

# FARMLAND AUCTION

MULTI-PARCEL

**274.00± ACRES**

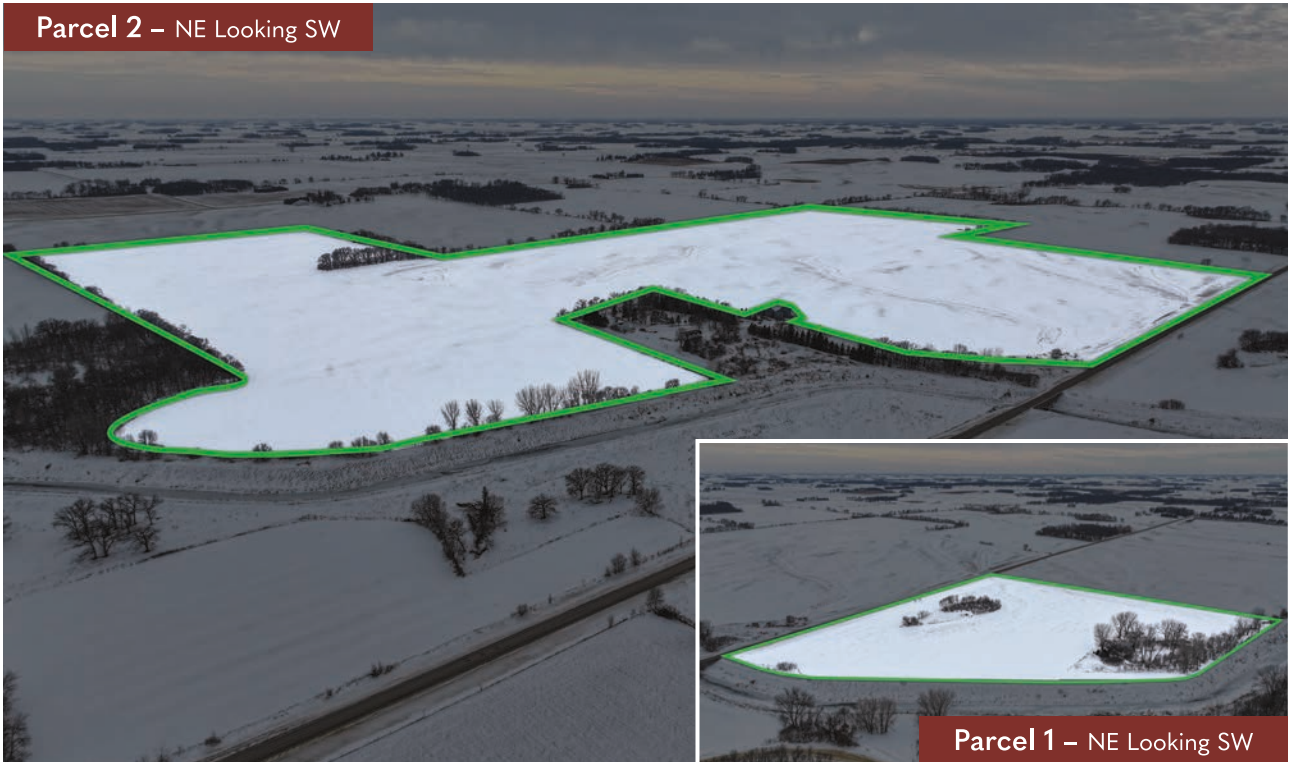
**Lou Ann Weflen Farm**

Moscow Township, Freeborn County, Minnesota



**WINGERT**  
LAND SERVICES

Parcel 2 – NE Looking SW



Parcel 1 – NE Looking SW

## ONE CHANCE SEALED BID AUCTION

Sealed bids must be submitted by 12:00 p.m. on  
Thursday, January 22, 2026.

