

FARMLAND FOR SALE



107.50± ACRES

Theodore & Laura Anderson Farms

Ann Township, Cottonwood County, Minnesota



FOR SALE

Parcel 1: **\$325,000**

Parcel 2: **\$956,250**



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

AUCTIONEER #83-50

geoff@wingertlandservices.com

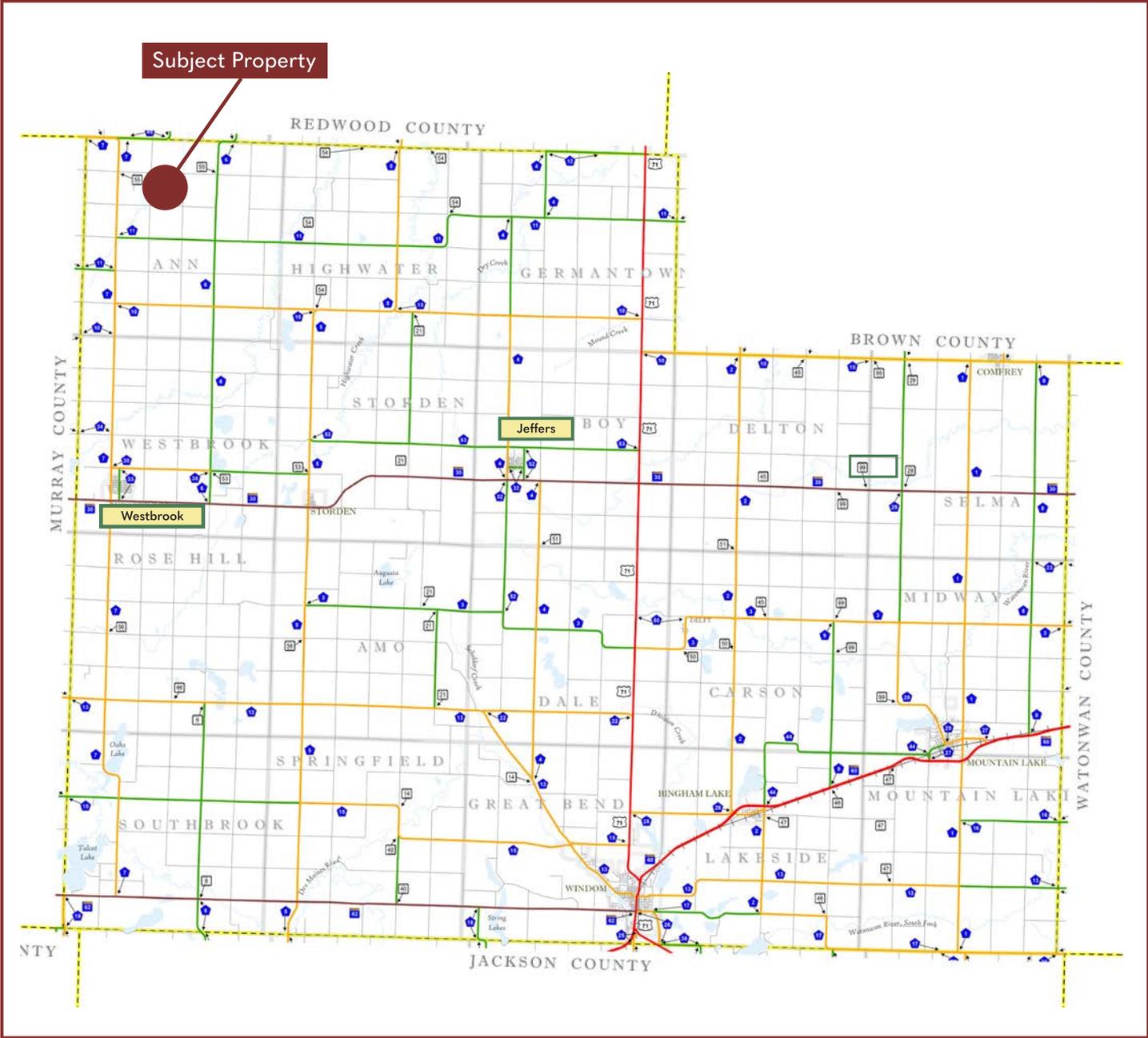
C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com



