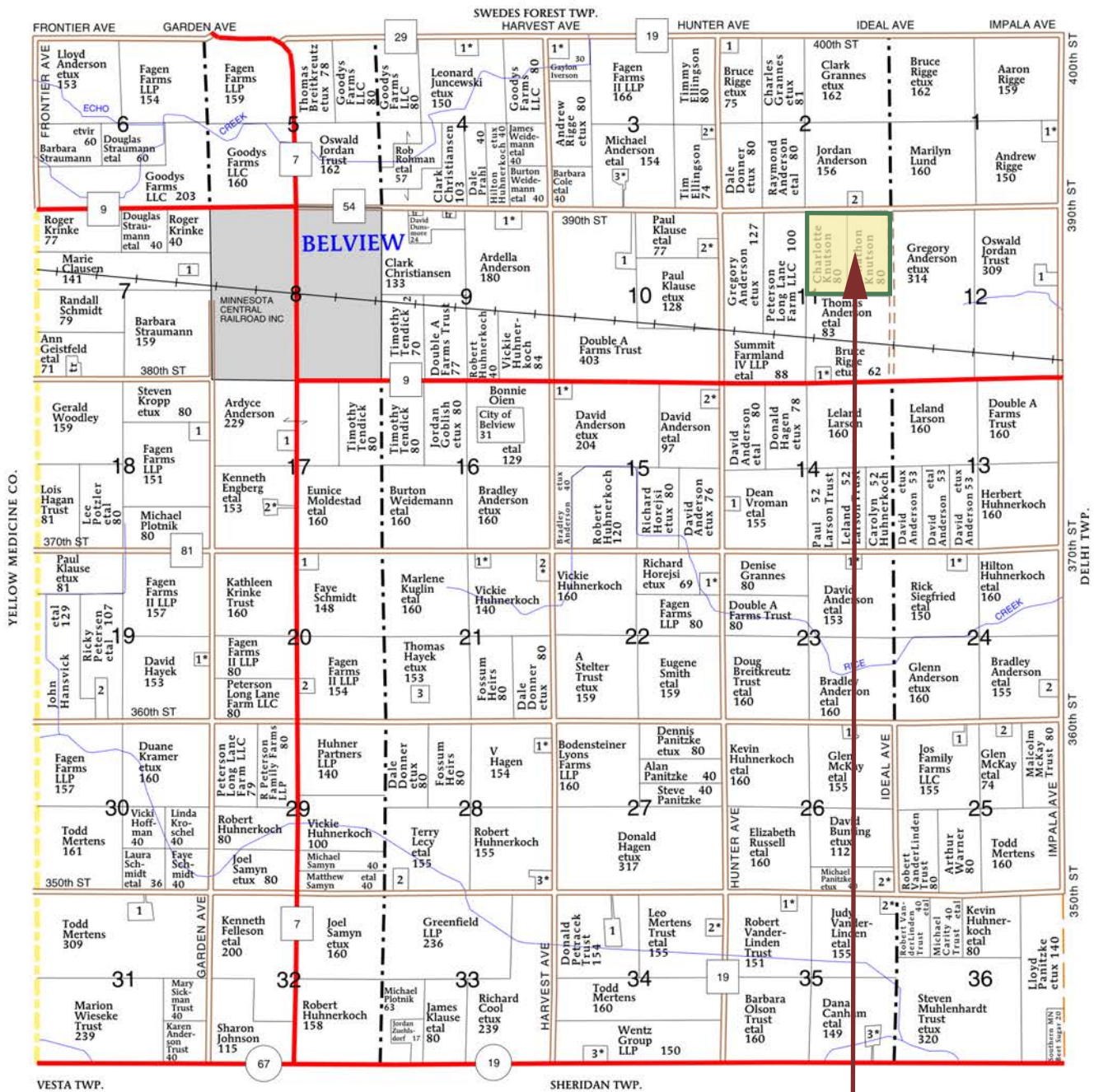
Kintire Township

Redwood County | T113N-R37W

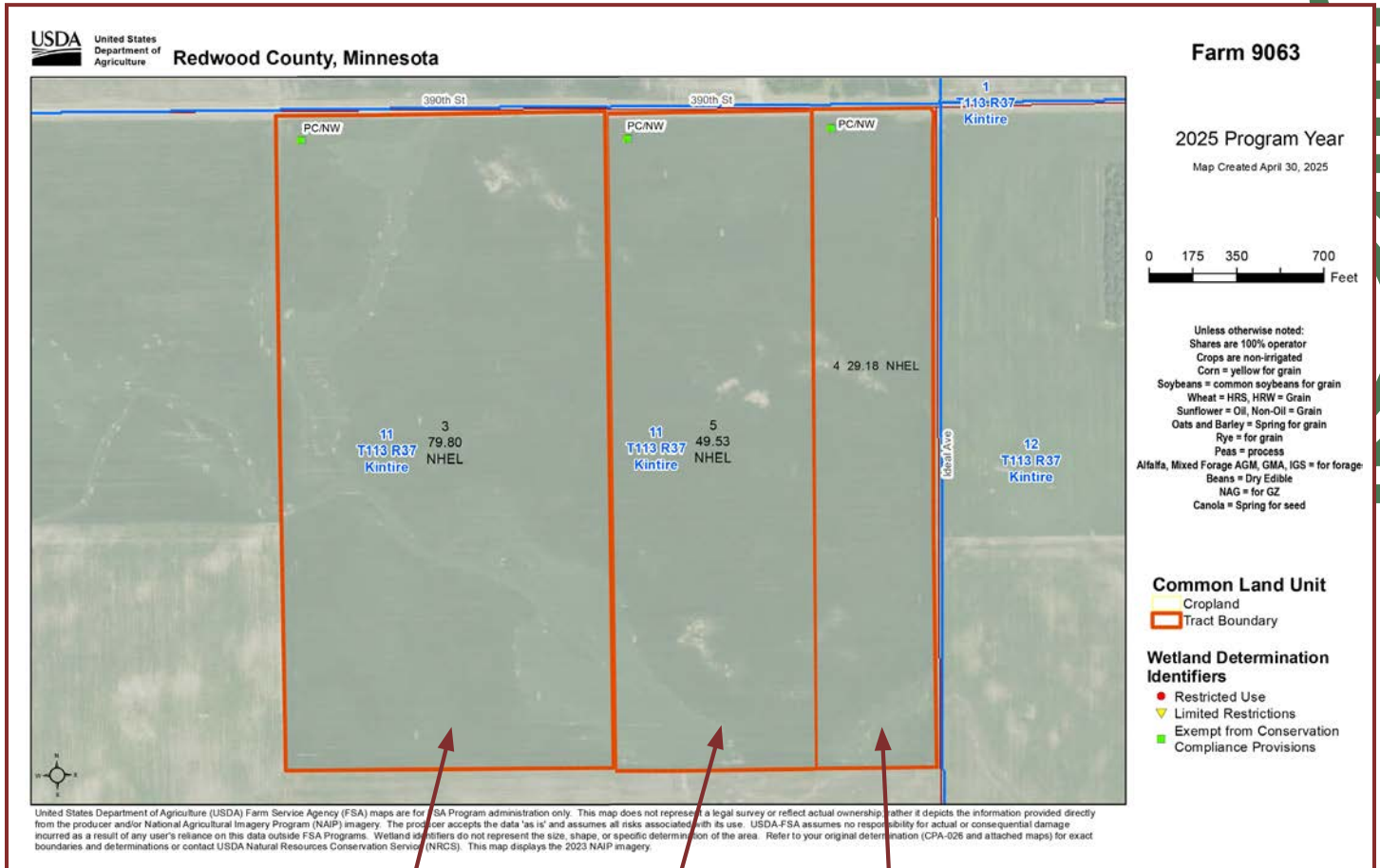
T-113-N

KINTIRE PLAT

R-37-W



FSA Aerial Map



Tract 13084

Tract Cropland
Toatl: 79.80 acres

Tract 13085

Tract Cropland
Toatl: 49.53 acres

Tract 13086

Tract Cropland
Toatl: 29.18 acres

Property Information

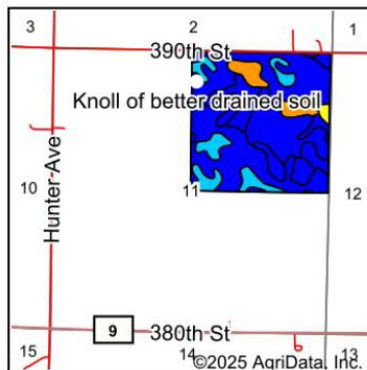
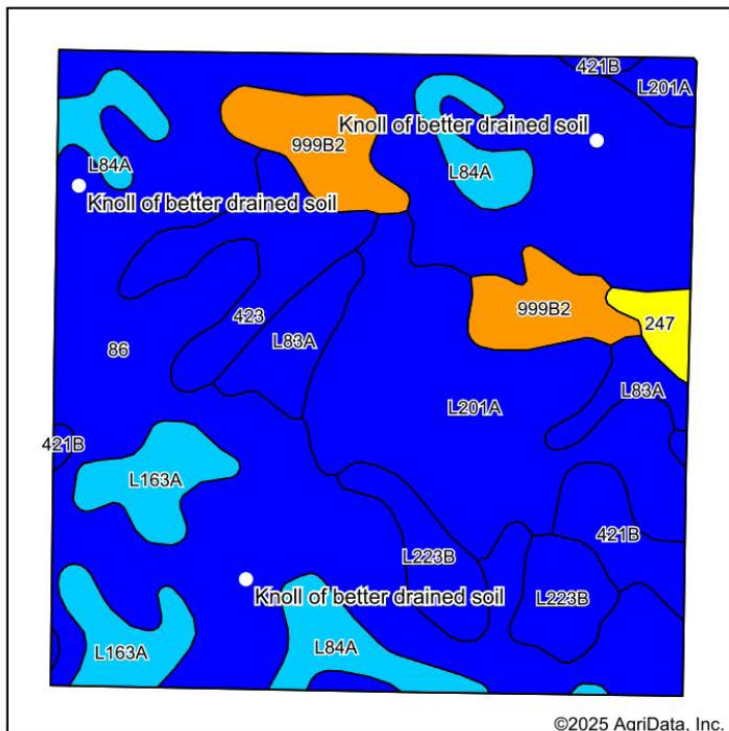
DESCRIPTION:	NE 1/4 Section 11 Township 113N Range 37W		
TAX ID#:	57-011-1060, 57-011-1040, 57-011-1020		
REAL ESTATE TAXES:	2026 Estimated Ag Non-Homestead Taxes		\$9,153.18
	Special Assessment		\$40.82
	Total Estimated Tax & Specials		\$9,194.00
FSA INFORMATION:	Total Acres	160.00± acres	
	FSA Tillable Acres	158.51± acres	
	Corn Base Acres	155.00± acres	
	Corn PLC Yield	151.00± bushels	
	Soybean Base Acres	N/A	
	Soybean PLC Yield	N/A	
	Enrolled in ARC County.		
LEASE/RENT INFORMATION:	Farm is open to farm or lease in 2026.		
SOIL DESCRIPTION:	Canisteo clay loam, Normania loam, Ves-Estherville-Storden complex, Glencoe clay loam, Seaforth loam. See Soils map.		
CROP PRODUCTIVITY INDEX (CPI):	91.6 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	System tile with private outlet and outlet to County Main CD20. See Tile Maps.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW NHEL		
OTHER:	County Ditch 20 has been petitioned for improvement to include a larger tile main and open ditch system. Please contact agent for further details or visit Redwood County Environmental Office website under "Current Drainage Proceedings" for more information.		

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: **11-113N-37W**
Township: **Kintire**
Acres: **158.5**
Date: **10/30/2025**



Soils data provided by USDA and NRCS.