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



FOR ADDITIONAL INFORMATION CONTACT:

**Geoff Mead, ALC, Licensed Broker**

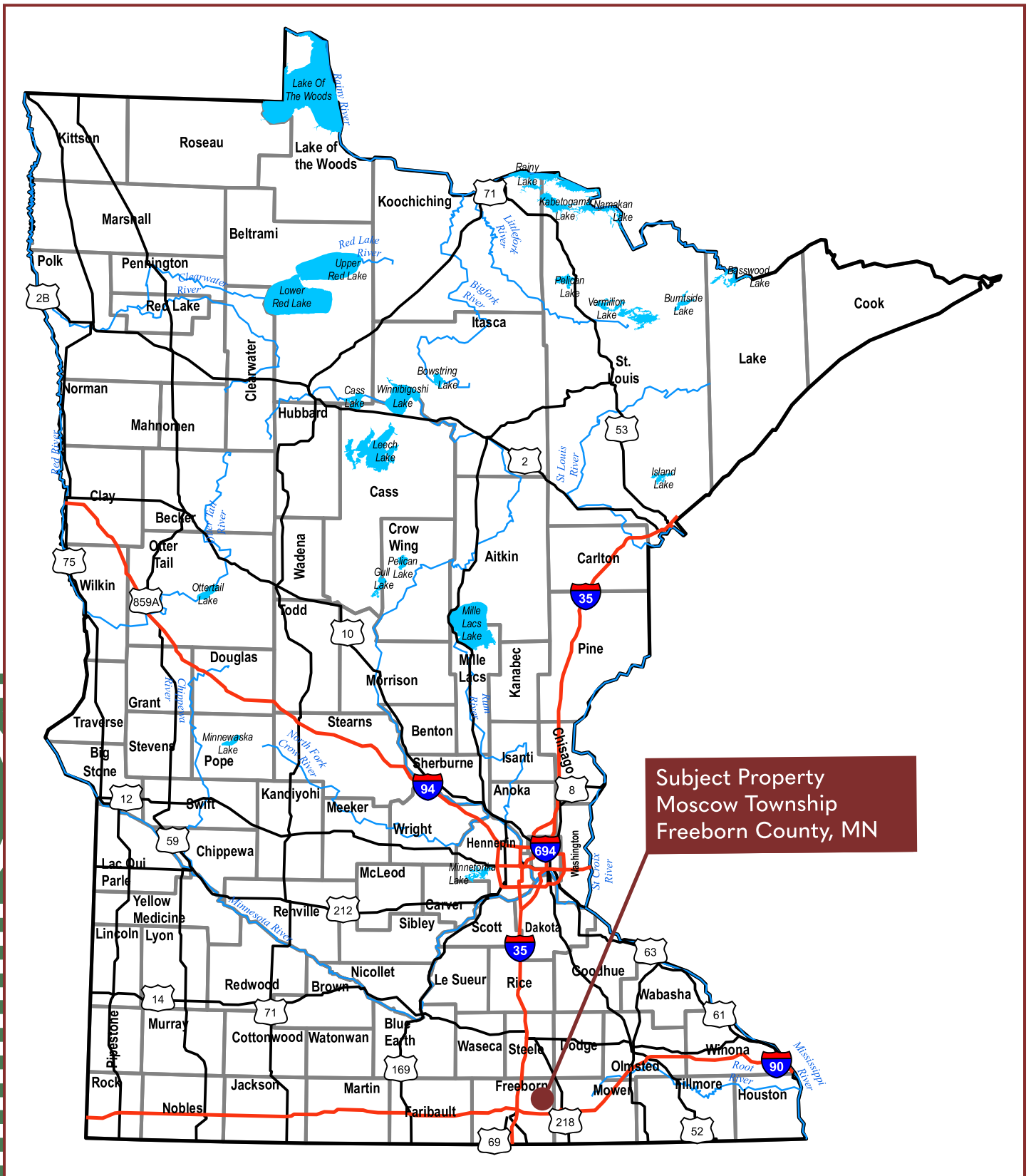
AUCTIONEER #83-50

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

C: 507.317.6266 | O: 507.248.5263

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



