

FARMLAND AUCTION

MULTI-PARCEL

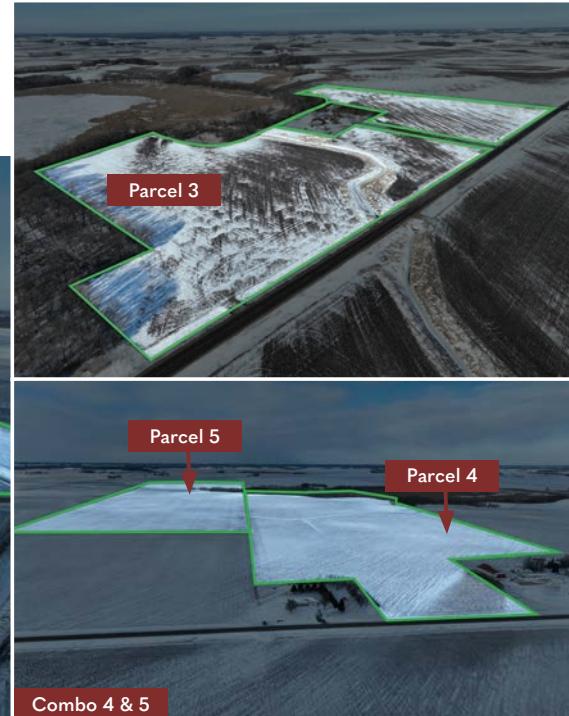
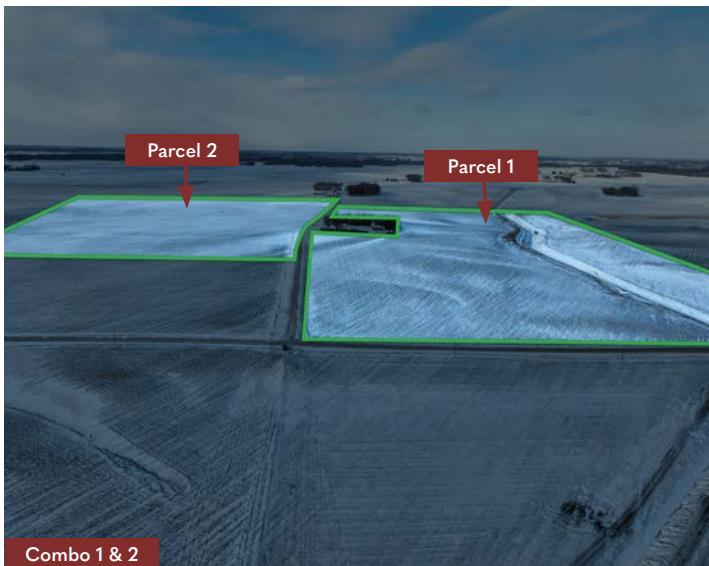
382.85± ACRES

**Jeanette Kruse Estate &
Charles Kruse Estate**

Decoria & McPherson Township,
Blue Earth County, Minnesota



WINGERT
LAND SERVICES



AUCTION LOCATION AND TIME

Friday, February 27, 2026 @ 11:00 a.m.

Pioneer Bank

1450 Adams St, Mankato, MN 56001

Owner: The Kruse Descendants

Attorneys: Steve Fink, Farrish Johnson Law;
Hayden Roslansky, Patton Hoversten & Berg Law

**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:

Chuck Wingert, ALC, Licensed Broker

AUCTIONEER #07-24-12

charles@wingertlandservices.com

C: 507.381.9790 | O: 507.248.5263

wingertlandservices.com

ALC
ACCREDITED
LAND CONSULTANT

Presenting Kruse Farms

To settle the estate, the descendants of Jeanette and Charles Kruse have made the decision to offer the farms at auction.

The auction consists of $382.85\pm$ total acres located in Blue Earth County, MN, representing three high-quality farms with strong productivity characteristics and substantial tile investment. Each farm will be offered in flexible parcel combinations, allowing bidders to pursue individual tracts or larger combination tracts.

Jeanette Kruse Estate

The Jeanette Kruse Estate includes $224.24\pm$ acres located in Section 31, McPherson Township, and will be offered as two parcels or in combination:

Parcel 4: $104.24\pm$ acres (north portion). Field access is from County Road 28. The purchaser will be responsible for installing a culvert and driveway for field access.

Parcel 5: $120.00\pm$ acres (south portion) with access from the township road on the west side

Combo 4 & 5: Combination of Parcels 5 and 6 totaling $224.24\pm$ acres

Charles Kruse Estate

The Charles Kruse Estate includes two farms.

The first farm consists of $113.71\pm$ acres located in Section 1, Decoria Township, and will be offered as two individual parcels or as a combined unit:

Parcel 1: $68.51\pm$ acres north of the township road

Parcel 2: $45.20\pm$ acres south of the township road

Combo 1 & 2: Combination of Parcels 1 and 2 totaling $113.71\pm$ acres

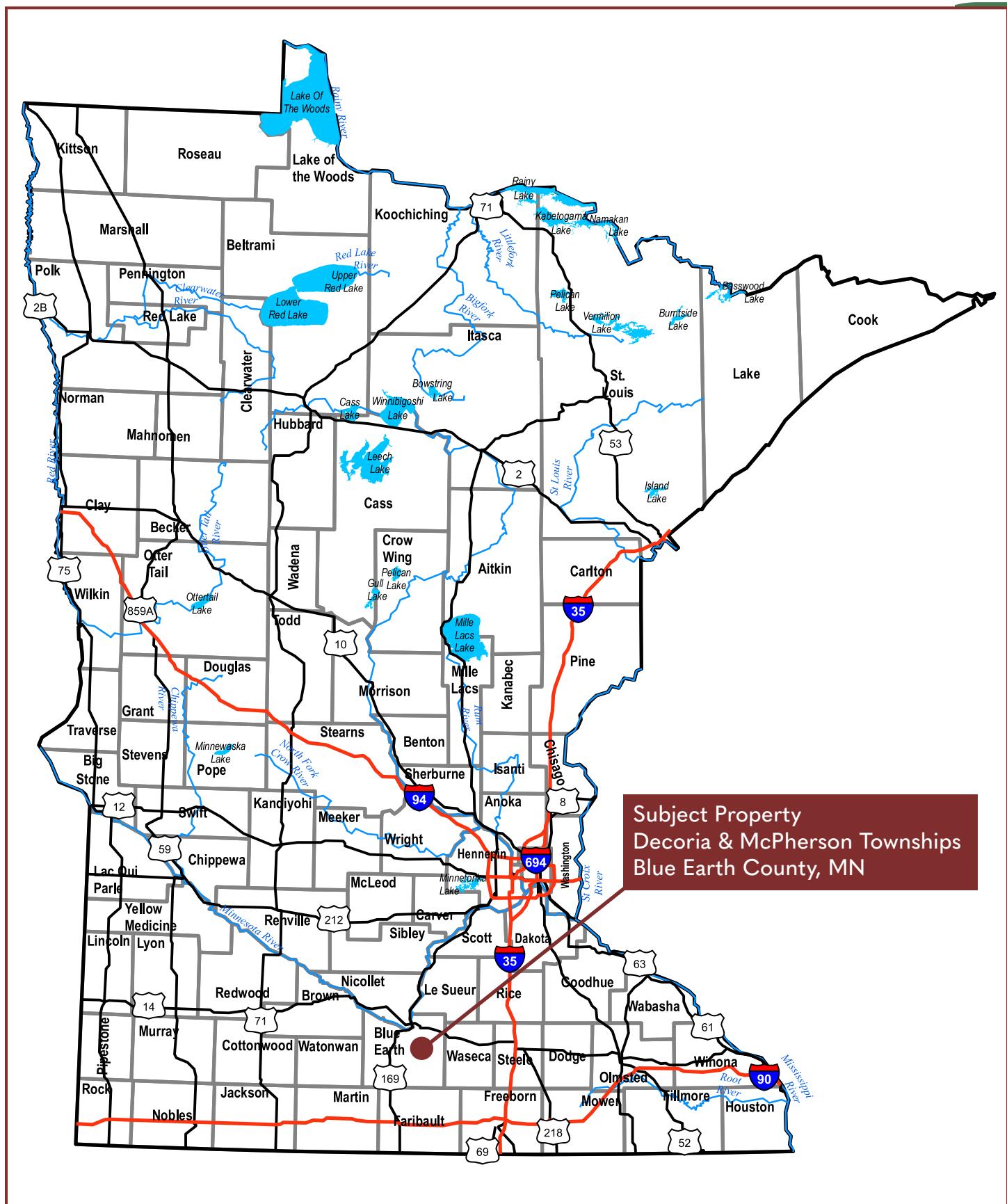
The second farm includes $44.90\pm$ acres located in Section 19, McPherson Township, and will be offered as a single, stand-alone tract:

Parcel 3: $44.90\pm$ acres

These farms present an excellent opportunity to acquire well-maintained, productive farmland with strong layouts and multiple purchase options.

