

# FARMLAND AUCTION



**80.00± ACRES**

## **Dorothy Bleckeberg Farm**

Claremont Township, Dodge County, Minnesota



### **AUCTION LOCATION AND TIME**

**Friday, March 20, 2026 @ 11:00 a.m.**

**Dodge Center Community Center, City Hall Building**  
35 E Main St, Dodge Center, MN 55927

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

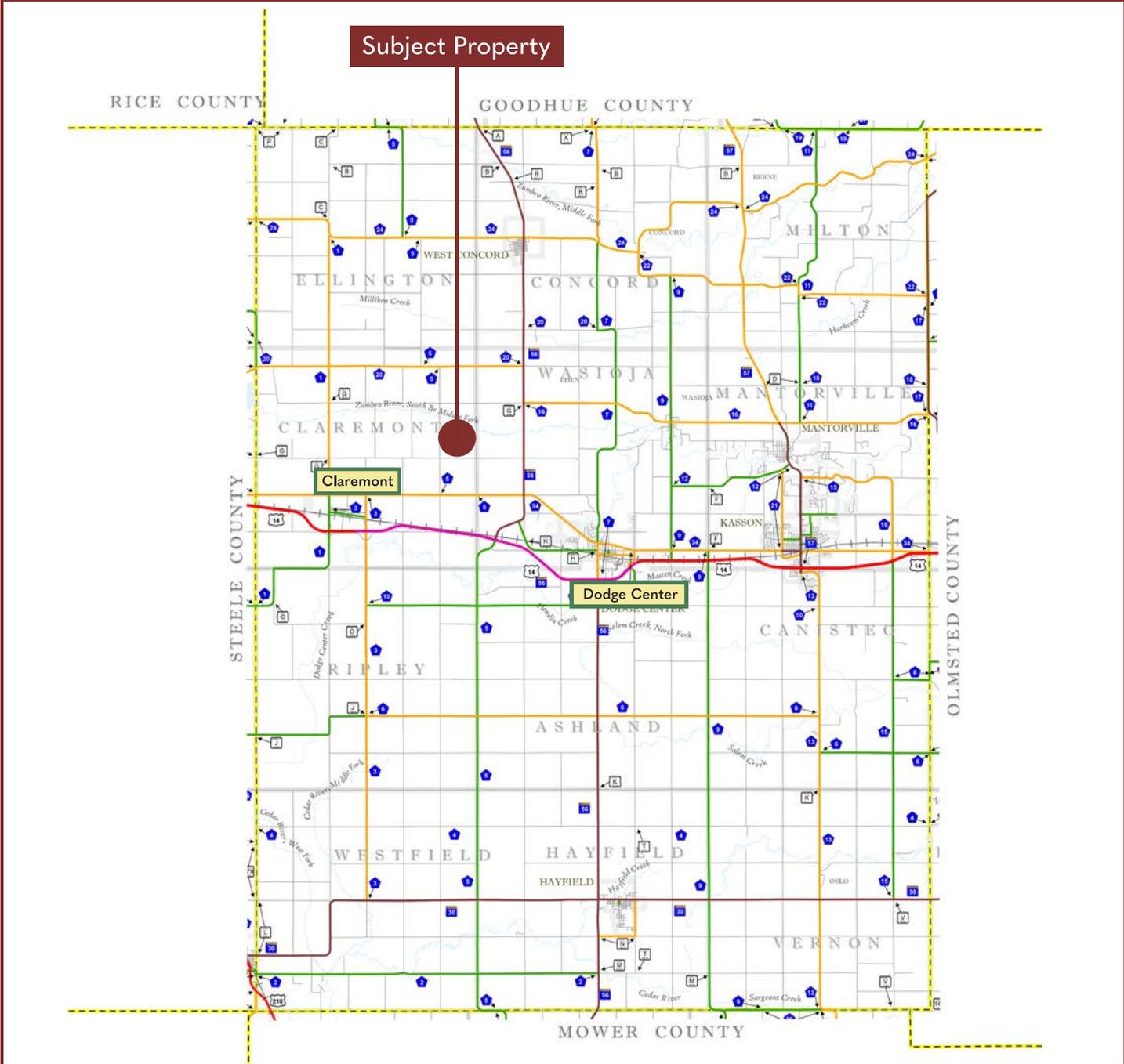
C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com





