

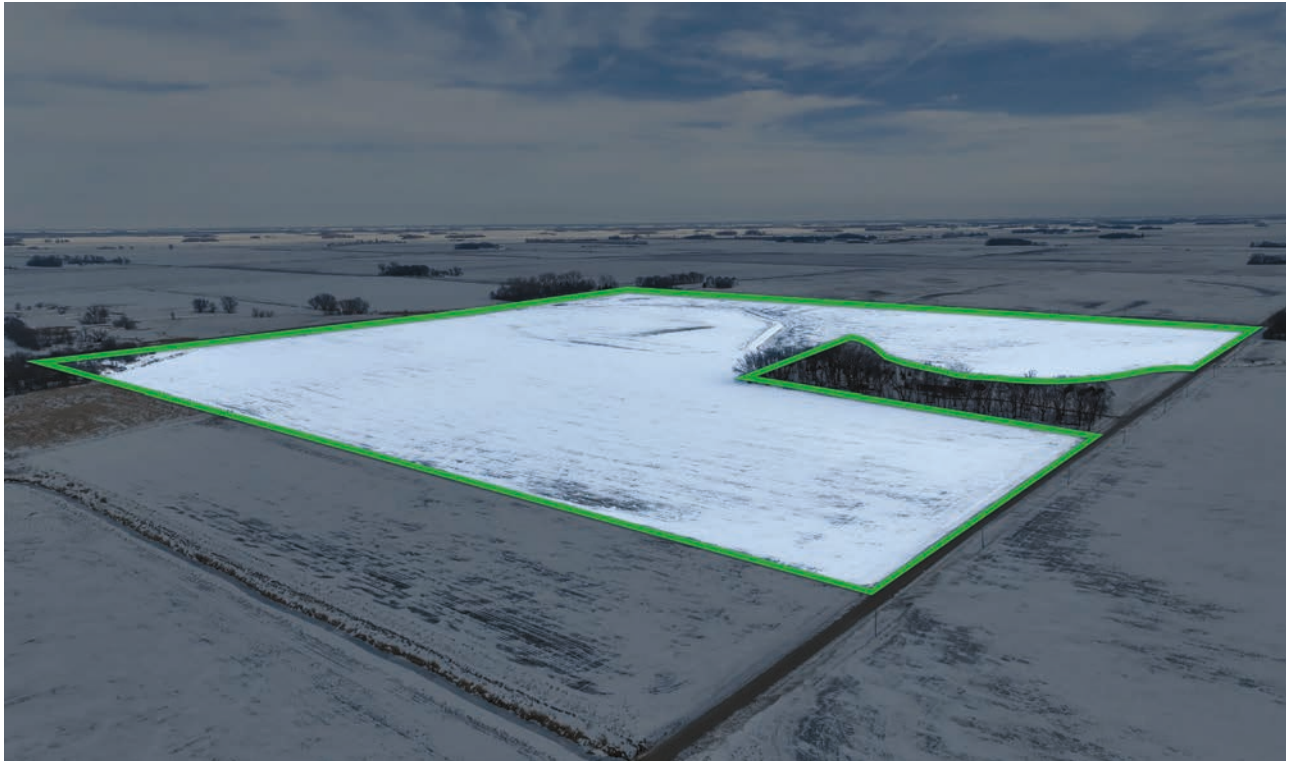
# FARMLAND AUCTION



**150.70± ACRES**

## **Merry Jo Orr Farm**

Delavan Township, Faribault County, Minnesota



## **ONE CHANCE SEALED BID AUCTION**

**Sealed bids must be submitted by 12:00 p.m. on  
Wednesday, January 21, 2026.**