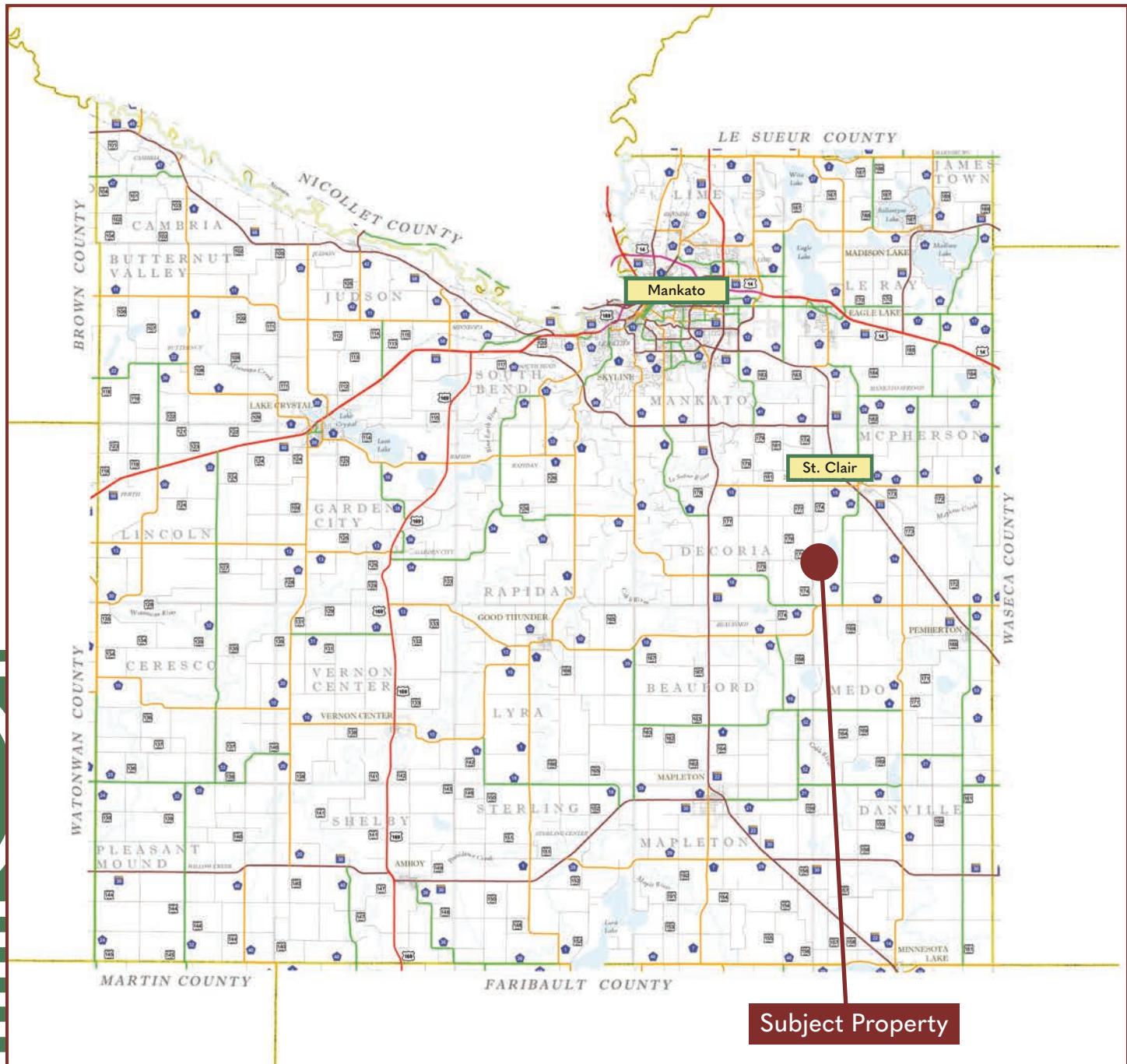
We encourage all interested parties to review the information carefully and contact us with any questions prior to the auction.

The descendants of Jeanette and Charles Kruse sincerely thanks you for your interest in their farms and looks forward to seeing you on auction day—Friday, February 27th at 11:00 a.m., held at Pioneer Bank in Mankato, MN.



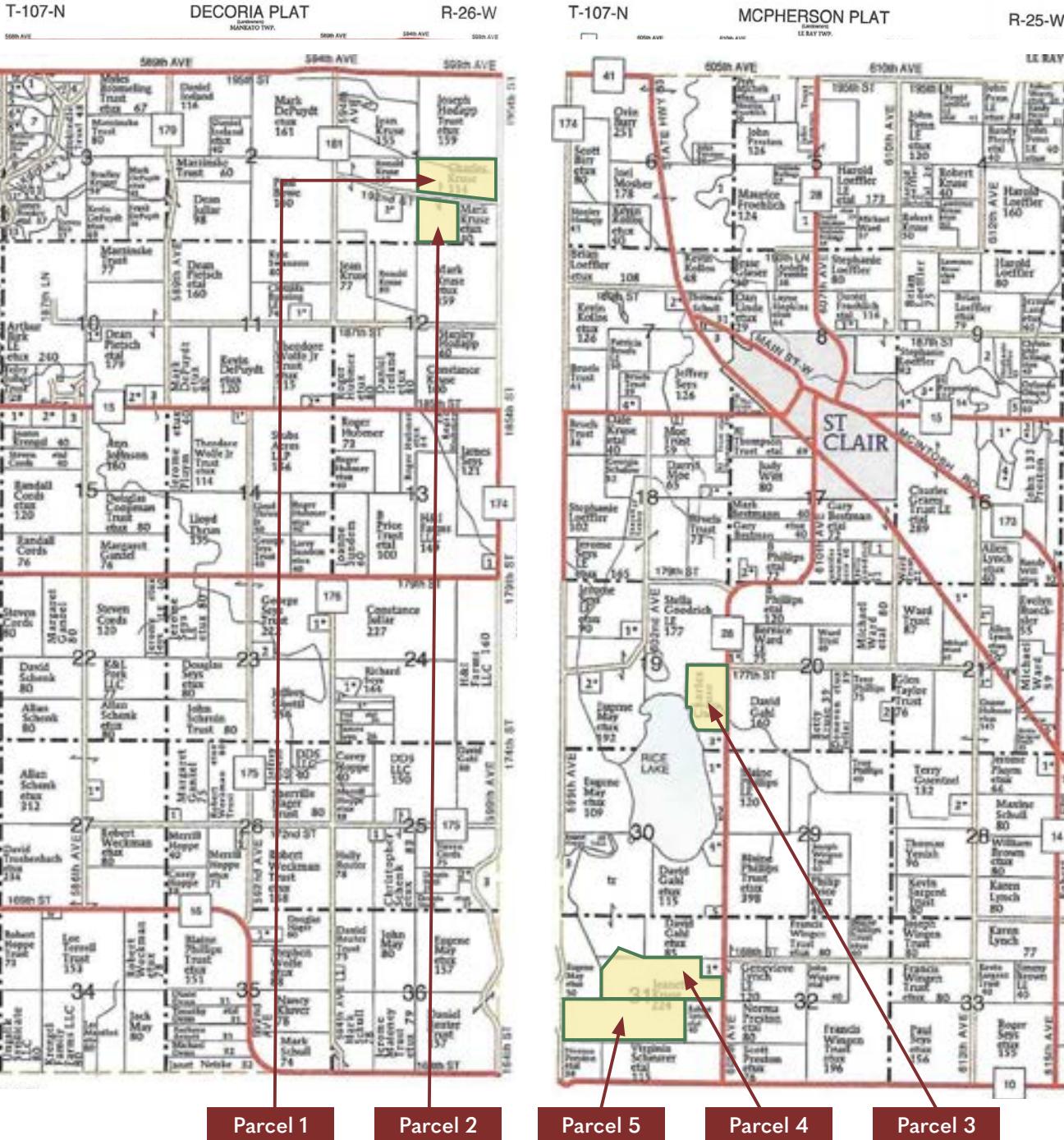
Blue Earth County

Minnesota



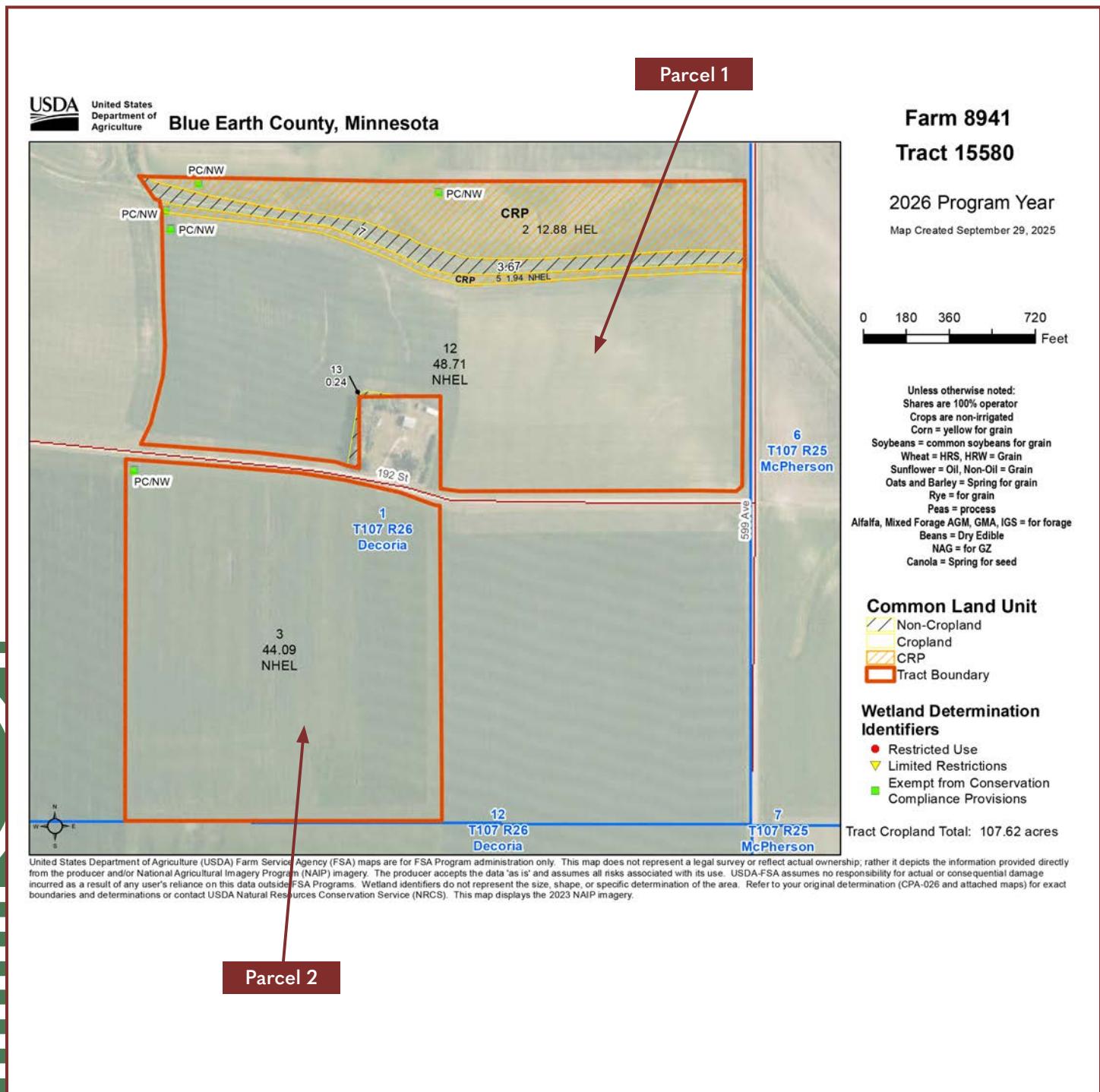
Decoria & McPherson Townships

Blue Earth County | T107N-R26W & T107N-R25W



FSA Aerial Map

Parcels 1 & 2



Property Information

Parcels 1 & 2

DESCRIPTION: SW 1/4 of SE 1/4 & N 1/2 of SE 1/4 exc Part lying West of ditch & exc 2.89a tract, Sec1-T107N-R26W

TAX ID#: R35.14.01.400.005

REAL ESTATE TAXES:	Estimated Ag Homestead Taxes (105-2A Actively Farming Tax)	\$4,295.08
	Special Assessment	\$2,034.92
	Total Estimated Tax & Specials	\$6,330.00

If property is sold as two parcels, Blue Earth County will recalculate the tax attributed to each parcel.