Cottonwood County

Minnesota



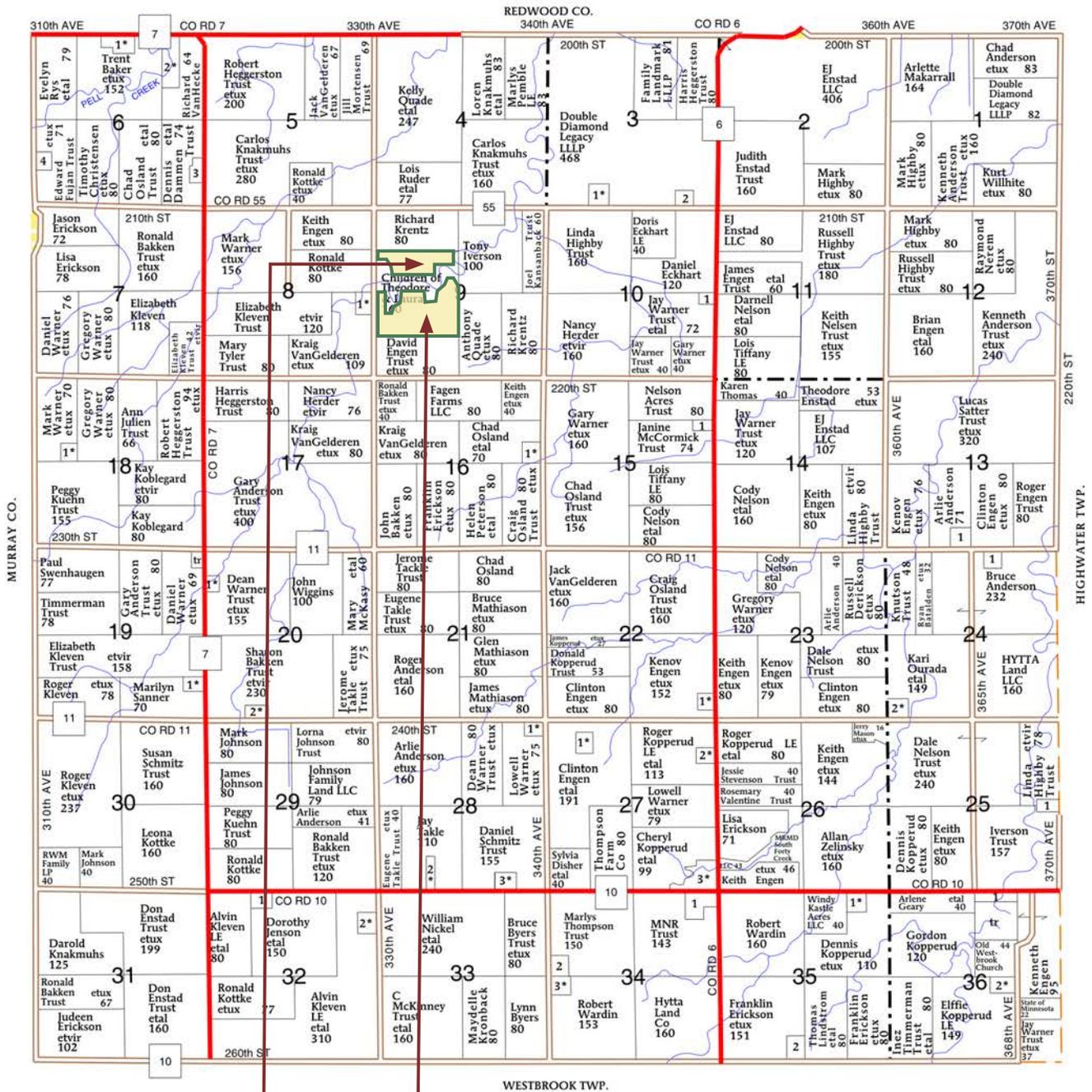
Ann Township

Cottonwood County | T108N-R38W

T-108-N

ANN PLAT

R-38-W

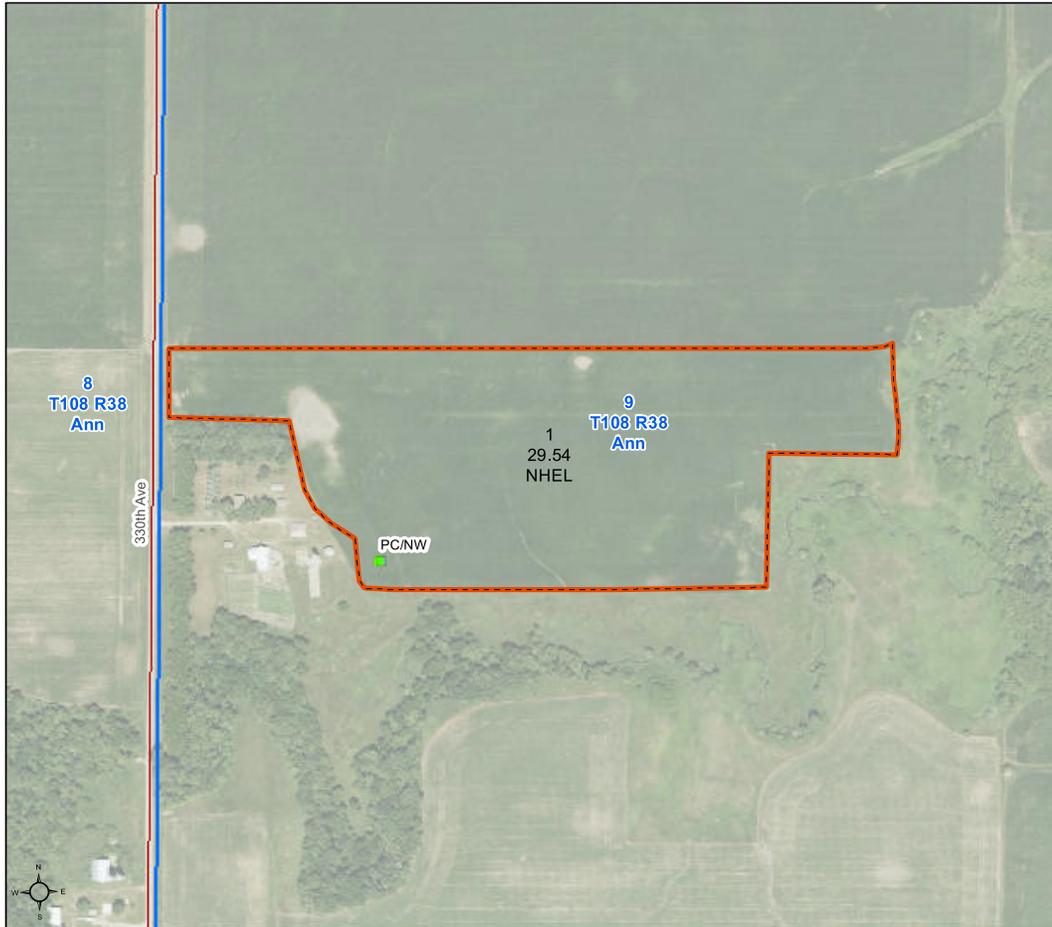


FSA Aerial Map

Parcel 1



Cottonwood County, Minnesota

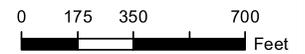


Farm 7495

Tract 10764

2025 Program Year

Map Created April 22, 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: 29.54 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

Parcel 1

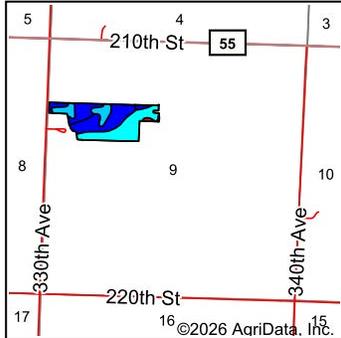
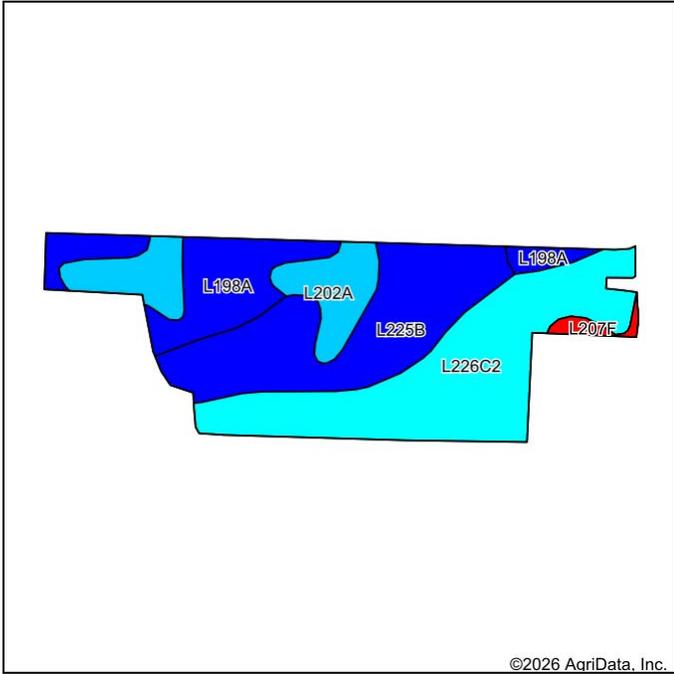
DESCRIPTION:	That part of the S 1/2 NW 1/4 Sec 9, Ann Township, See Survey Legal to be provided upon request.	
TAX ID#:	03-009-0502	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$1,136.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$1,136.00
	Taxes are based on 2025 ag non-homestead taxes.	
FSA INFORMATION:	Total Acres	29.94± acres
	FSA Tillable Acres	29.54± acres
	Corn Base Acres	14.40± acres
	Corn PLC Yield	172.00± bushels
	Soybean Base Acres	14.20± acres
	Soybean PLC Yield	50.00± bushels
RENT/LEASE INFORMATION:	Farm is open to farm or lease in 2026.	
SOIL DESCRIPTION:	Annton-Storden, Annton-North Twin complex, Pell Creek-Romnell complex. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	86.4 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Private mains and laterals with outlet to creek.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands	
OTHER:	This parcel has been surveyed.	