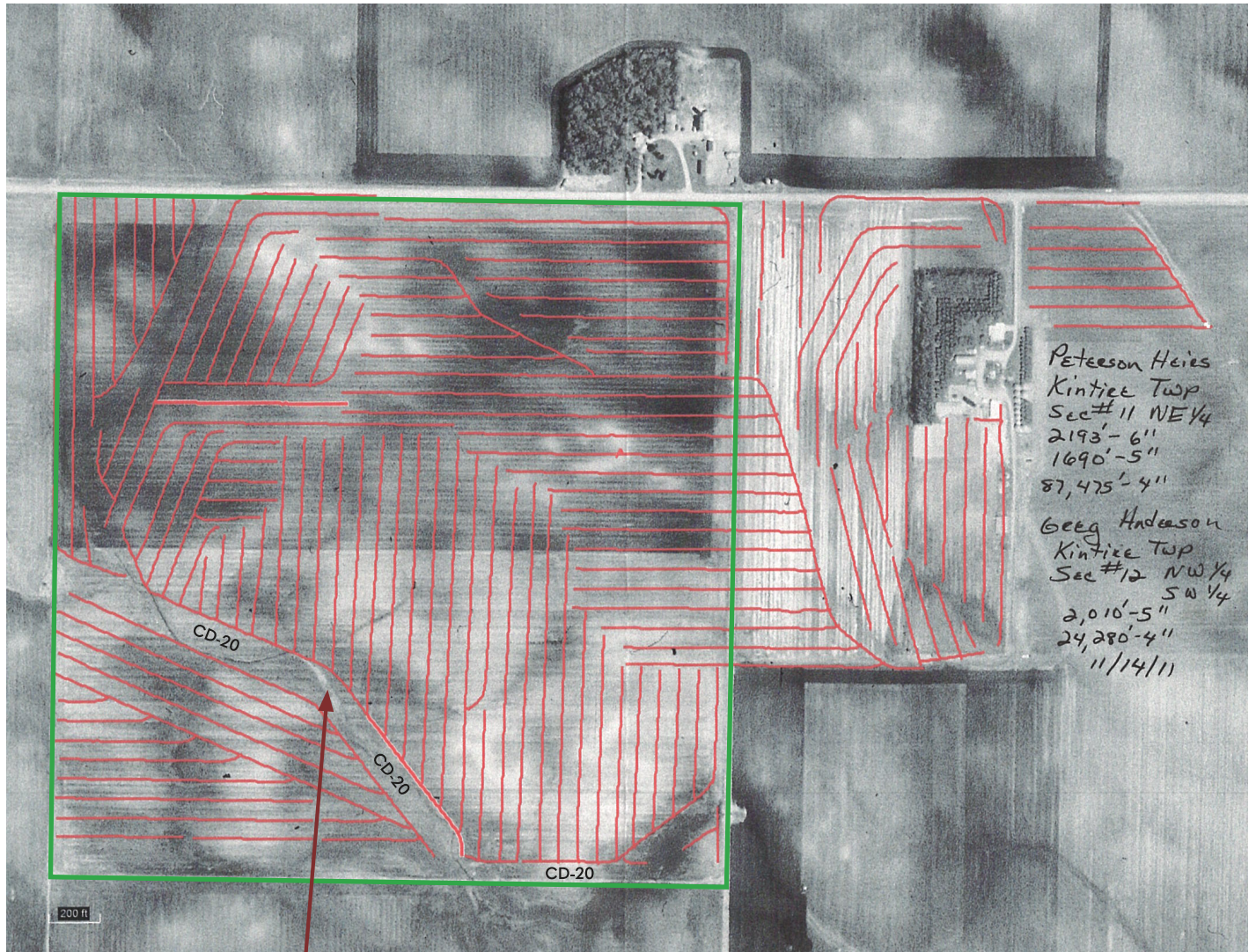
Area Symbol: MN127, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
86	Canisteo clay loam, 0 to 2 percent slopes	75.70	47.7%		> 6.5ft.	Poorly drained	IIw	93	81
L201A	Normania loam, 1 to 3 percent slopes	26.88	17.0%		> 6.5ft.	Moderately well drained	Ie	99	83
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	9.82	6.2%		> 6.5ft.	Well drained	Ile	69	59
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.67	6.1%		> 6.5ft.	Very poorly drained	IIIw	86	77
423	Seaforth loam, 1 to 3 percent slopes	8.04	5.1%		> 6.5ft.	Moderately well drained	IIs	95	84
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	7.92	5.0%		> 6.5ft.	Very poorly drained	IIIw	86	77
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	7.80	4.9%		> 6.5ft.	Well drained	Ile	92	81
L83A	Webster clay loam, 0 to 2 percent slopes	6.28	4.0%		> 6.5ft.	Poorly drained	IIw	93	83
421B	Amiret loam, 2 to 6 percent slopes	4.66	2.9%		> 6.5ft.	Well drained	Ile	98	83
247	Linder loam	1.73	1.1%		> 6.5ft.	Somewhat poorly drained	IIs	60	65
Weighted Average							1.94	91.6	*n 79.6

*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 0.5 to 2 acres.

System Tile Map



CD-20

This tile map is an approximation.

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

County Tile Map



This tile map is an approximation.