FSA INFORMATION:	Total Acres	113.71± acres
	FSA Tillable Acres	92.80± acres
	Corn Base Acres	78.34± acres
	Corn PLC Yield	166.00± bushels
	Soybean Base Acres	14.05± acres
	Soybean PLC Yield	48.00± bushels

If Parcels 1 and 2 are sold as two parcels, FSA will recalculate base acres attributed to each parcel.

LEASE/RENT INFORMATION: Lease is open for the 2026 crop year. Purchaser will reimburse former renter \$3,718.64 for 2025 fall applied fertilizer on Parcel 1 (north of Township road). Hog manure applied fall of 2024 on Parcel 2 (south of Township road); No reimbursement requested.

SOIL DESCRIPTION: Nicollet clay loam, Clarion loam, Glencoe silty clay loam, Marna-Barbert complex, Reedslake-LeSueur complex. See Soils Map.

CROP PRODUCTIVITY INDEX (CPI): 88.1 CPI

TOPOGRAPHY: Level to rolling.

DRAINAGE: County Open Ditch 25 Tile: Private Mains, system tiling and random tiling. See Tile Maps.

PARCEL 1 CRP: 14.92± acres are enrolled in CRP.

Field 5: 1.94 acres open ditch filter strip; \$380/acre, expires 9-30-2052
Field 2: 12.88 acres north of open ditch; \$209/acre, expires 9-30-2029

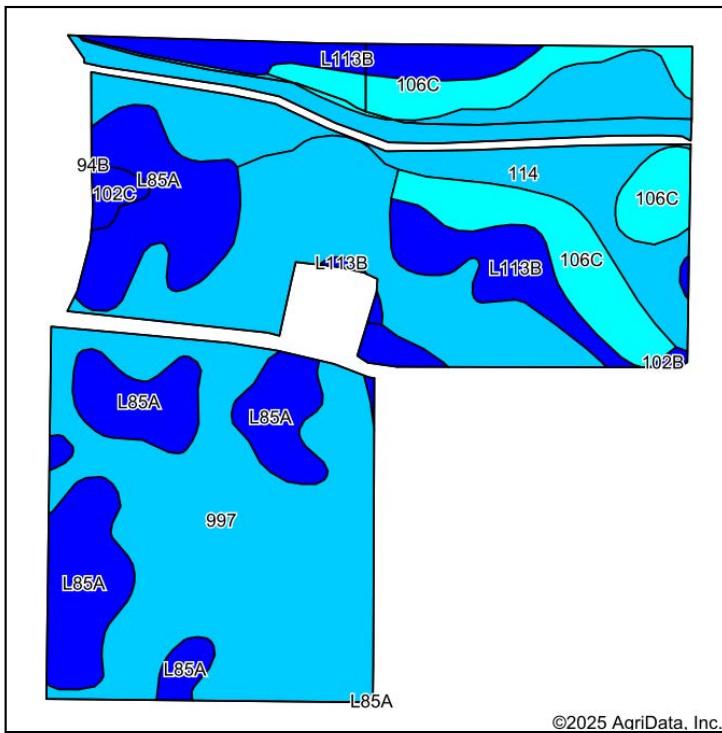
NRCS CLASSIFICATION ON TILLABLE ACRES: PC/NW - Prior Converted/No Wetlands
NHEL - No Highly Erodible Lands

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

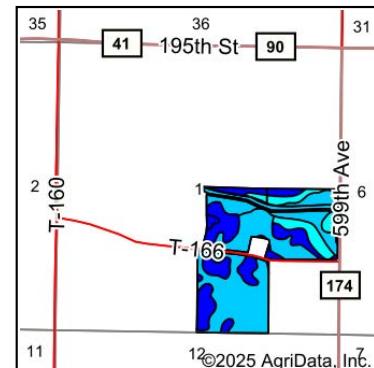
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property "as is, where is, with All Faults" condition.

Soils Map

Parcels 1 & 2



Soils data provided by USDA and NRCS.



State: Minnesota
 County: Blue Earth
 Location: 1-107N-26W
 Township: Decora
 Acres: 110.24
 Date: 12/30/2025

Maps Provided By
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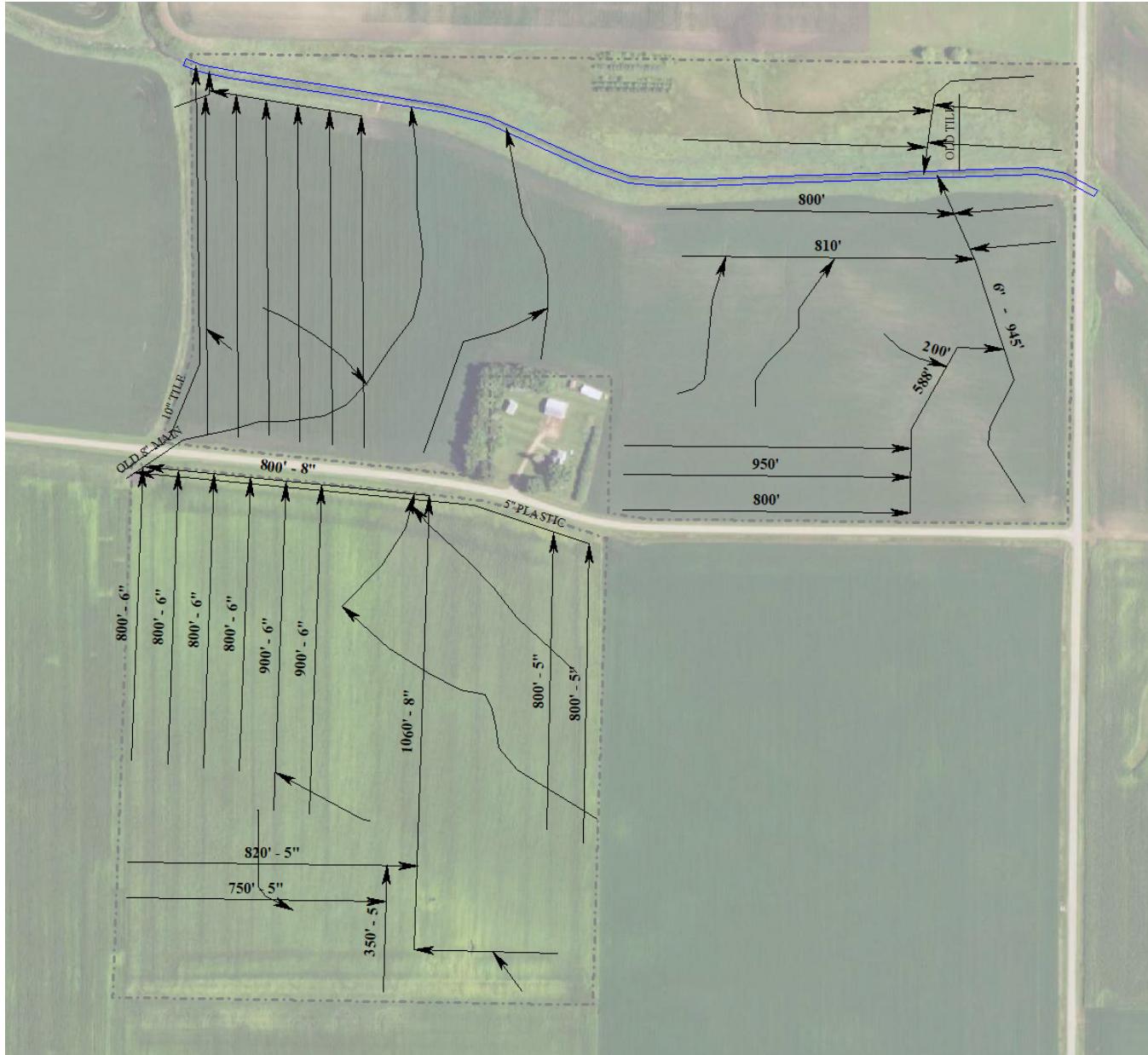
Area Symbol: MN013, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
997	Marna-Barbert complex	46.86	42.5%	■	> 6.5ft.	Poorly drained	IIw	85	79	
L85A	Nicollet clay loam, 1 to 3 percent slopes	21.28	19.3%	■	> 6.5ft.	Somewhat poorly drained	Iw	99	81	
114	Glencoe silty clay loam, 0 to 1 percent slopes	18.94	17.2%	■	> 6.5ft.	Very poorly drained	IIIw	86	80	
106C	Lester loam, 6 to 10 percent slopes	12.63	11.5%	■	> 6.5ft.	Well drained	IIIe	76	80	
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	9.36	8.5%	■	> 6.5ft.	Moderately well drained	IIe	98	81	
102C	Clarion loam, 6 to 10 percent slopes	0.90	0.8%	■	> 6.5ft.	Well drained	IIIe	92	79	
102B	Clarion loam, 2 to 6 percent slopes	0.27	0.2%	■	> 6.5ft.	Moderately well drained	IIe	95	83	
Weighted Average								2.10	88	*n 79.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