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

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Soils Map

Parcel 1



State: **Minnesota**
 County: **Cottonwood**
 Location: **9-108N-38W**
 Township: **Ann**
 Acres: **29.47**
 Date: **2/4/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26

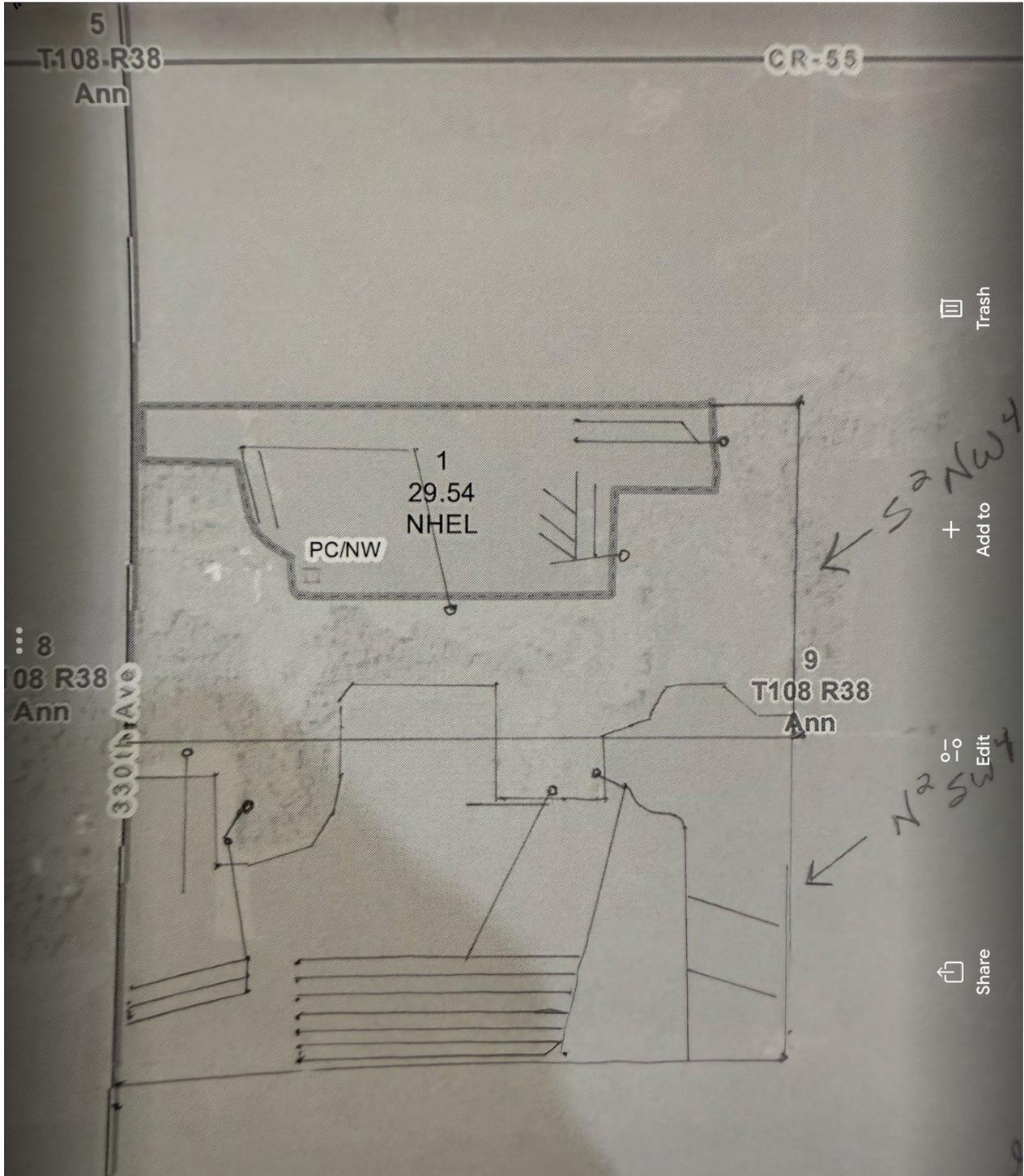
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L226C2	Annton-Storden, firm till, complex, 6 to 12 percent slopes, moderately eroded	10.84	36.8%		> 6.5ft.	Well drained	IIIe	79	69
L225B	Annton-North Twin complex, 2 to 6 percent slopes	8.79	29.8%		> 6.5ft.	Well drained	IIe	91	73
L198A	North Twin-Walnut Grove complex, 0 to 2 percent slopes	5.22	17.7%		> 6.5ft.	Moderately well drained	Iw	96	75
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	4.23	14.4%		> 6.5ft.	Poorly drained	IIw	89	80
L207F	Belview-Ridgeton complex, 18 to 40 percent slopes, firm till substratum	0.39	1.3%		> 6.5ft.	Well drained	VIe	31	26
Weighted Average							2.24	86.4	*n 72.3