**Owner:** Merry Jo Orr

**Attorney:** Kristal Dahlager, Anderson Larson Saunders & Klaasen, PLLP

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



**FOR ADDITIONAL INFORMATION CONTACT:**

**Chuck Wingert, ALC, Licensed Broker**

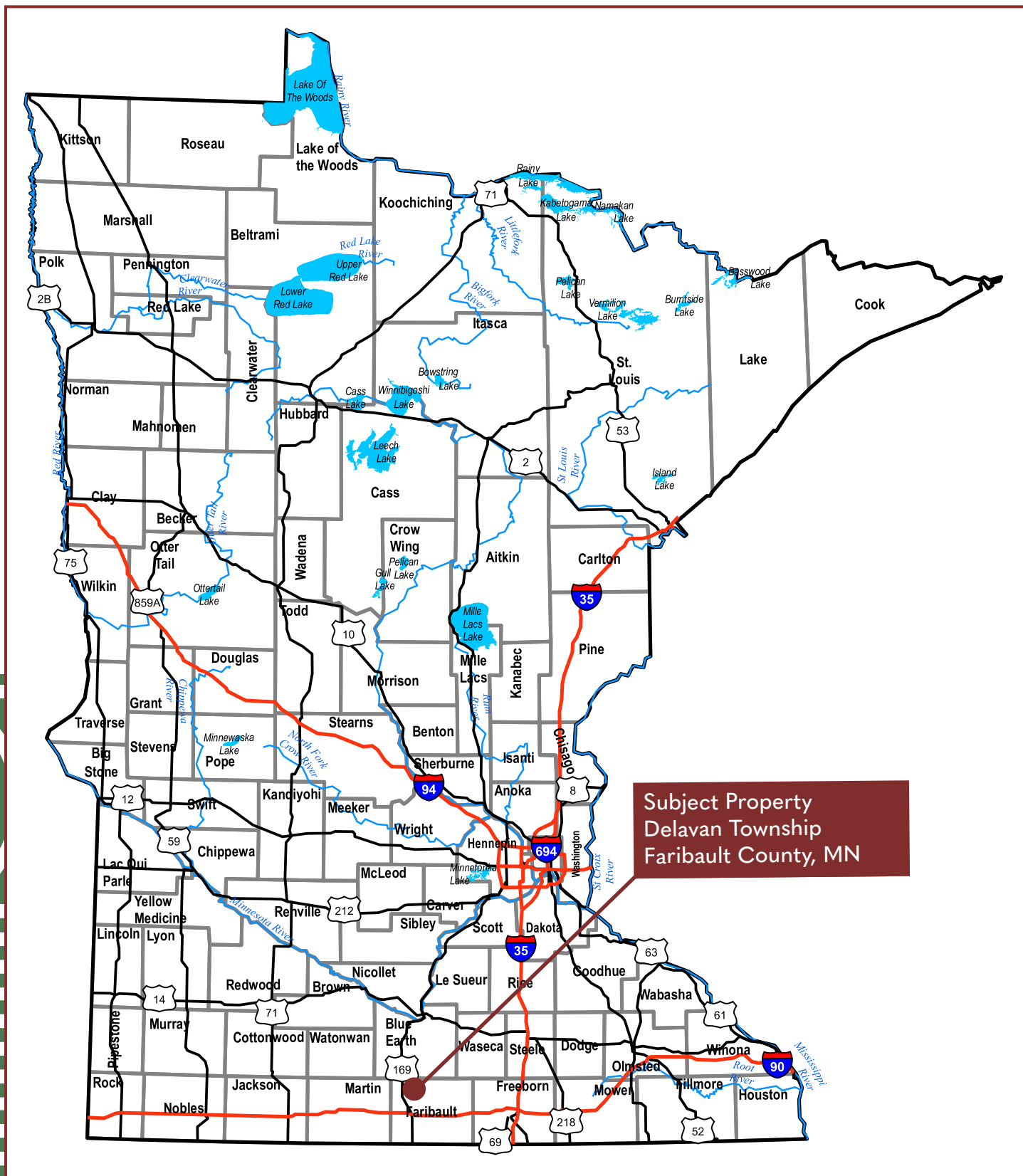
AUCTIONEER #07-24-12

[charles@wingertlandservices.com](mailto:charles@wingertlandservices.com)