System Tile Map

Parcels 1 & 2

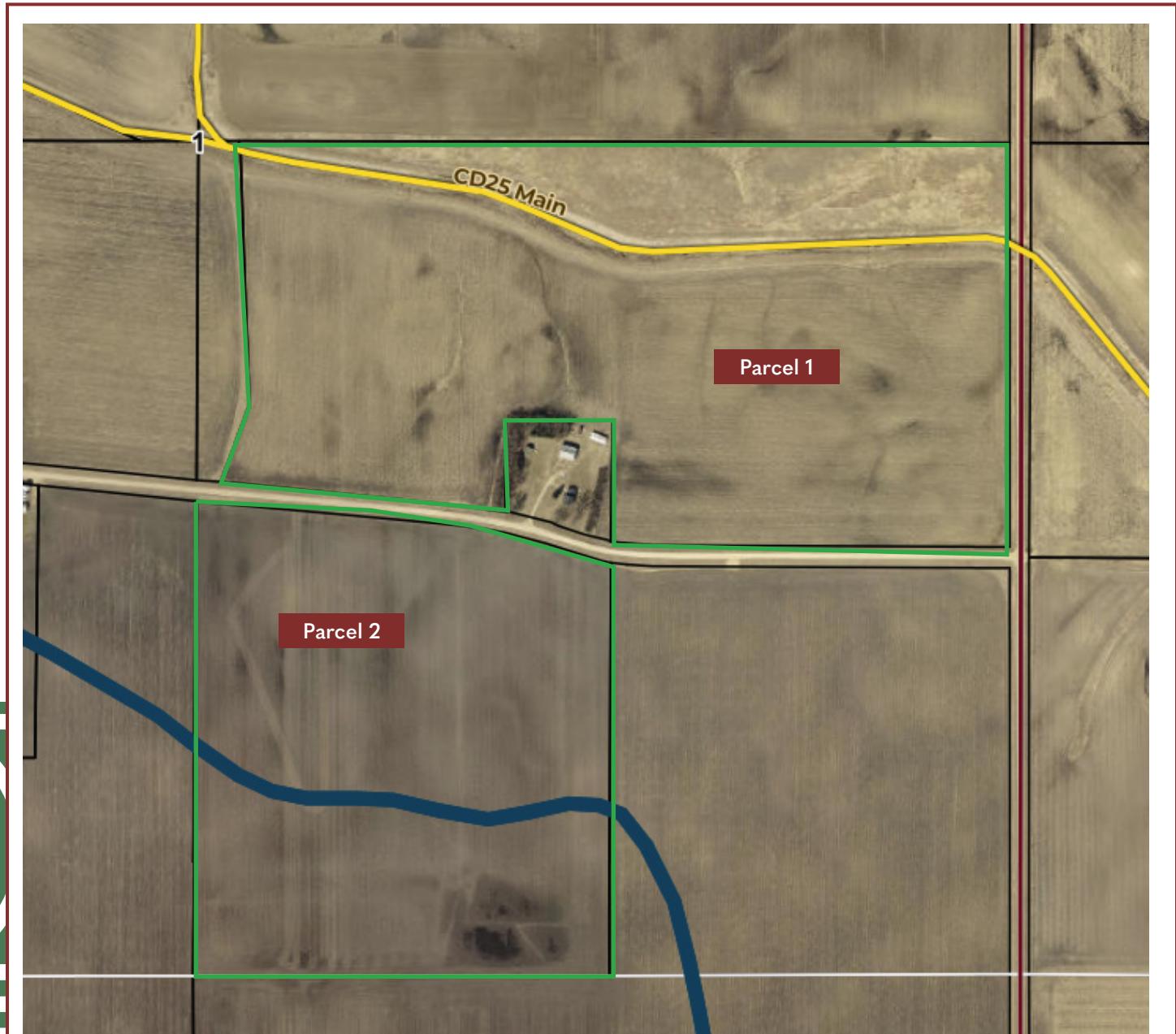


This tile map is an approximation.

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

County Tile Map

Parcels 1 & 2

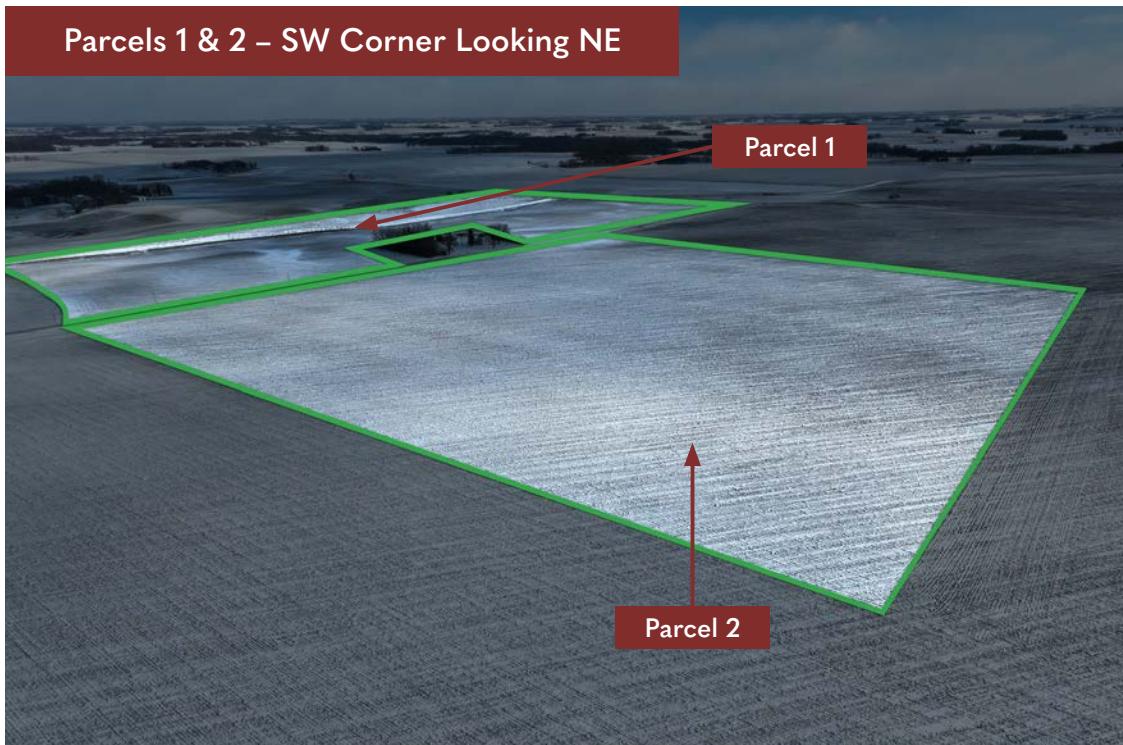
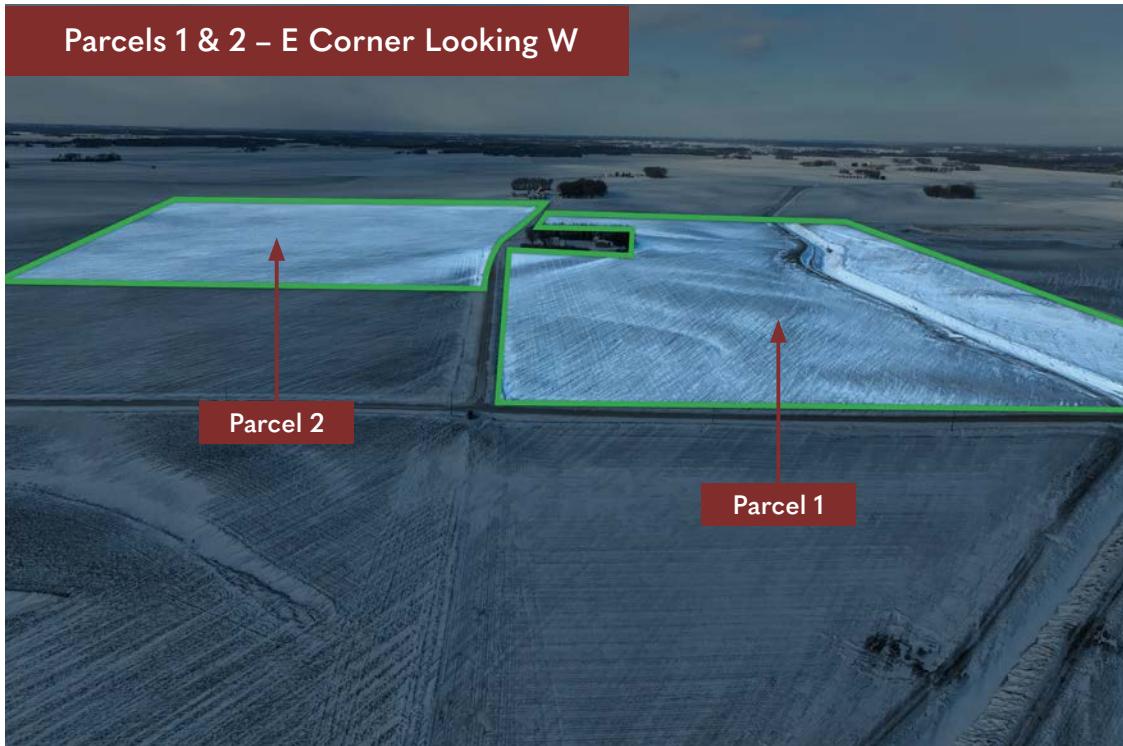


This tile map is an approximation.