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



Tile Map

Parcel 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

Parcel 1



Parcel 1 – SE Corner Looking NW



Parcel 1 – NW Corner Looking SE



Property Images

Parcel 1

Parcel 1 – SW Corner Looking NE



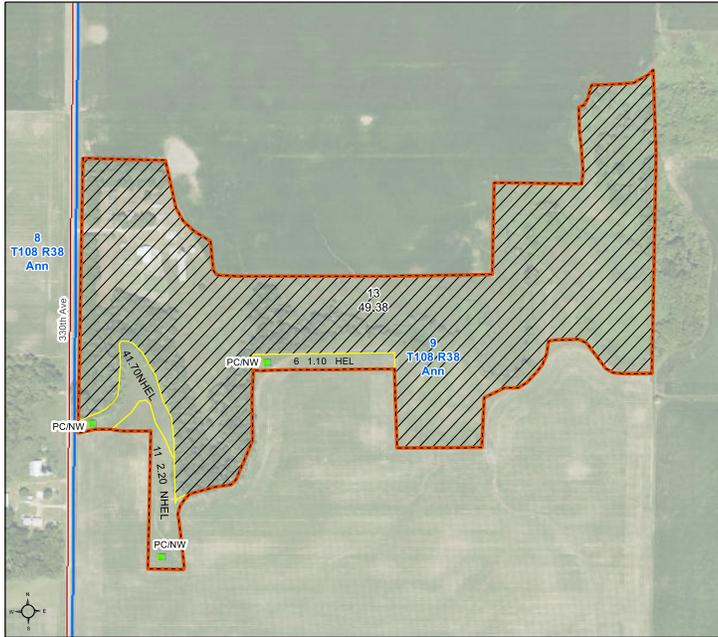
Parcel 1 – NE Corner Looking SW



FSA Aerial Map

Parcel 2

USDA United States Department of Agriculture
Cottonwood County, Minnesota



Farm 7494

Tract 10763

2025 Program Year

Map Created April 22, 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
Pasa = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