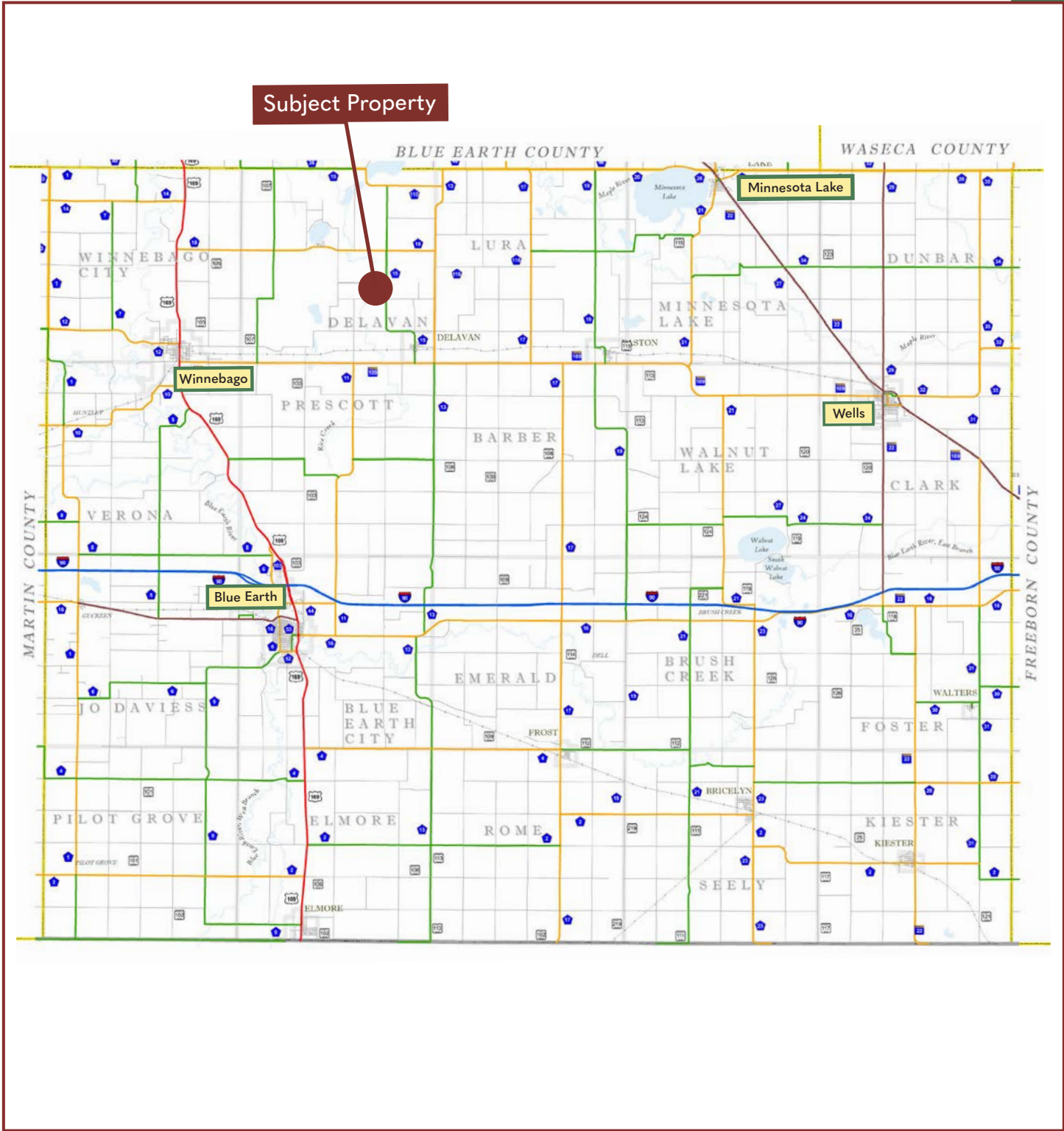
C: 507.381.9790 | O: 507.248.5263

[wingertlandservices.com](http://wingertlandservices.com)