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

Property Images

Parcels 1 & 2



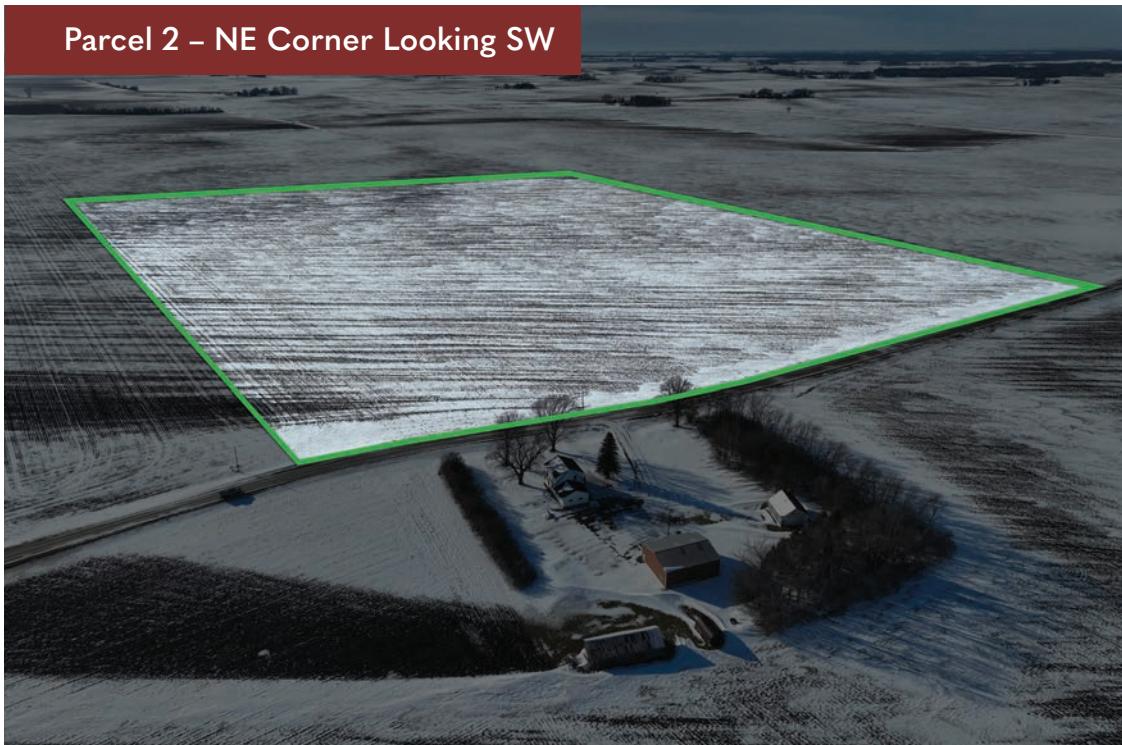
Property Images

Parcels 1 & 2

Parcel 1 – NE Corner Looking SW

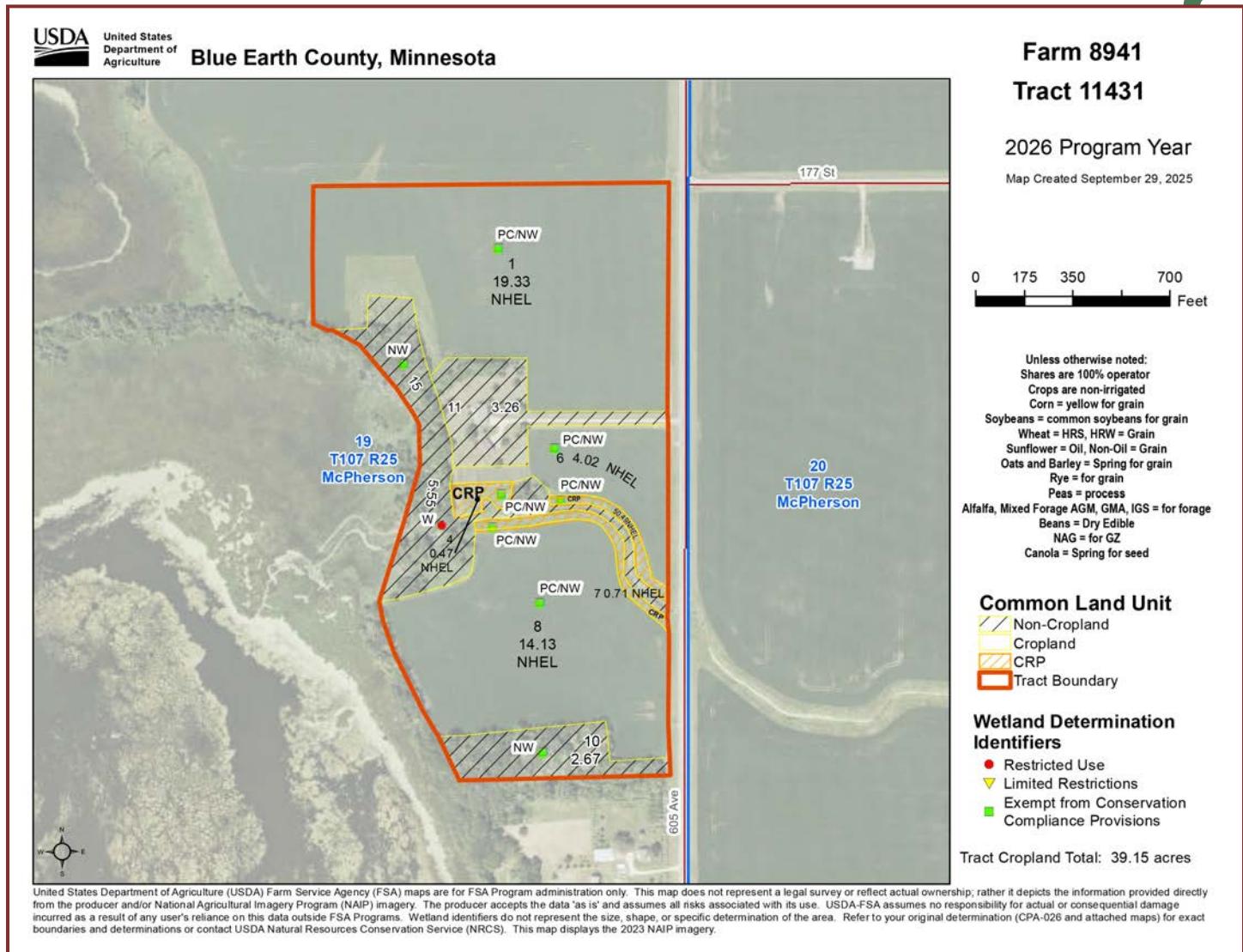


Parcel 2 – NE Corner Looking SW



FSA Aerial Map

Parcel 3



Property Information

Parcel 3

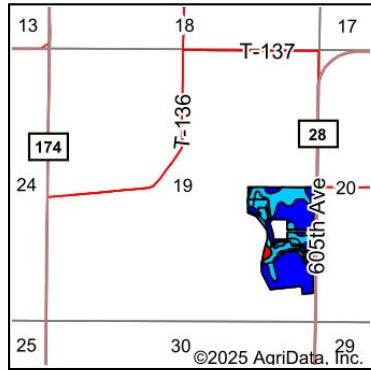
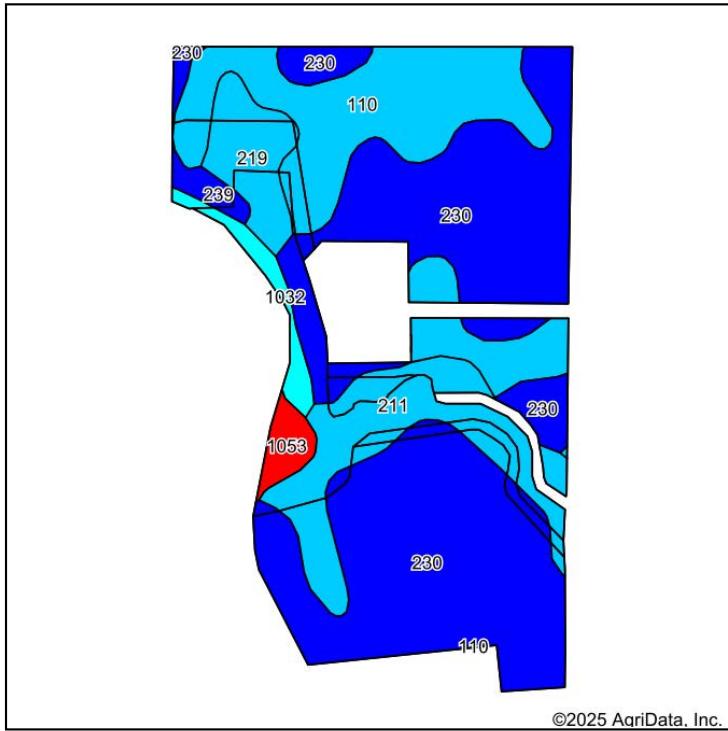
DESCRIPTION:	Govt Lot 1 exc 11.6a tract & Govt Lot 2 Exc Jeanette's Subdivision, Sec19-T107N-R25W		
TAX ID#:	R45.15.19.400.006		
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$2,298.00	
	Special Assessment	\$0.00	
	Total Estimated Tax & Specials	\$2,298.00	
FSA INFORMATION:	Total Acres	44.90± acres	
	FSA Tillable Acres (including 1.67 acres CRP)	39.15± acres	
	Corn Base Acres	3.10± acres	
	Corn PLC Yield	166.00± bushels	
	Soybean Base Acres	31.00± acres	
	Soybean PLC Yield	48.00± bushels	
LEASE/RENT INFORMATION:	Lease is open for the 2026 crop year. Purchaser will reimburse former renter \$5,121.57 for 2025 fall applied fertilizer. Fertilizer receipts will be furnished upon request.		
SOIL DESCRIPTION:	LeSueur loam, Guckeen silty clay loam, Marna silty clay loam, Rolfe silt loam, Lura silty clay. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	91.6 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Outlet: Private open ditch and Rice Lake. Tile: System tiled, see Tile Map.		
CRP:	Fields 4, 5 & 7 total 1.67 acres. \$303.60/acre payment, expires 9-30-2052		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands		

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Soils Map

Parcel 3



State: **Minnesota**
 County: **Blue Earth**
 Location: **19-107N-25W**
 Township: **McPherson**
 Acres: **43.8**
 Date: **12/30/2025**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 23