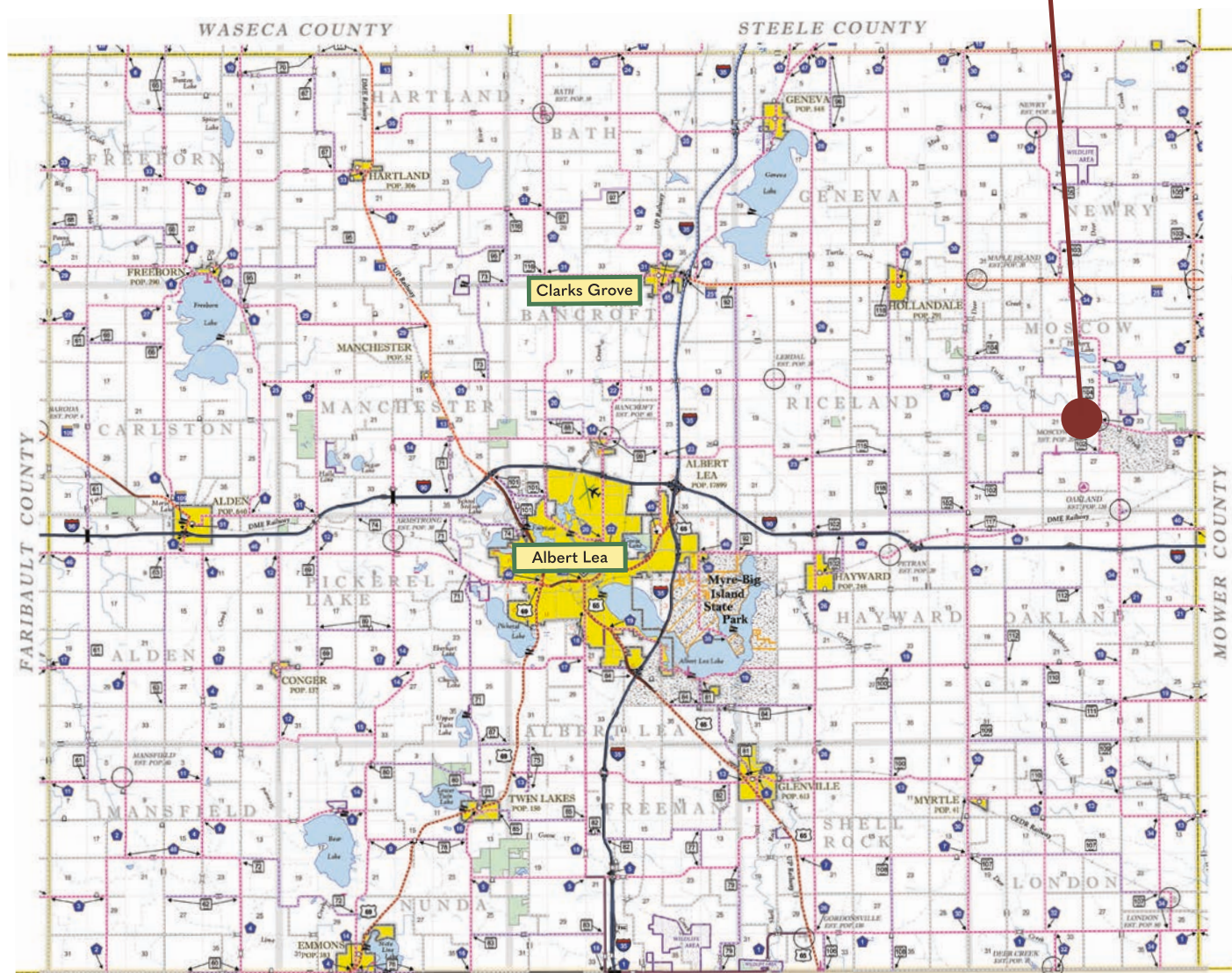




# Freeborn County Minnesota

**WINGERT**  
LAND SERVICES

Subject Property





## Freeborn County | T103N-R19W



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 Inventory 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 2021 NAIP imagery.