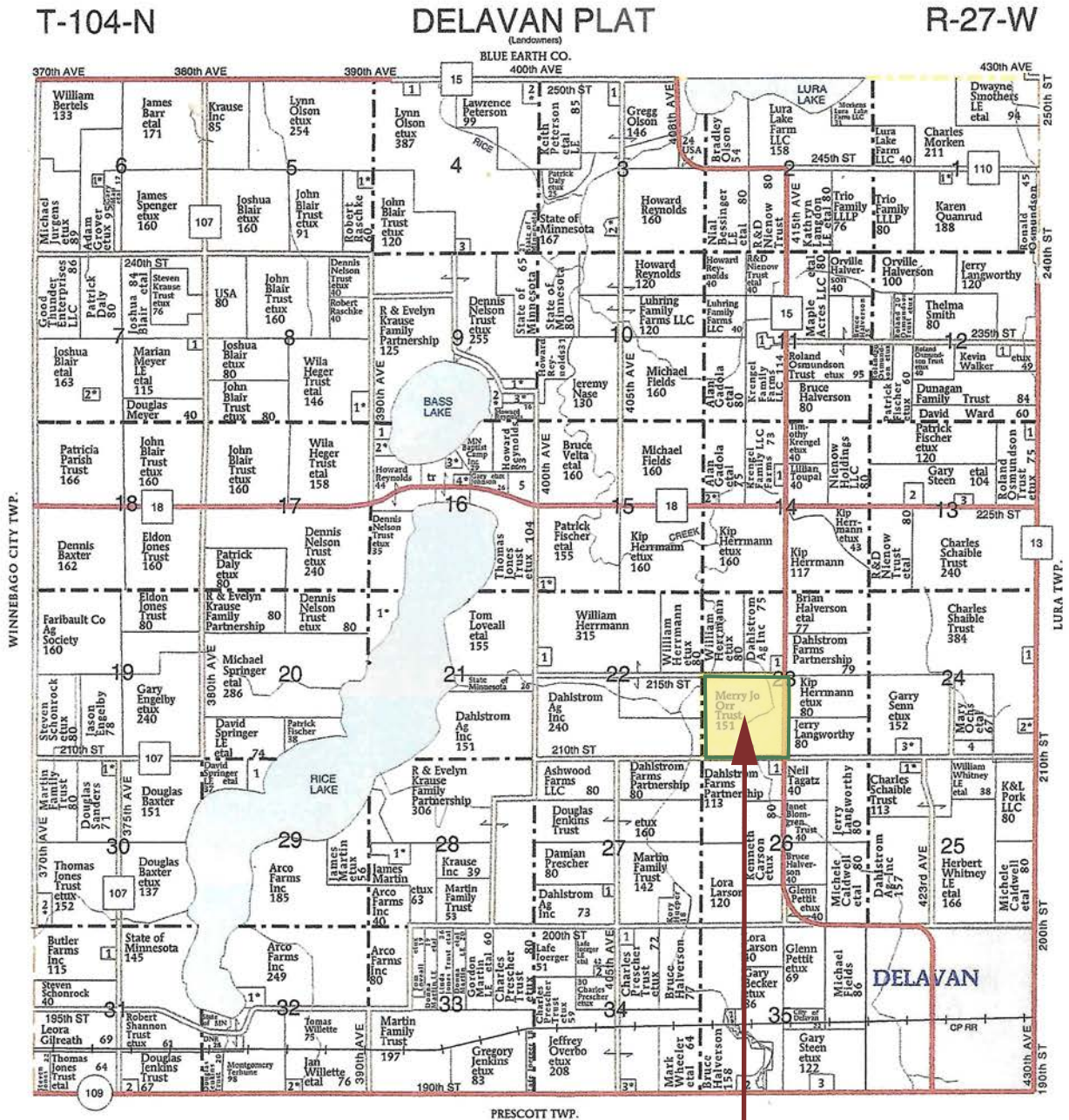


**Faribault County**  
Minnesota



# Delavan Township

## Faribault County | T104N-R27W



# FSA Aerial Map

**WINGERT**  
LAND SERVICES



United States  
Department of  
Agriculture

Faribault County, Minnesota

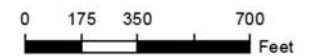


**Farm 8091**

**Tract 10628**

2026 Program Year

Map Created September 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: 136.90 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.

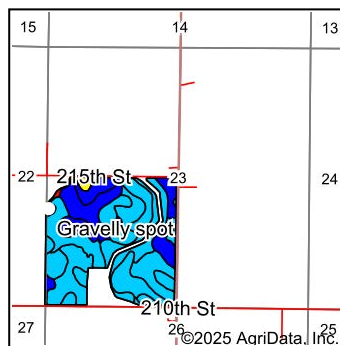
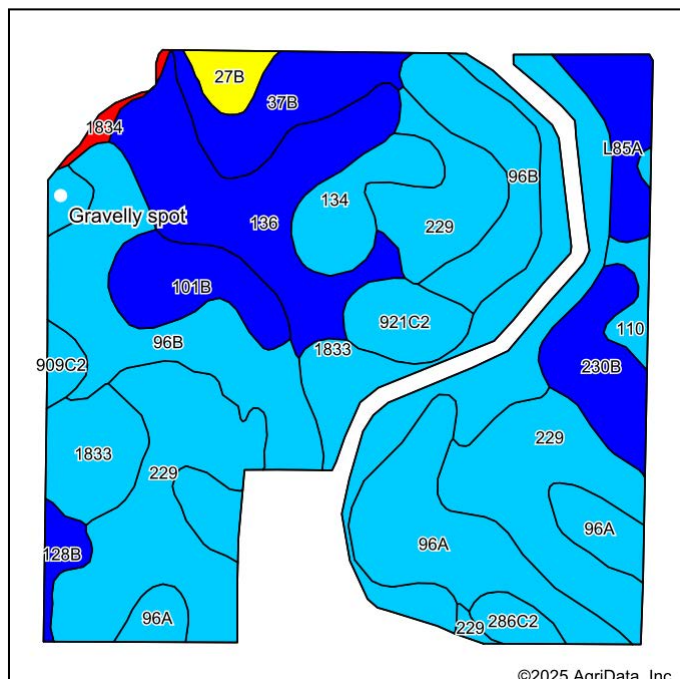
# Property Information

DESCRIPTION:	W1/4 exc 9.3 acre Tract, Sec 23, T104N-R27W		
TAX ID#:	050230200		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$6,556.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$6,556.00
	Taxes are estimated based on 2025 tax year and subject to change.		
FSA INFORMATION:	Total Acres		150.70± acres
	FSA Tillable Acres		136.90± acres
	Corn Base Acres		67.90± acres
	Corn Yield		163.00± bushels
	Soybean Base Acres		67.90± acres
	Soybean Yield		47.00± bushels
	Soybean acres are enrolled in ARC County, Corn acres are enrolled in Price Loss Coverage		
RENT/LEASE INFORMATION:	Farm is open to farm or lease in 2026.		
SOIL DESCRIPTION:	Nicollet clay loam, Clarion-Storden complex, Marna silty clay loam, Truman-Bold complex, Okoboji silty clay loam, Collinwood silty clay loam, Waldorf silty clay loam, Dickenson fine sandy loam, Kamrar clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	87.4 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Outlet: Judicial Open Ditch 1F.		
	Tile: System tiled November 2015		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands, NHEL - No Highly Erodible Lands		
OTHER:	Farm has been fertilized and tilled for 2026 crop. Purchaser to reimburse former tenant \$34,827.15 for 2025 fall applied fertilizer. Fertilization records will be furnished upon request.		