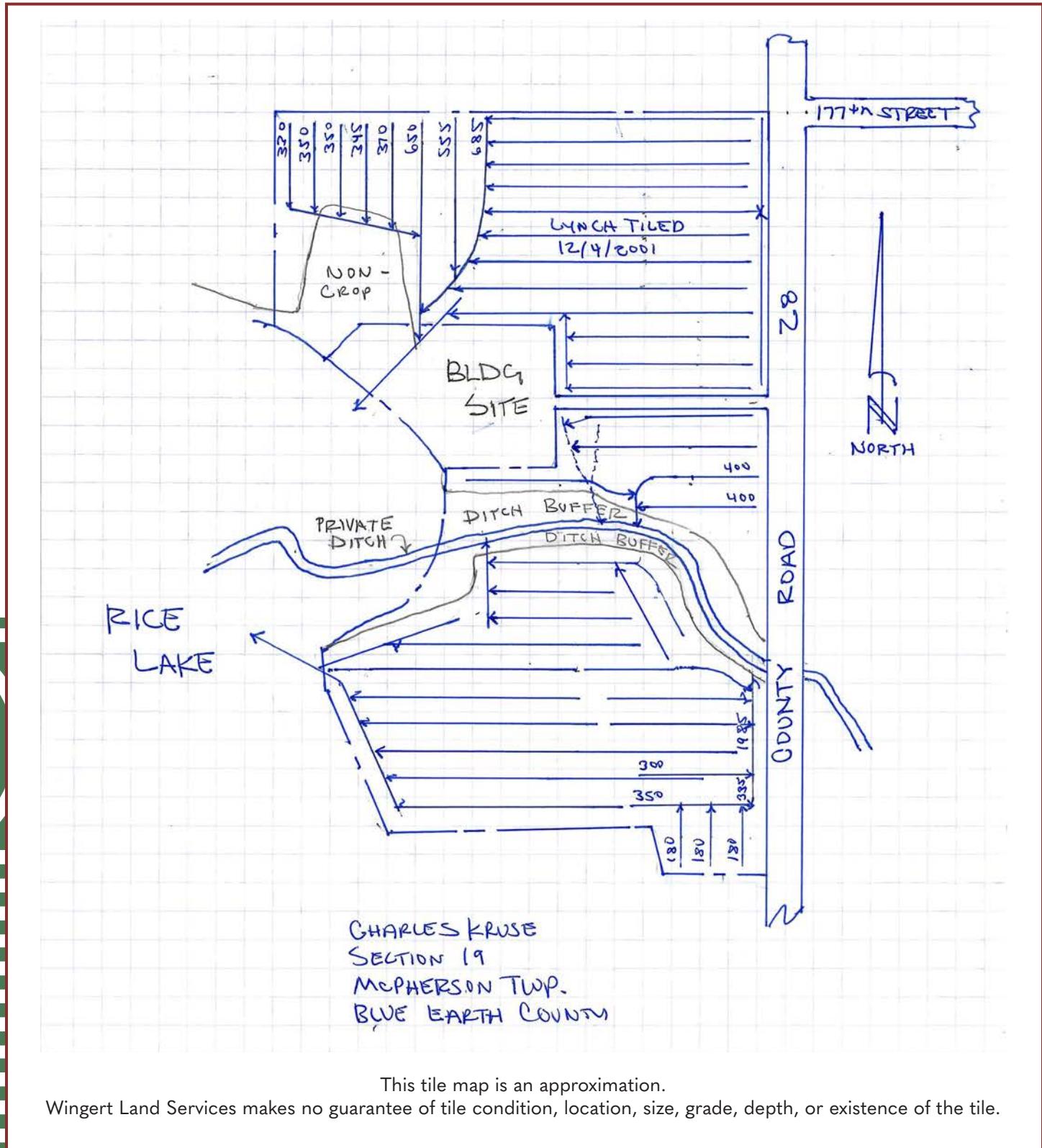
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
230	Guckeen silty clay loam, 1 to 3 percent slopes	23.84	54.5%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
110	Marna silty clay loam, 0 to 2 percent slopes	9.83	22.4%		> 6.5ft.	Poorly drained	IIw	87	77
211	Lura silty clay, 0 to 1 percent slopes	5.39	12.3%		> 6.5ft.	Very poorly drained	IIIw	81	59
219	Rolfe silt loam, 0 to 1 percent slopes	2.29	5.2%		> 6.5ft.	Very poorly drained	IIIw	84	83
1032	Lake beaches	0.98	2.2%		> 6.5ft.	Poorly drained	IIIw	72	
1053	Marsh	0.77	1.8%		> 6.5ft.	Very poorly drained	VIIIw	5	8
239	Le Sueur loam, 1 to 3 percent slopes	0.70	1.6%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
Weighted Average							2.29	88.8	*n 74

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

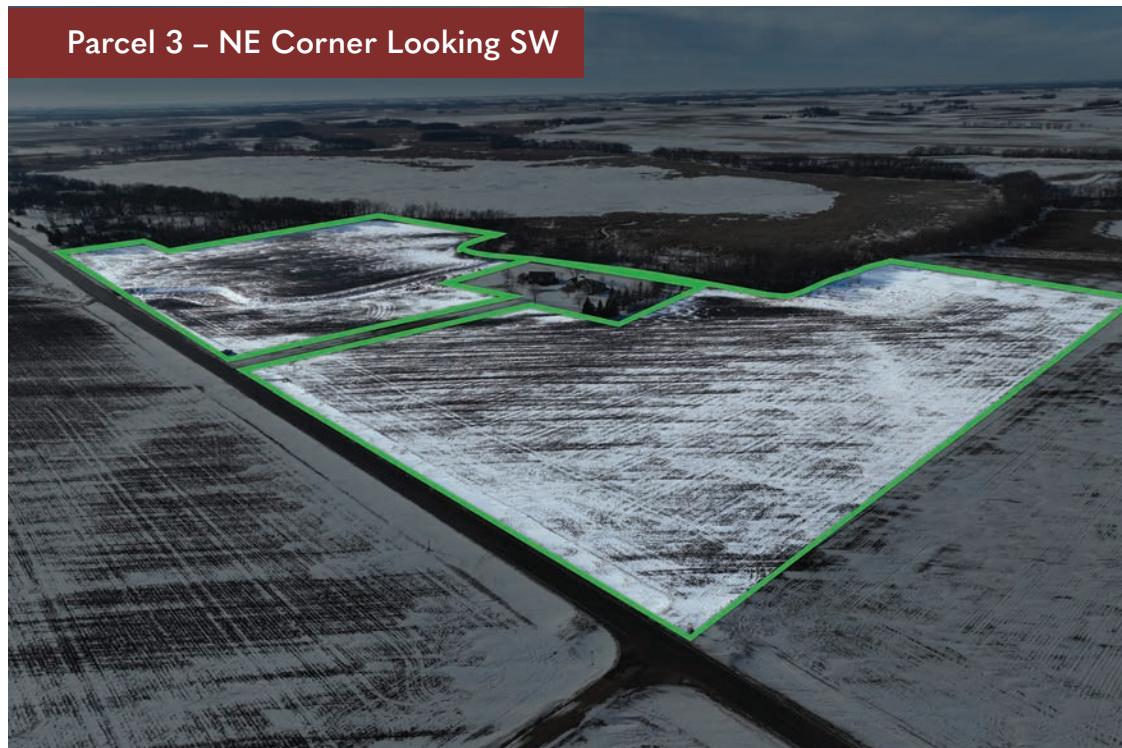
System Tile Map

Parcel 3



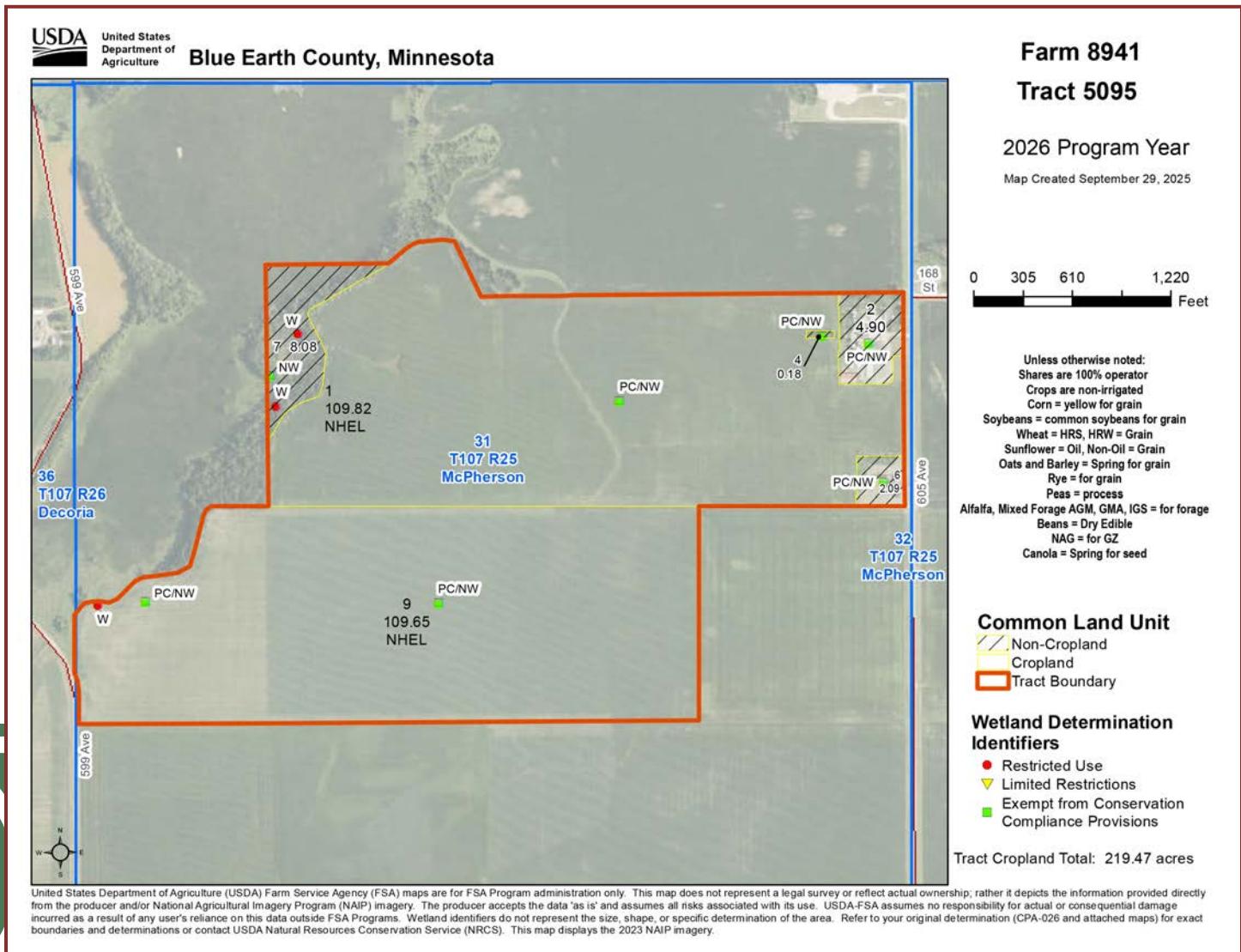
Property Images

Parcel 3



FSA Aerial Map

Parcels 4 & 5



Property Information

Parcels 4 & 5

DESCRIPTION: S 1/2 of NE1/4 exc S330' of E330' & exc N717' of E760' & SW 43.12a of Govt Lot 1 & N 1/2 of SW 1/4 & NW 1/4 of SE 1/4, Sec31-T107N-R25W

TAX ID#: R45.15.31.300.004

REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	\$5,764.60
	(105-2A Actively Farming Tax; 2B/1B Rural Vacant Land)	
	Special Assessment	\$91.40
	Total Estimated Tax & Specials	\$5,856.00

If property is sold as two parcels, Blue Earth County will recalculate taxes attributed to each parcel.

FSA INFORMATION:	Total Acres	224.24± acres
	FSA Tillable Acres (Estimated)	212.87± acres
	Corn Base Acres	158.20± acres
	Corn PLC Yield	166.00± bushels
	Soybean Base Acres	52.30± acres
	Soybean PLC Yield	48.00± bushels

If Parcels 4 and 5 are sold as two parcels, FSA will recalculate base acres attributed to each parcel.

LEASE/RENT INFORMATION: Lease is open for the 2026 crop year. Purchaser will reimburse former renters \$27,400.09 for 2025 fall applied fertilizer. Fertilizer receipts will be furnished upon request.

SOIL DESCRIPTION: Marna silty clay loam, Shorewood silty clay, Kilkenny clay loam, Guckeen silty clay loam, Baroda silty clay loam, Minnetonka silty clay loam, Barbert silt loam, LeSueur loam. See Soils Map.