# Property Information

## Parcel 1

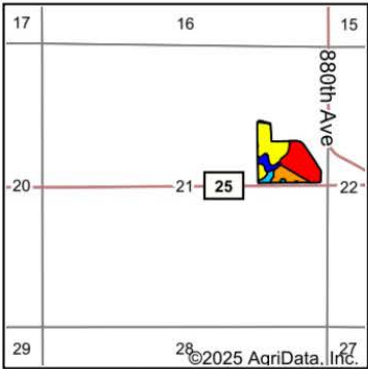
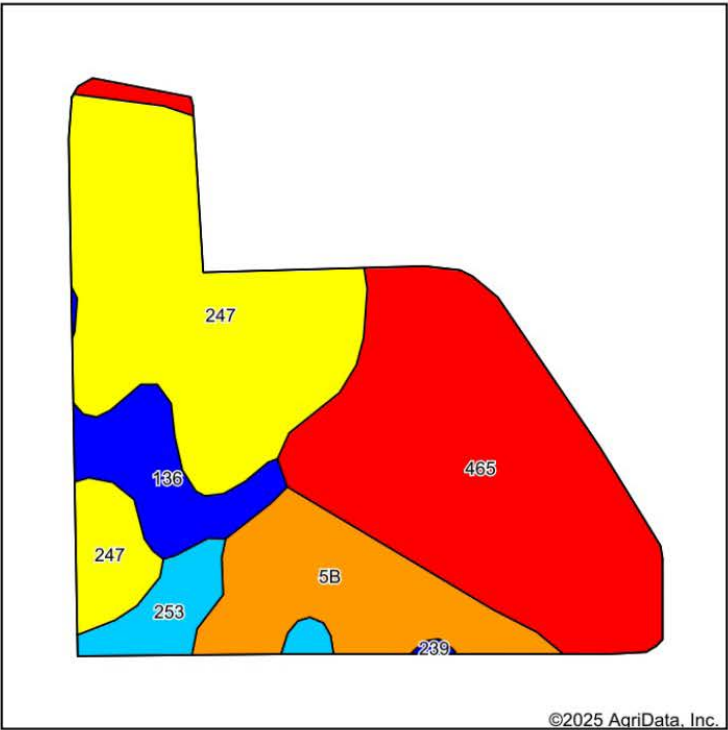
DESCRIPTION:	SE 1/4 NE 1/4 Sec 21, T103N-R19W		
TAX ID#:	110210040		
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes		\$2,192.42
	Special Assessment		\$59.27
	Total Estimated Tax & Specials		\$2,251.69
	Taxes are estimated based on 2025 tax year and subject to change.		
FSA INFORMATION:	Total Acres		31.23± acres
	FSA Tillable Acres		20.51± acres
	Corn Base Acres		12.97± acres
	Corn PLC Yield		148.00± bushels
	Soybean Base Acres		3.96± acres
	Soybean PLC Yield		41.00± bushels
Deeded acres are estimated based on county records, FSA Base Acres are estimated and subject to change based on FSA reconstitution.			
RENT/LEASE INFORMATION:	Open lease for 2026.		
SOIL DESCRIPTION:	Kalmarville loam, Linder sandy loam, Dakota loam, Madelia silty clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	49.4 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Private mains and laterals with outlet to Turtle Creek/JD24.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands, Tract Contains a Wetland or Farmable Wetland, NHEL - No Highly Erodible Lands		
OTHER:	Freeborn County has confirmed this parcel will currently qualify for a building eligibility. Contact Freeborn County Environmental Services 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.