# Dodge County Minnesota



# Claremont Township

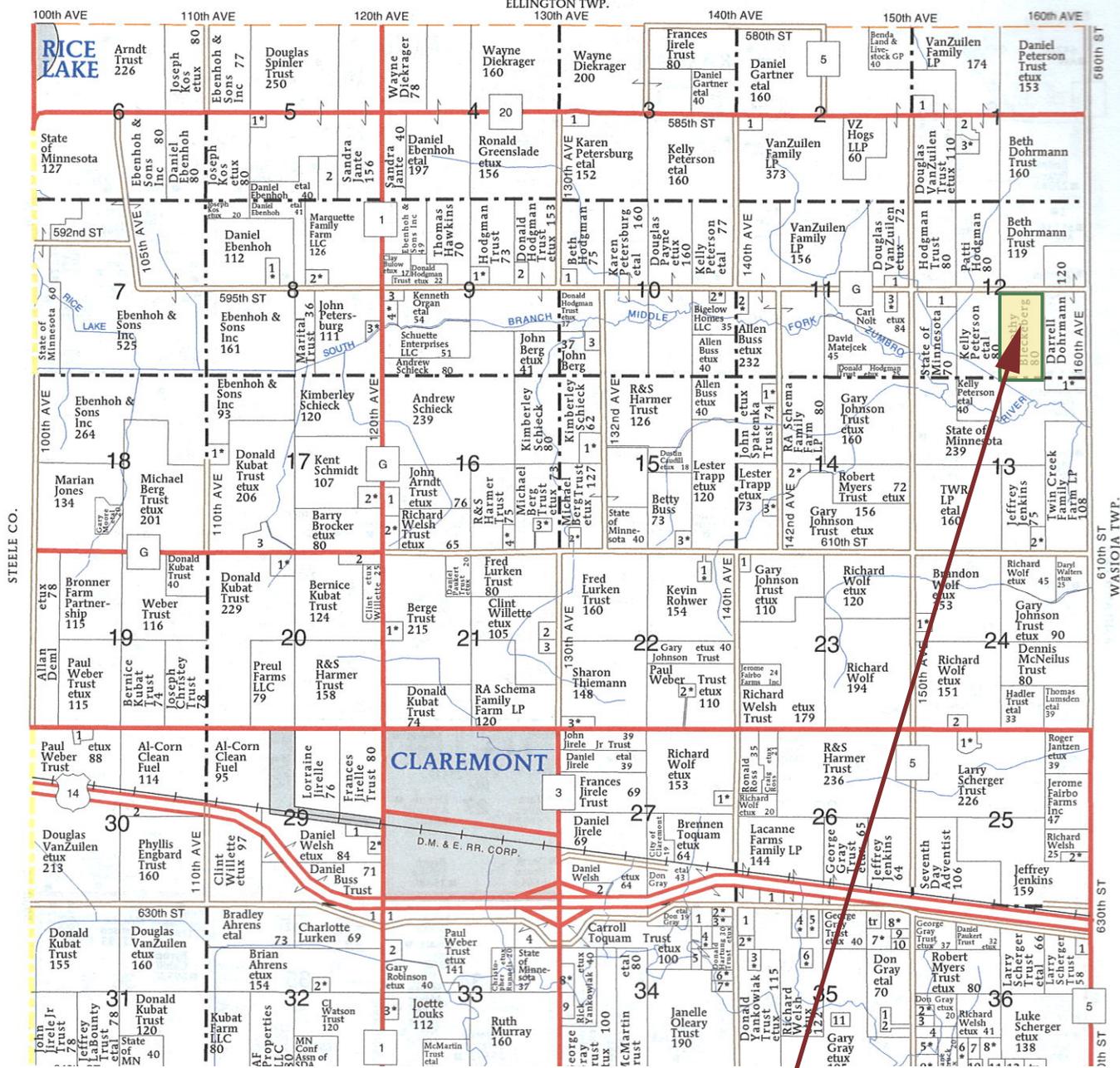
## Dodge County | T107N-R18W

T-107-N

CLAREMONT PLAT

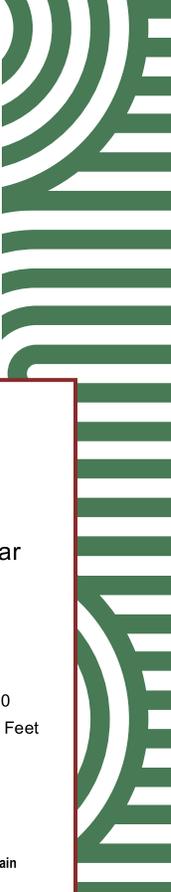
R-18-W

(Landowners)