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



State: **Minnesota**  
County: **Faribault**  
Location: **23-104N-27W**  
Township: **Delavan**  
Acres: **136.9**  
Date: **12/10/2025**

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

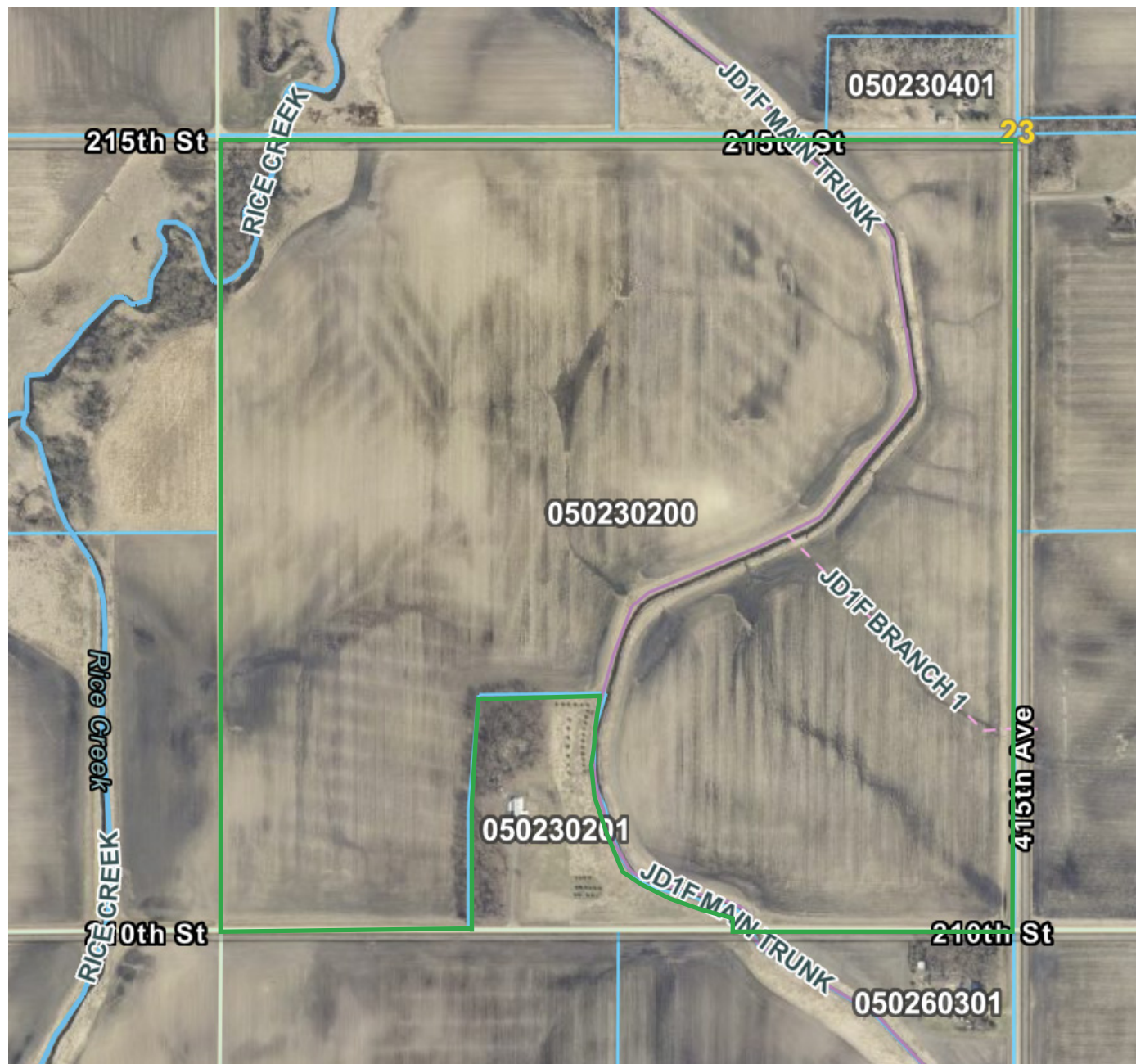
Area Symbol: MN043, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
229	Waldorf silty clay loam, 0 to 2 percent slopes	30.20	22.0%		> 6.5ft.	Poorly drained	Ilw	85	70
96B	Collinwood silty clay loam, 2 to 6 percent slopes	21.03	15.4%		> 6.5ft.	Moderately well drained	Ile	86	70
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	20.81	15.2%		> 6.5ft.	Poorly drained	Ilw	83	83
136	Madelia silty clay loam, 0 to 2 percent slopes	14.12	10.3%		> 6.5ft.	Poorly drained	Ilw	94	91
96A	Collinwood silty clay loam, 1 to 3 percent slopes	13.37	9.8%		> 6.5ft.	Somewhat poorly drained	Ilw	86	71
37B	Farrar fine sandy loam, 1 to 6 percent slopes	5.97	4.4%		> 6.5ft.	Well drained	Ile	99	77
230B	Kamrar clay loam, 2 to 6 percent slopes	5.39	3.9%		> 6.5ft.	Moderately well drained	Ile	95	79
101B	Truman silt loam, 2 to 6 percent slopes	5.23	3.8%		> 6.5ft.	Well drained	Ile	99	89
134	Okoboji silty clay loam, 0 to 1 percent slopes	4.51	3.3%		> 6.5ft.	Very poorly drained	Illw	86	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.03	2.9%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.55	2.6%		> 6.5ft.	Well drained	Ille	87	71
909C2	Truman-Bold complex, 6 to 12 percent slopes, eroded	1.98	1.4%		> 6.5ft.	Well drained	Ille	84	65
27B	Dickinson fine sandy loam, 0 to 6 percent slopes	1.67	1.2%		> 6.5ft.	Well drained	Ille	60	71
110	Marna silty clay loam, 0 to 2 percent slopes	1.61	1.2%		> 6.5ft.	Poorly drained	Ilw	87	77
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	1.45	1.1%		> 6.5ft.	Moderately well drained	Ille	83	80
128B	Grogan silt loam, 1 to 6 percent slopes	1.35	1.0%		> 6.5ft.	Well drained	Ile	96	74
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.63	0.5%		> 6.5ft.	Poorly drained	Vw	20	40
Weighted Average							2.08	87.4	*n 76.2