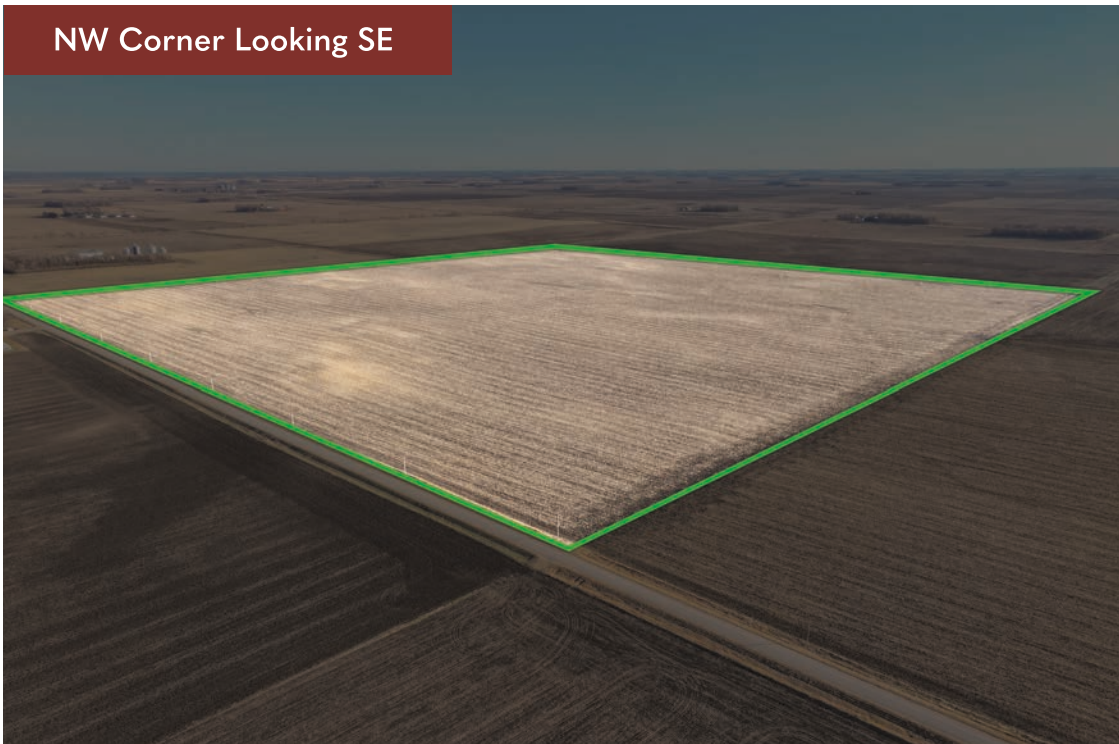
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Property Images

SE Corner Looking NW



NW Corner Looking SE



Property Images

WINGERT
LAND SERVICES



NE Corner Looking SW



SW Corner Looking NE



Bid Instructions

AUCTION LOCATION AND TIME:

Odeon Hall
204 S Main St
Belview, MN 56214

Friday, January 9, 2026 @ 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, January 8, 2026. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Thursday, January 8, 2026 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 Monday, February 23, 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:

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

wingertlandservices.com

Registration/Bidding Form

BID SUBMITTING INSTRUCTIONS:

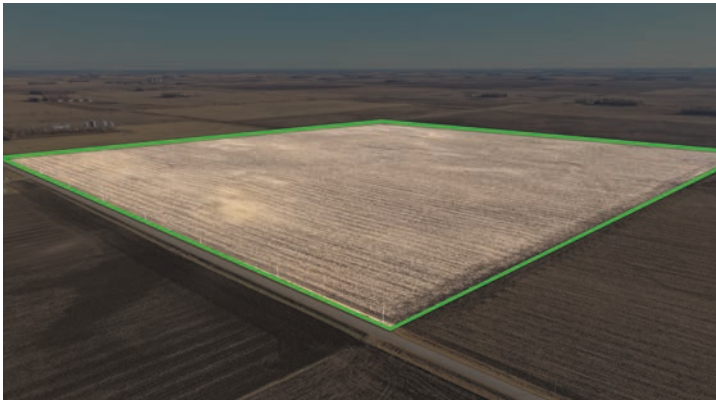
1. Please complete online bid registration at www.wingertlandservices.com under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link.
2. If online bid registration is not possible, please complete the written bid form below.
3. Write your name, address, 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, January 8, 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 POSTMARKED BID IN ON TIME, CALL OUR OFFICE FOR OTHER ARRANGEMENTS.



ACRES

PRICE PER ACRE

(Nearest \$100)

160.00±

\$_____

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



Notes

[illegible]

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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Licensed Broker
charles@wingertlandservices.com
507.381.9790



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Anna Mead
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