CROP PRODUCTIVITY INDEX (CPI): 87.90 CPI

TOPOGRAPHY: Level to rolling.

DRAINAGE: Outlets: County Ditch 77 Branch 2 and private outlets.
Tile: 95% system tiled. See Tile Map

CRP: N/A

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

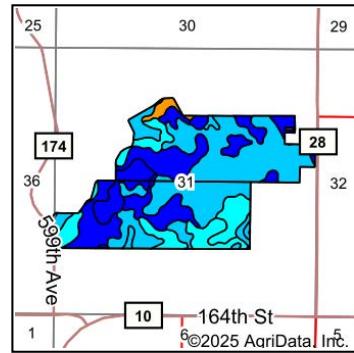
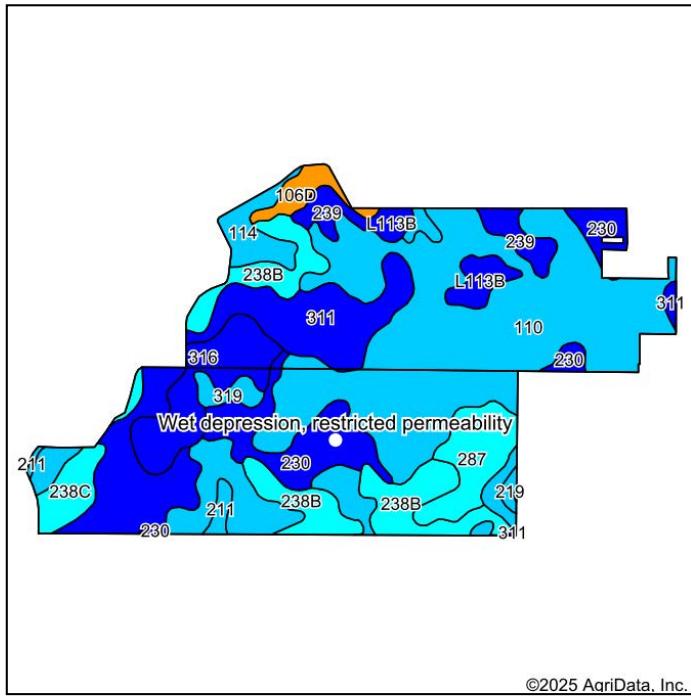
OTHER: FSA aerial shows 219.67 tillable total for combined Parcels 4 and 5. On Parcel 4, approximately 6.8 acres of tillable are within the building site boundary. FSA will recalculate base acres after sale.

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Soils Map

Parcels 4 & 5



State: Minnesota
 County: Blue Earth
 Location: 31-107N-25W
 Township: McPherson
 Acres: 217.08
 Date: 12/30/2025

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
110	Marna silty clay loam, 0 to 2 percent slopes	94.21	43.4%		> 6.5ft.	Poorly drained	IIw	87	77
311	Shorewood silty clay, 1 to 6 percent slopes	31.70	14.6%		> 6.5ft.	Moderately well drained	IIe	95	79
238B	Kilkenny clay loam, 2 to 6 percent slopes	21.46	9.9%		> 6.5ft.	Moderately well drained	IIe	79	84
230	Guckeen silty clay loam, 1 to 3 percent slopes	17.08	7.9%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
316	Baroda silty clay loam	13.04	6.0%		> 6.5ft.	Poorly drained	IIw	95	71
287	Minnetonka silty clay loam	9.52	4.4%		> 6.5ft.	Poorly drained	IIw	77	80
239	Le Sueur loam, 1 to 3 percent slopes	6.12	2.8%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
114	Glencoe silty clay loam, 0 to 1 percent slopes	6.03	2.8%		> 6.5ft.	Very poorly drained	IIIw	86	80
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	5.04	2.3%		> 6.5ft.	Moderately well drained	IIe	98	81
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	5.00	2.3%		> 6.5ft.	Moderately well drained	IIIe	74	79
106D	Lester loam, 10 to 16 percent slopes	3.41	1.6%		> 6.5ft.	Well drained	IVe	67	77
319	Barbert silt loam	2.26	1.0%		> 6.5ft.	Very poorly drained	IIIw	86	83
211	Lura silty clay, 0 to 1 percent slopes	1.51	0.7%		> 6.5ft.	Very poorly drained	IIIw	81	59
219	Rolfe silt loam, 0 to 1 percent slopes	0.70	0.3%		> 6.5ft.	Very poorly drained	IIIw	84	83
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
						Weighted Average	2.07	87.9	*n 78.5

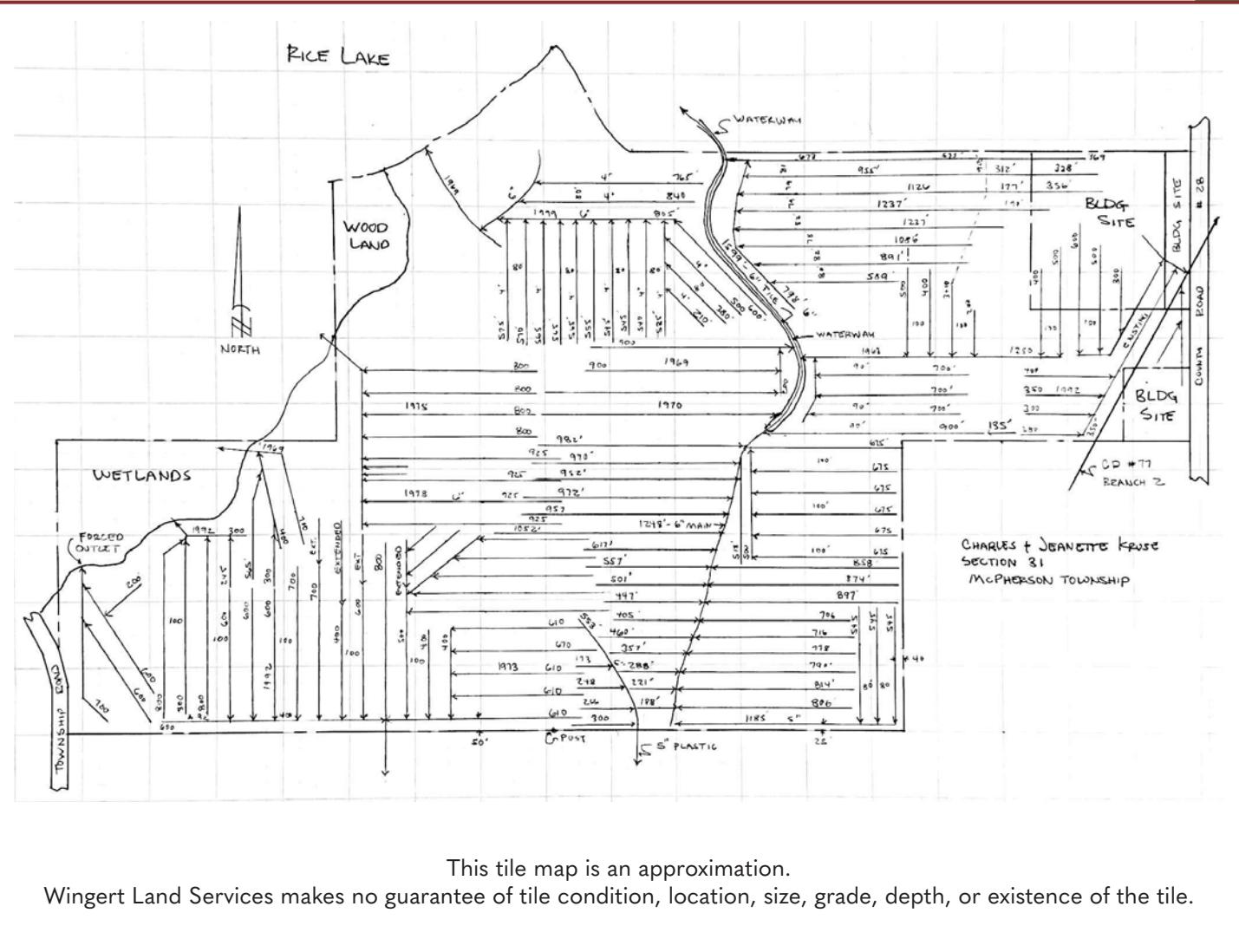
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

	Symbol	Name	Description
	SIL	Wet depression, restricted permeability	A very poorly drained, concave area on the landscape that will pond water seasonally. The clayey subsoil may cause excessive wetness for long periods of time. Typically 0.5 to 2 acres.