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
GRA	Gravelly spot	A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments. Typically 0.25 to 4 acres.

# 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.

**GREGOR TILING Co.**

<b>TOTAL FOOTAGE 2015</b>	<b>LANDOWNER: ORK, CARL EMARY JO</b>	<b>LINE TYPES</b>	<b>NOTES:</b>
4" = 54,740'	LOCATION: SW 1/4	----- EXISTING	- INSTALLED TILE AT 4" A/G DEPTH
5" = 3,850'	SECTION: 25	----- NEW PLASTIC	- 4" TILES - MINIMUM 20 GRADE
6" = 2,323'	TOWNSHIP: DELAWARE	----- PROPERTY	- 5" TILES - MINIMUM 10 GRADE
8" = .....	COUNTY: FARIBAULT	----- FIELD EDGE	
TOTAL = 60,893'	DATE: 11/02/2015	----- NEW LATERAL	
	DRAFTER: DMP	----- MAINS	

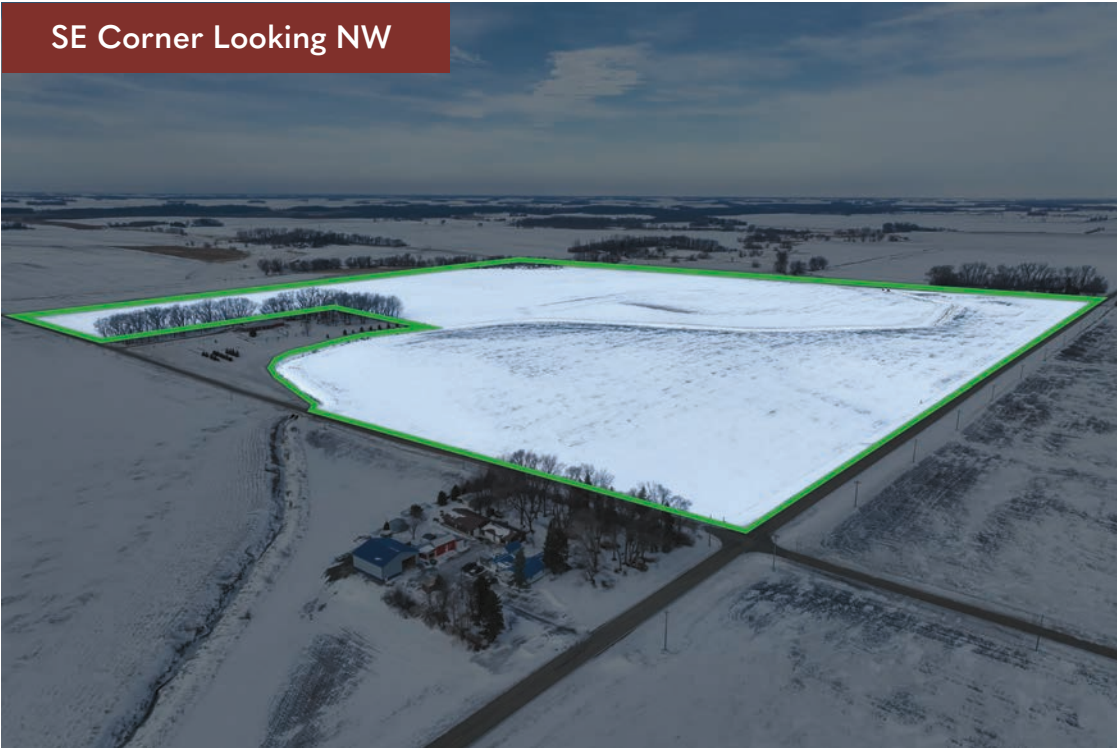
Scale: 1" = 275'