# Soils Map

## Parcel 1



State: **Minnesota**  
County: **Freeborn**  
Location: **21-103N-19W**  
Township: **Moscow**  
Acres: **20.51**  
Date: **12/4/2025**



Soils data provided by USDA and NRCS.

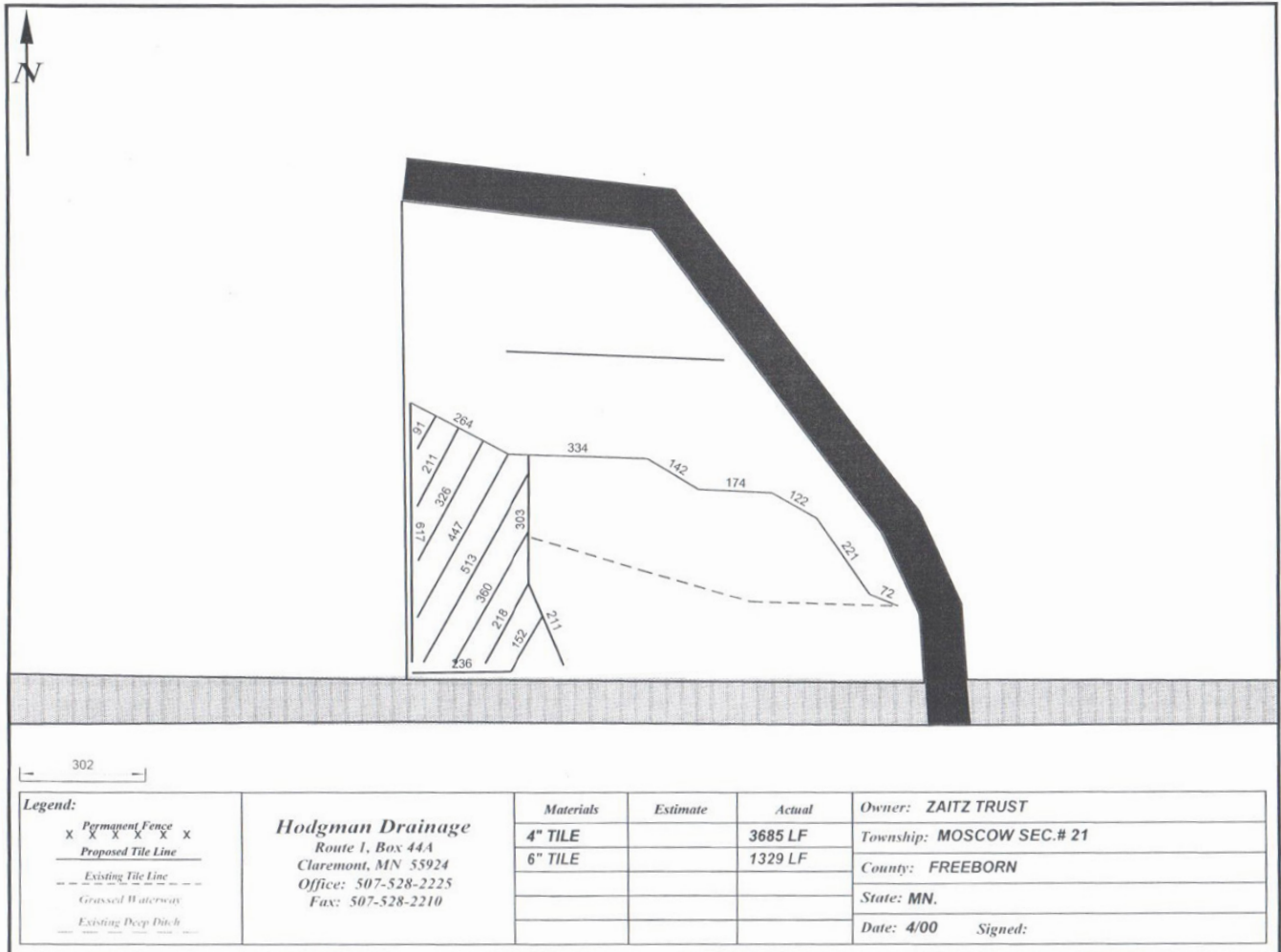
Area Symbol: MN047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
465	Kalmarville loam, frequently flooded	8.05	39.2%		> 6.5ft.	Very poorly drained	Vw	20	56
247	Linder sandy loam, 0 to 3 percent slopes	7.09	34.6%		> 6.5ft.	Somewhat poorly drained	Ils	60	62
5B	Dakota loam, 2 to 6 percent slopes	2.91	14.2%		> 6.5ft.	Well drained	Ile	69	76
136	Madelia silty clay loam, 0 to 2 percent slopes	1.51	7.4%		> 6.5ft.	Poorly drained	Ilw	94	91
253	Maxcreek silty clay loam	0.95	4.6%		> 6.5ft.	Poorly drained	Ilw	88	77
Weighted Average							3.18	49.4	*n 64.5