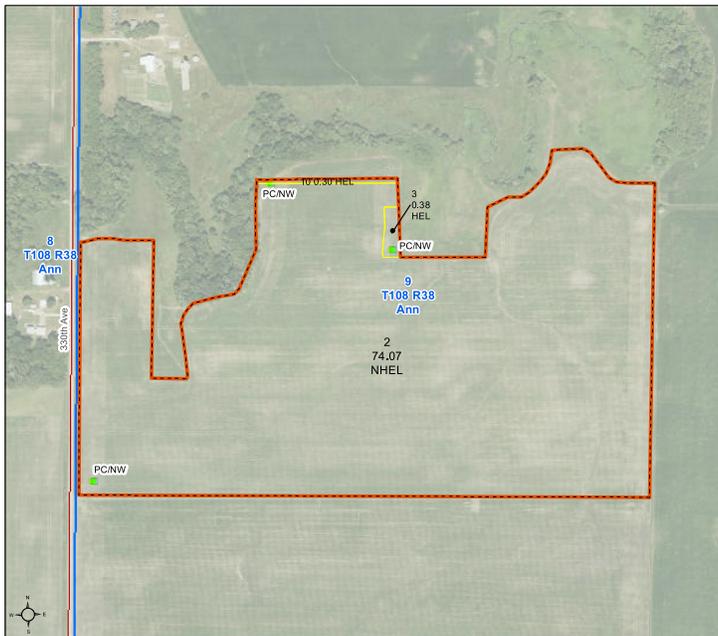
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 5.00 acres

USDA United States Department of Agriculture
Cottonwood County, Minnesota



Farm 7495

Tract 10765

2025 Program Year

Map Created April 22, 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
Pasa = 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: 74.75 acres

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FSA is delayed in providing a reconstituon on the property.
The estimated tillable acres are based on FSA, the maps provided, and the current farmed acres, which are not reflected in the FSA maps. Please contact Geoff Mead for more details.

Property Information

Parcel 2

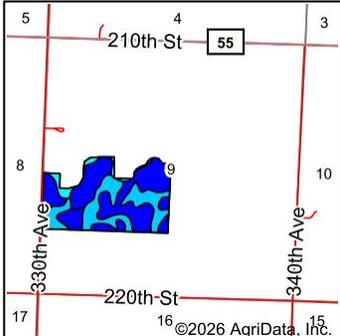
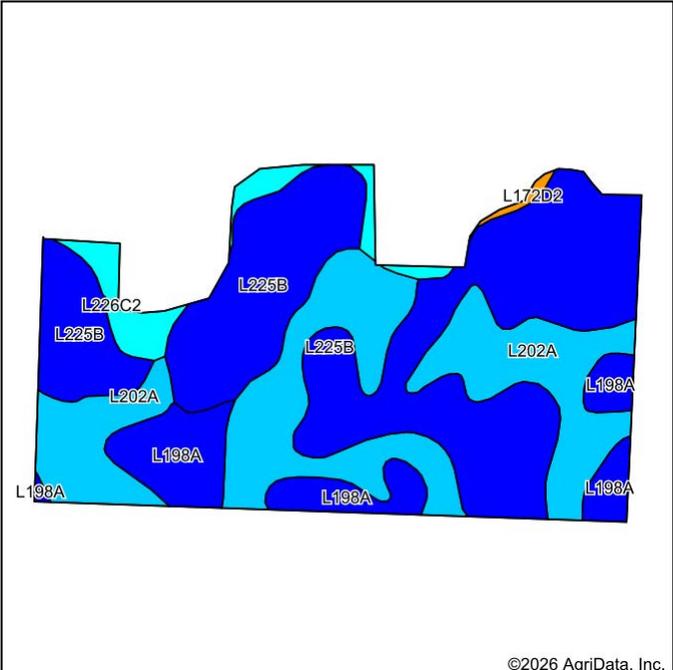
DESCRIPTION:	That part of the N 1/2 SW 1/4 and Part of the S 1/2 NW 1/4 Sec 9, Ann Township, See Survey Legal, to be provided upon request.	
TAX ID#:	03-009-0505	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$3,796.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$3,796.00
	Taxes are based on 2025 ag non-homestead taxes.	
FSA INFORMATION:	Total Acres	77.56± acres
	FSA Tillable Acres	76.85± acres
	Corn Base Acres	36.40± acres
	Corn PLC Yield	170.00± bushels
	Soybean Base Acres	35.80± acres
	Soybean PLC Yield	50.00± bushels
	FSA is delayed in providing a reconstitution on the property. The estimated tillable acres are based on FSA, the maps provided, and the current farmed acres, which are not reflected in the FSA maps. Please contact Geoff Mead for more details.	
RENT/LEASE INFORMATION:	Farm is open to farm or lease in 2026.	
SOIL DESCRIPTION:	Annton-North Twin complex, Pell Creek-Romnell complex, North Twin-Walnut Grove complex. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	90.2 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Private mains and laterals with outlet to ravine and creek.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands HEL - Highly Erodible Lands	
OTHER:	This parcel has been surveyed.	