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

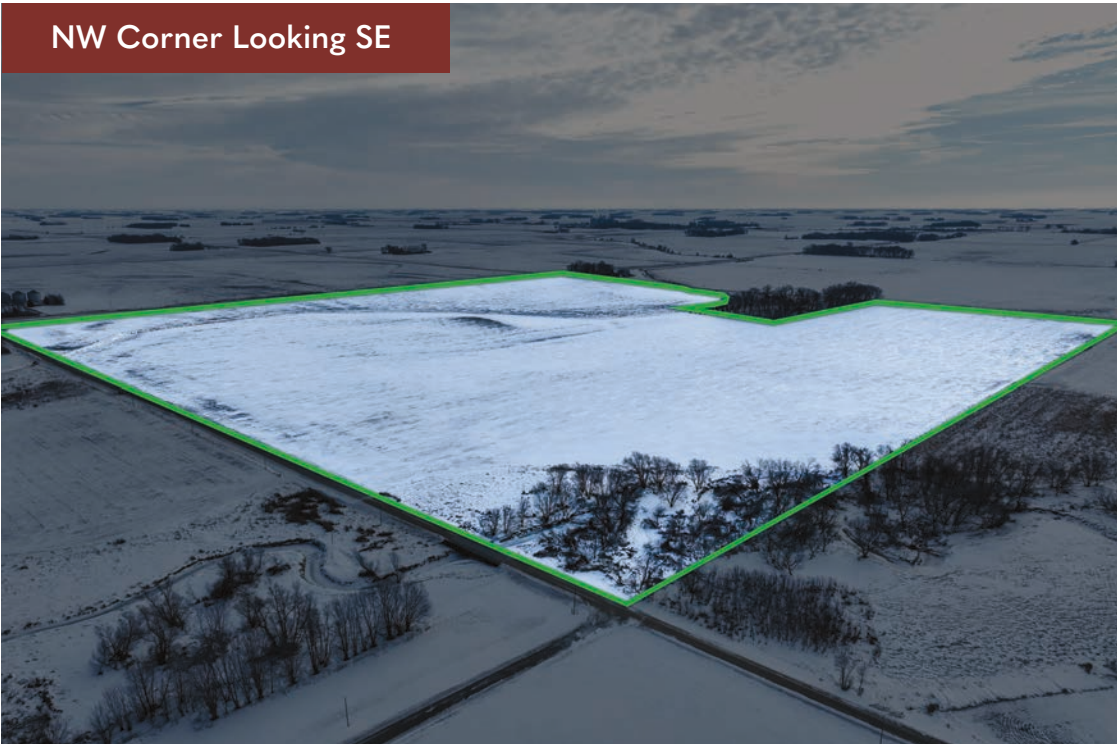
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

# Property Images

SE Corner Looking NW



NW Corner Looking SE



# Property Images

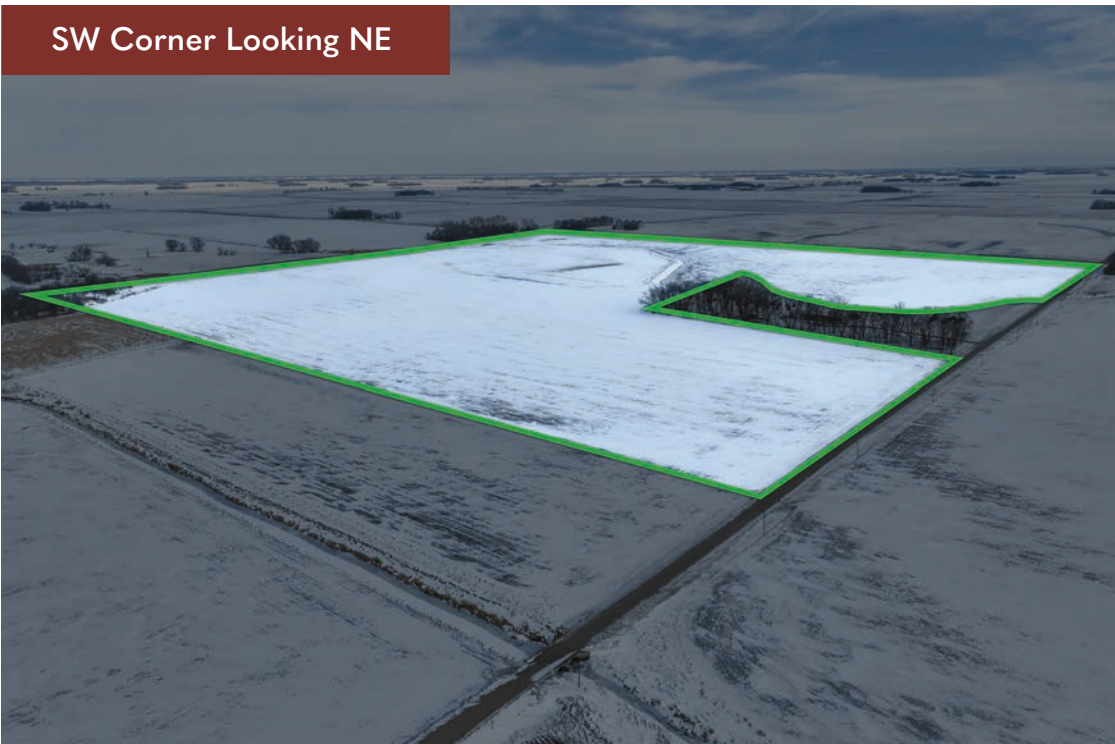
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NE Corner Looking SW