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

# Tile Map

## Parcel 1



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 1



Parcel 1 – NW looking SE



Parcel 1 – SW looking NE



# Property Information

## Parcel 2

<b>DESCRIPTION:</b>	SE 1/4 Sec 21 exc 20 acres and part of W 1/2 SW 1/4 and part of NE 1/4 SW 1/4 Sec 22 and NW 1/4 NW 1/4 Sec 27 all in T103N-R19W		
<b>TAX ID#:</b>	110210040, 110210041, 110220070, 110270050		
<b>REAL ESTATE TAXES:</b>	2025 Estimated Ag Non-Homestead Taxes		\$17,043.05
	Special Assessment		\$505.26
	Total Estimated Tax & Specials		\$17,548.31
	Taxes are estimated based on 2025 tax year and subject to change.		
<b>FSA INFORMATION:</b>	Total Acres		242.77± acres
	FSA Tillable Acres (does not include CRP)		220.84± acres
	Corn Base Acres		139.63± acres
	Corn PLC Yield		148.00± bushels
	Soybean Base Acres		42.64± acres
	Soybean PLC Yield		41.00± bushels
	Deeded acres are estimated based on county records, FSA Base Acres are estimated and subject to change based on FSA reconstitution.		
<b>RENT/LEASE INFORMATION:</b>	Open lease for 2026 crop year.		
<b>SOIL DESCRIPTION:</b>	Maxcreek silty clay loam, Hayden loam, Blooming silt loam, Le Sueur loam, Hamel loam. See Soils Map.		
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	85.7 CPI		
<b>TOPOGRAPHY:</b>	Level to rolling.		
<b>DRAINAGE:</b>	Private mains and laterals with outlet to Turtle Creek/JD24, waterways present.		
<b>CRP:</b>	6.40± acres		
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW - Prior Converted/No Wetlands,		
	NHEL - No Highly Erodible Lands		
<b>OTHER:</b>	CRP Contract Expires 9/30/2033; Rental Rate:\$300/ac; Annual Payment: \$1,920		

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

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**wingertlandservices.com**

Map of soil types in the study area. The map shows various soil codes (e.g., 944B, 104B, 239, 129, 5B, 465, 5B, 382B, L113B, 138C2, 238C2, 287, 253, 414, L1207B) and a knoll of better drained soil. The map is color-coded by soil type, with blue representing one category and orange/red representing another.