**Subject Property**

# FSA Aerial Map



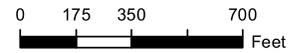

**United States Department of Agriculture**  
**Dodge County, Minnesota**



**Farm 5366**  
**Tract 472**

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**

-  Non-Cropland
-  Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 76.66 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

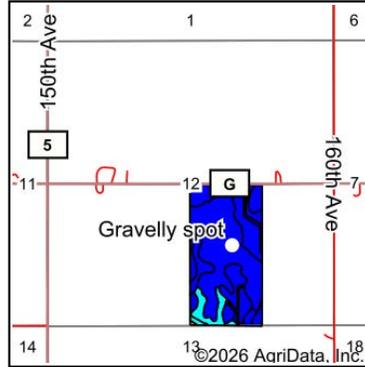
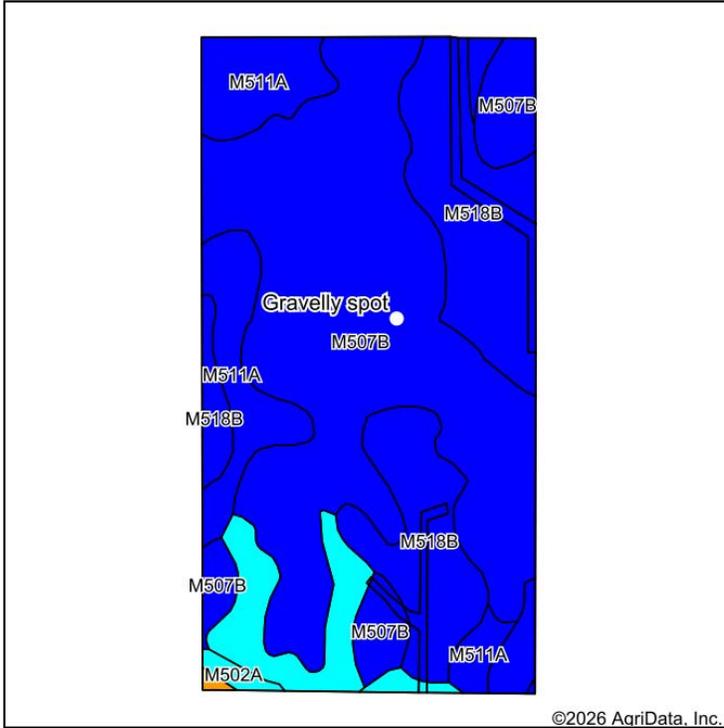
<b>DESCRIPTION:</b>	W 1/2 SE 1/4 Sec12-T107N-R18W		
<b>TAX ID#:</b>	R 09.012.0300		
<b>REAL ESTATE TAXES:</b>	2026 Estimated Ag Non-Homestead Taxes		\$4,598.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$4,598.00
<b>FSA INFORMATION:</b>	Total Acres	80.00± acres	
	FSA Tillable Acres	76.66± acres	
	Corn Base Acres	40.68± acres	
	Corn PLC Yield	170.00± bushels	
	Soybean Base Acres	35.98± acres	
	Soybean PLC Yield	50.00± bushels	
<b>LEASE/RENT INFORMATION:</b>	Farm is open to farm or lease in 2026.		
<b>SOIL DESCRIPTION:</b>	Marquis silt loam, Clyde-Floyd complex, Readlyn silt loam. See Soils Map.		
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	95.8 CPI		
<b>TOPOGRAPHY:</b>	Gently rolling.		
<b>DRAINAGE:</b>	Quality natural drainage with private main and laterals. Wetland outlet south of farm. See Tile Maps.		
<b>CRP:</b>	N/A		
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	NHEL - No Highly Erodible Lands Wetland determination not complete.		

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](http://wingertlandservices.com)

# Soils Map



State: **Minnesota**  
 County: **Dodge**  
 Location: **12-107N-18W**  
 Township: **Claremont**  
 Acres: **79.44**  
 Date: **2/10/2026**



Soils data provided by USDA and NRCS.