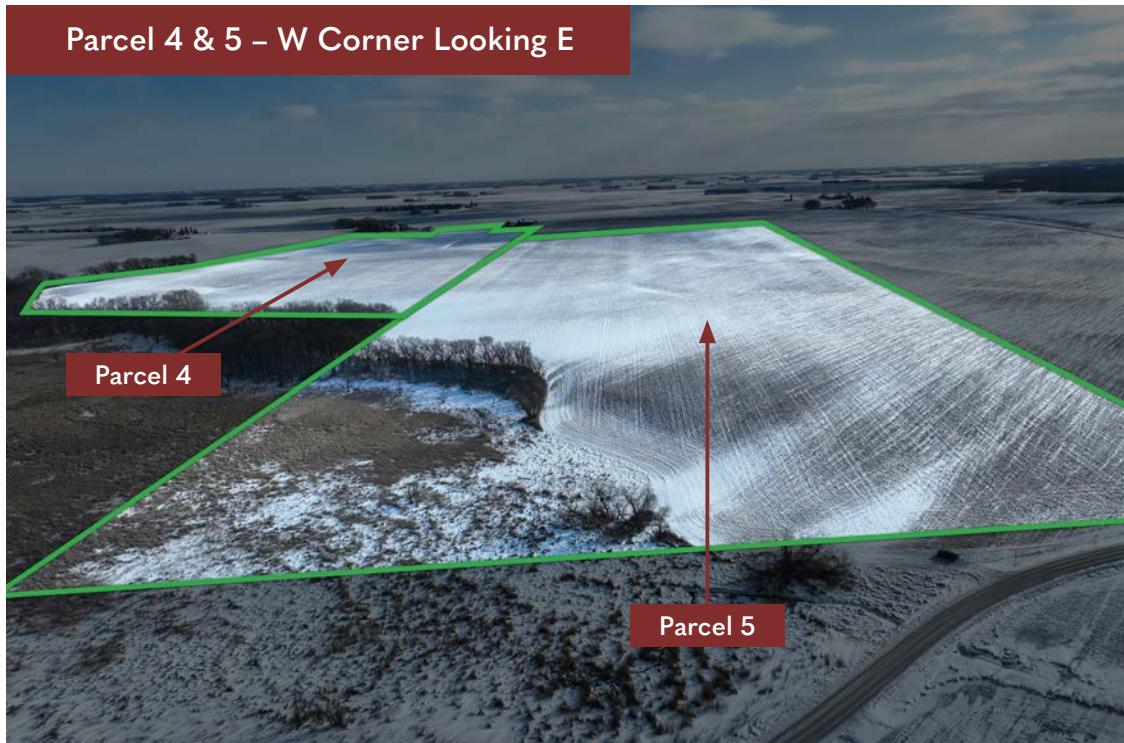
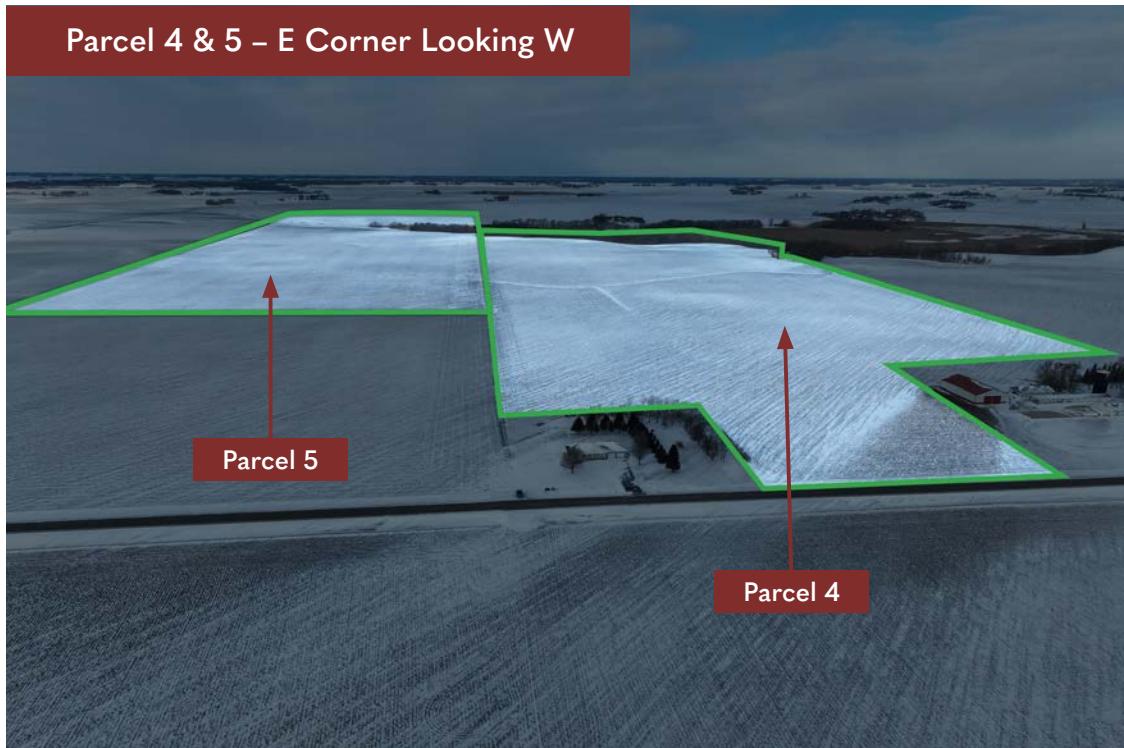
System Tile Map

Parcels 4 & 5



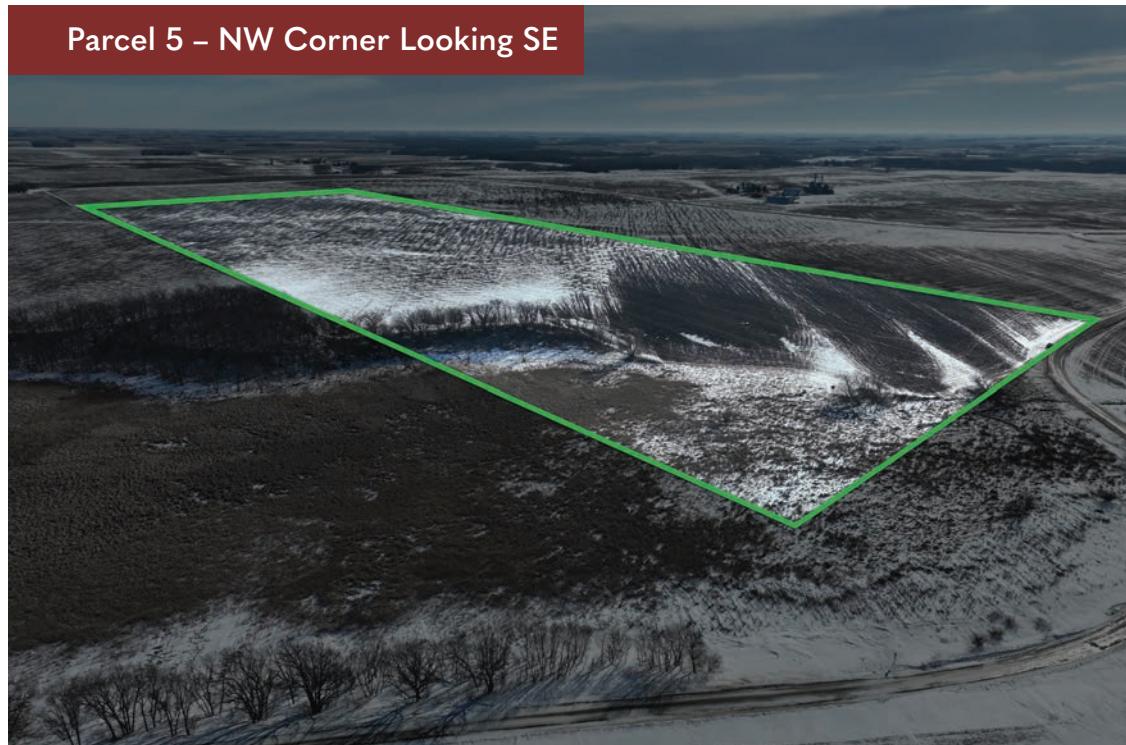
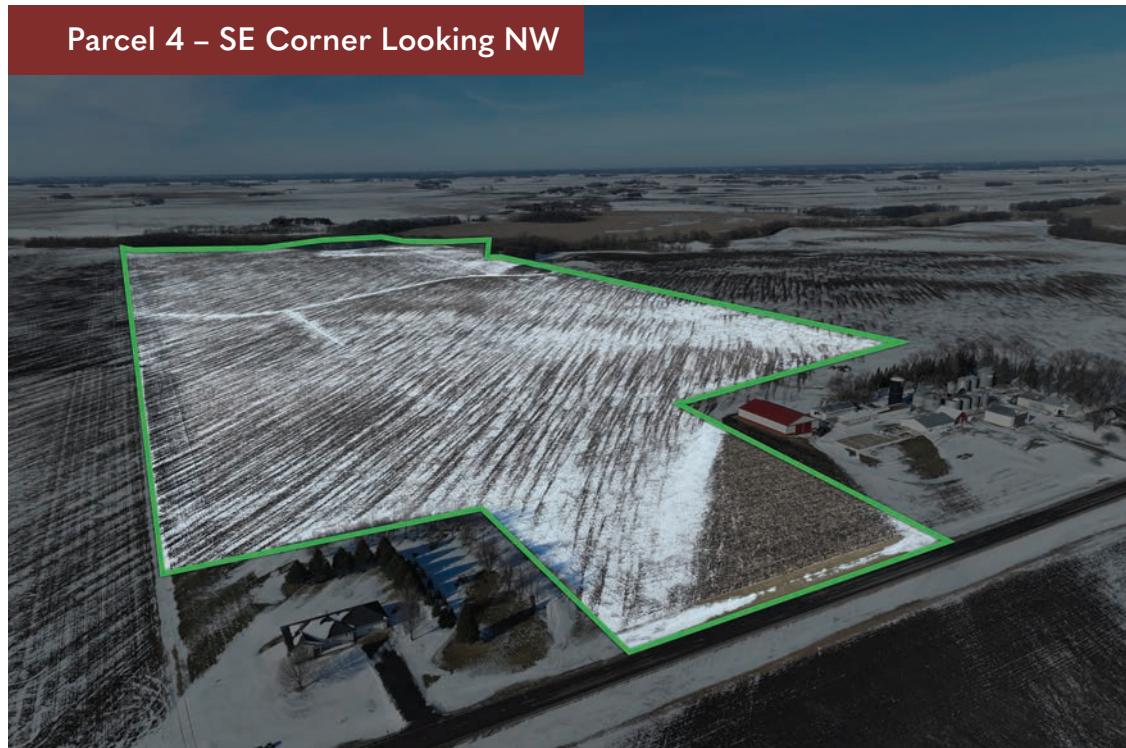
Property Images

Parcels 4 & 5



Property Images

Parcels 4 & 5



Bid Instructions

AUCTION LOCATION AND TIME:

Pioneer Bank
1450 Adams St
Mankato, MN 56001

Friday, February 27, 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, February 26, 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, February 26, 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 Friday, April 3, 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:

Chuck Wingert, ALC, Licensed Broker
Auctioneer #07-24-12
507.381.9790
charles@wingertlandservices.com

Registration/Bidding Form

BID SUBMITTING INSTRUCTIONS:

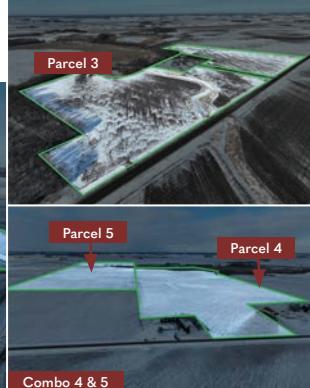
1. Please complete online bid registration at www.wingertlandservices.com under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link.
2. If online bid registration is not possible, please complete the written bid form below.
3. Write your name, address, 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, February 26, 2026, to:

Wingert Land Services

Attn: Chuck Wingert
1160 S. Victory Drive, Ste. 6
Mankato, MN 56001

Cell: 507.381.9790
Email: charles@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)
1	68.51±	\$ _____
2	45.20±	\$ _____
Combo 1 & 2	113.71±	\$ _____
3	44.90±	\$ _____
4	104.24±	\$ _____
5	120.00±	\$ _____
Combo 4 & 5	224.24±	\$ _____

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



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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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