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

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Soils Map

Parcel 2



State: **Minnesota**
 County: **Cottonwood**
 Location: **9-108N-38W**
 Township: **Ann**
 Acres: **75.33**
 Date: **2/4/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L225B	Annton-North Twin complex, 2 to 6 percent slopes	37.71	50.0%	[Dark Blue]	> 6.5ft.	Well drained	Ile	91	73
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	24.85	33.0%	[Light Blue]	> 6.5ft.	Poorly drained	Ilw	89	80
L198A	North Twin-Walnut Grove complex, 0 to 2 percent slopes	8.86	11.8%	[Dark Blue]	> 6.5ft.	Moderately well drained	Iw	96	75
L226C2	Annton-Storden, firm till, complex, 6 to 12 percent slopes, moderately eroded	3.62	4.8%	[Cyan]	> 6.5ft.	Well drained	IIle	79	69
L172D2	Storden, firm till-Annton complex, 12 to 18 percent slopes, moderately eroded	0.29	0.4%	[Orange]	> 6.5ft.	Well drained	IIIe	64	62
Weighted Average							1.93	90.2	*n 75.3

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

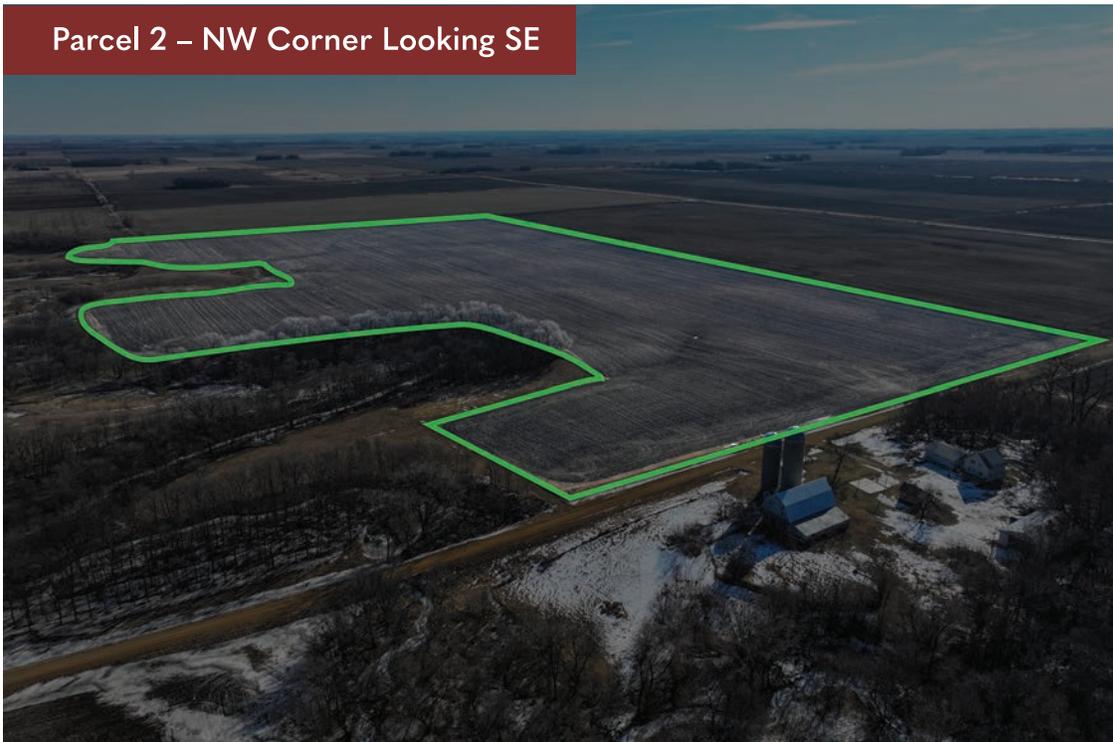
Property Images

Parcel 2

Parcel 2 – SE Corner Looking NW



Parcel 2 – NW Corner Looking SE



Property Images

Parcel 2



Parcel 2 – SW Corner Looking NE



Parcel 2 – NE Corner Looking SW



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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