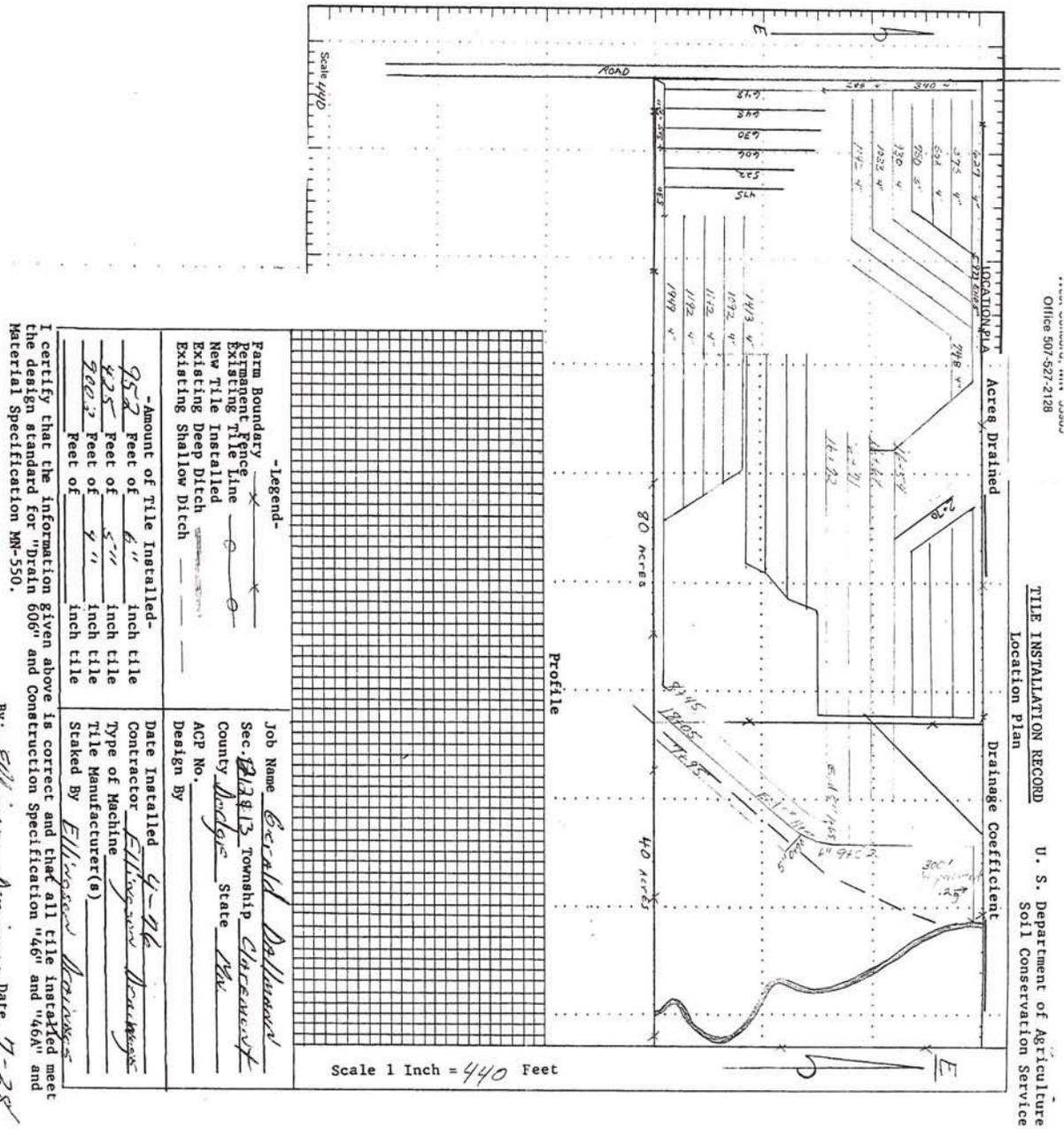
Area Symbol: MN039, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
M507B	Marquis silt loam, 2 to 6 percent slopes	42.98	54.0%	[Dark Blue]	> 6.5ft.	Moderately well drained	Ile	99	90
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	20.33	25.6%	[Light Blue]	> 6.5ft.	Poorly drained	IIw	92	87
M511A	Readlyn silt loam, 1 to 3 percent slopes	10.16	12.8%	[Orange]	> 6.5ft.	Somewhat poorly drained	Iw	100	80
M521C2	Kenyon silt loam, 6 to 12 percent slopes, moderately eroded	4.82	6.1%	[Cyan]	> 6.5ft.	Well drained	IIIe	79	79
M502A	Warsaw loam, 0 to 3 percent slopes	1.01	1.3%	[Cyan]	> 6.5ft.	Well drained	IIs	79	71
M504A	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.14	0.2%	[Orange]	> 6.5ft.	Poorly drained	IIw	62	81
<b>Weighted Average</b>							<b>1.93</b>	<b>95.8</b>	<b>*n 87</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