Area Symbol: MN047, 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
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	1.22	0.6%		> 6.5ft.	Moderately well drained	Ile	98	8
123	Dundas silt loam, 0 to 2 percent slopes	0.45	0.2%		> 6.5ft.	Poorly drained	Ilw	91	8
287	Minnetonka silty clay loam	0.41	0.2%		> 6.5ft.	Poorly drained	Ilw	77	8
<b>Weighted Average</b>							<b>2.04</b>	<b>85.7</b>	<b>*n 81.</b>

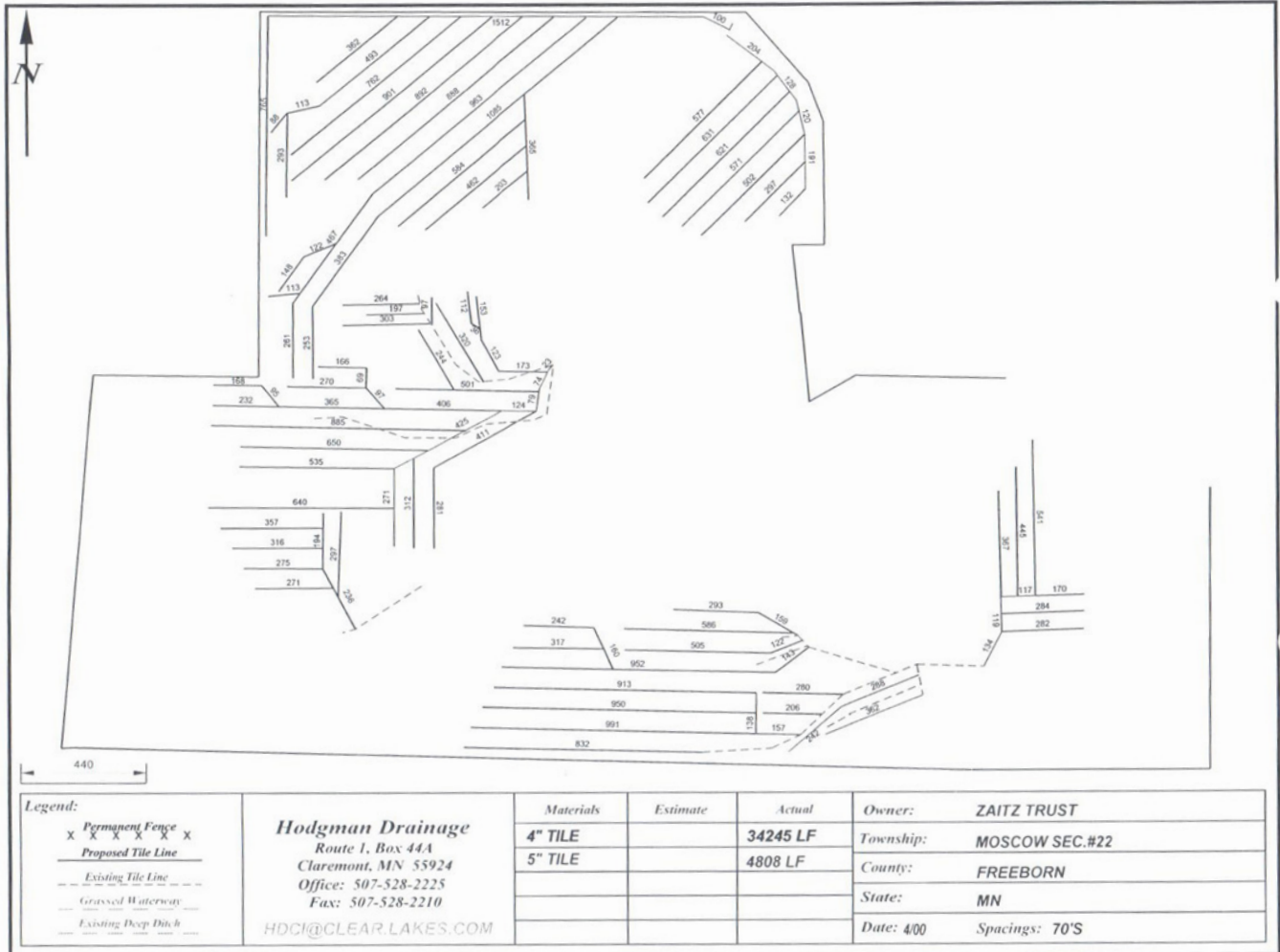
\*c: Using Capabilities Class Dominant Condition Aggregation Method

	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



# Tile Map

## Parcel 2



This tile map is an approximation.