SW Corner Looking NE



# One Chance Sealed Bid Auction Instructions

**DATE: WEDNESDAY, JANUARY 21, 2026 BY 12:00 P.M.**

1. Sealed bid registration shall be completed on the website at [www.wingertlandservices.com](http://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:

**Chuck Wingert**

**Cell: 507.381.9790**

**Email: [charles@wingertlandservices.com](mailto:charles@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 Wednesday, January 21, 2026 by 12:00 p.m. to be considered.**
4. The sealed bids will be reviewed on Wednesday, January 21, 2026 and all bidders will be notified whether their bid was accepted or rejected by 12:00 p.m. on Thursday, January 22, 2026.
5. The parcel is being offered as 150.70± 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 2% 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 Friday, February 27, 2026. 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:**

**Chuck Wingert, ALC, Licensed Broker**

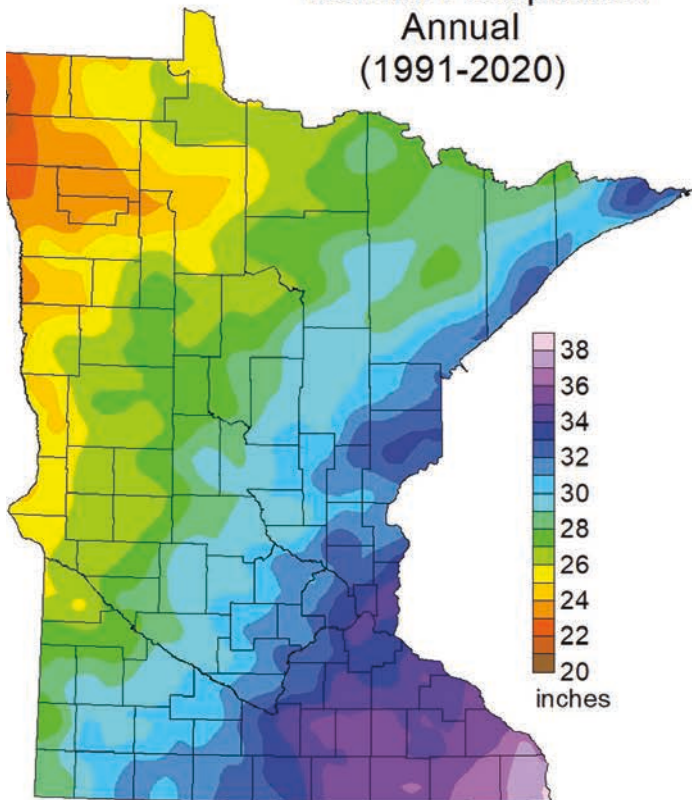
**Auctioneer #07-24-12**

**507.381.9790**

**[charles@wingertlandservices.com](mailto:charles@wingertlandservices.com)**

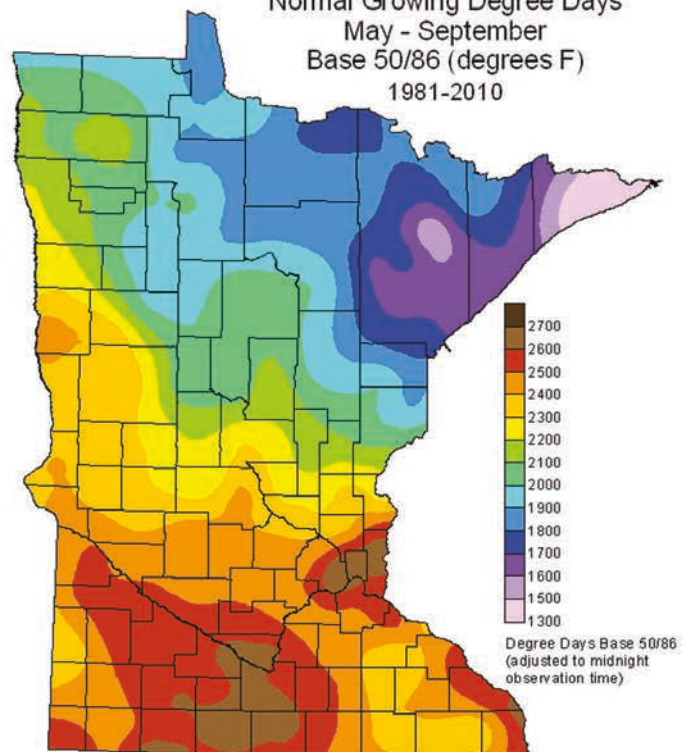
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# Normal Precipitation Annual (1991-2020)



DNR State Climatology Office, April 16, 2021

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



Degree Days Base 50/86  
(adjusted to midnight  
observation time)

State Climatology Office - MNDNR

## 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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**Anna Mead**  
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