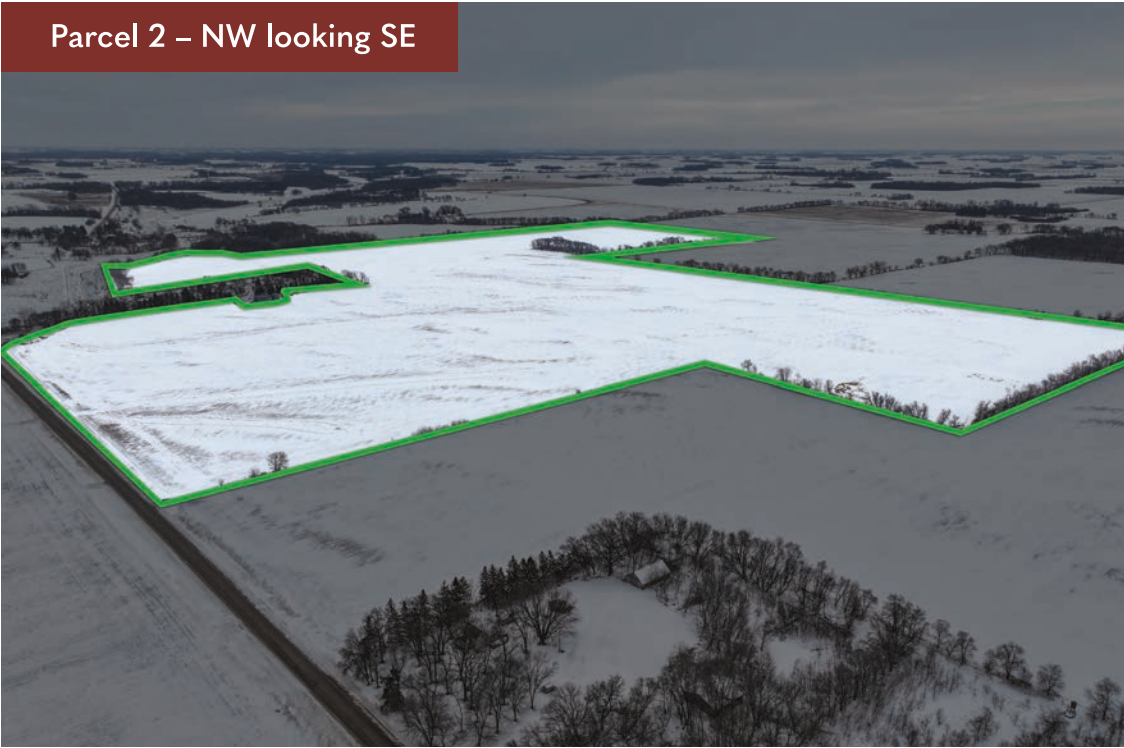
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

# Property Images

## Parcel 2



Parcel 2 – NW looking SE



Parcel 2 – SE looking NW



# One Chance Sealed Bid Auction Instructions

**DATE: THURSDAY, JANUARY 22, 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:

**Geoff Mead**

**Cell: 507.317.6266**

**Email: [geoff@wingertlandservices.com](mailto:geoff@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 Thursday, January 22, 2026 by 12:00 p.m. to be considered.**
4. The sealed bids will be reviewed on Thursday, January 22, 2026 and all bidders will be notified whether their bid was accepted or rejected by 12:00 p.m. on Friday, January 23, 2026.
5. The parcels are being offered as:  
  
Parcel 1: 31.23± acres  
Parcel 2: 242.77± 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 Tuesday, March 17, 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:**

**Geoff Mead, ALC, Licensed Broker**

**Auctioneer #83-50**

**507.317.6266**

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

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



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