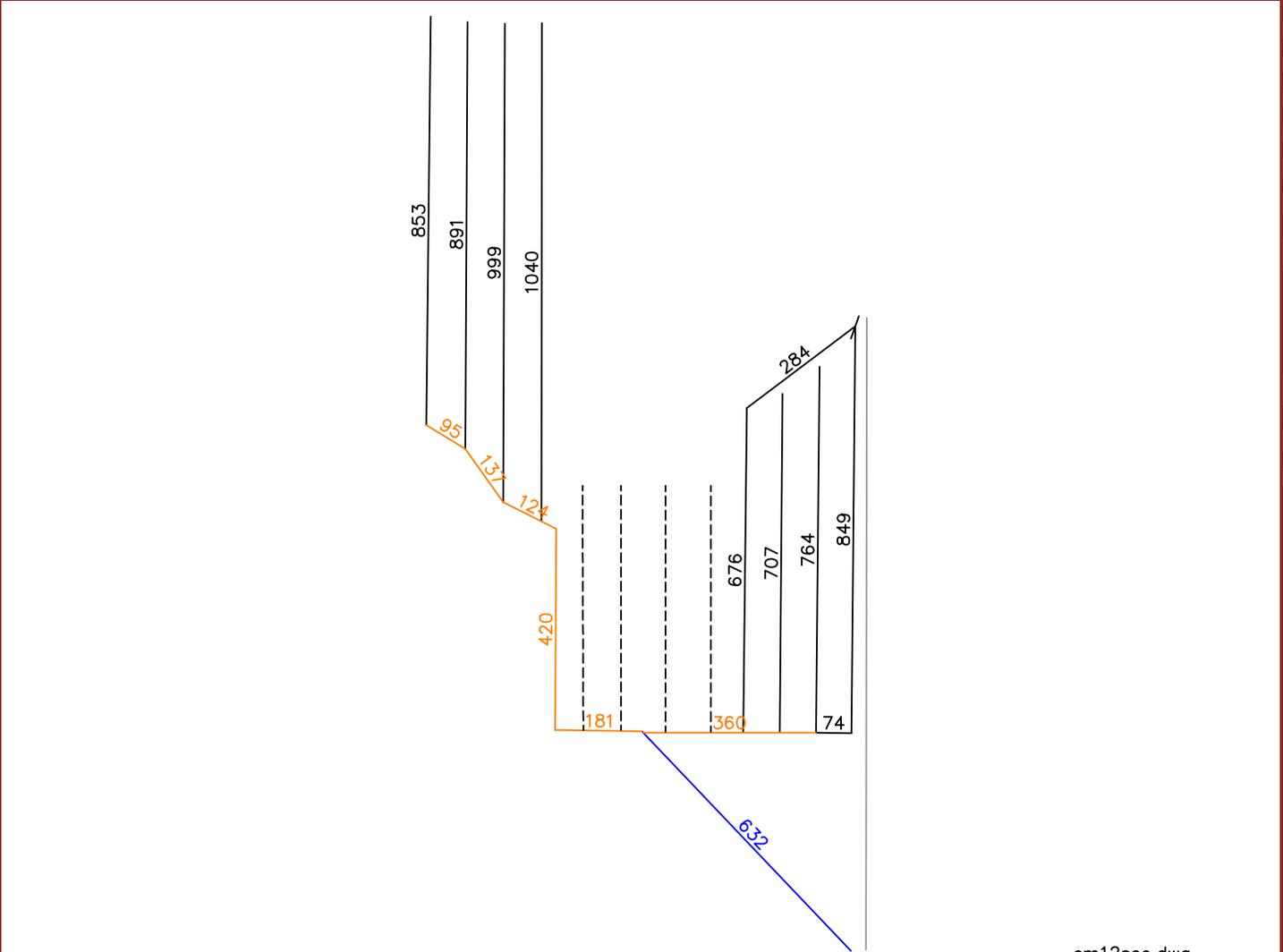
Symbol	Name	Description
GRA	Gravelly spot	A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments. Typically .25 to 2 acres.

# 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.

# Tile Map



cm12sec.dwg

Grrald Dallmann		Drawn by: Aaron J. Thompson	
Section: 12 Township: Clarmont		Spacings: 80 Ft.	
County: Dodge State: MN		November 1993	

7136	Ft. 4" Tile	
1317	Ft. 5" Tile	
632	Ft. 6" Tile	
0	Ft. 8" Tile	
0	Ft. 10" Tile	
0	Ft. 12" Tile	

1 inch = 440 ft.

## Ellingson

DRAINAGE

Existing Tile - - - - -

Waterways and Ditches - - - - -

Property and field Borders ———

Elec. or Tele. Cable - · - · -

Gas Line - · - · - · - · -

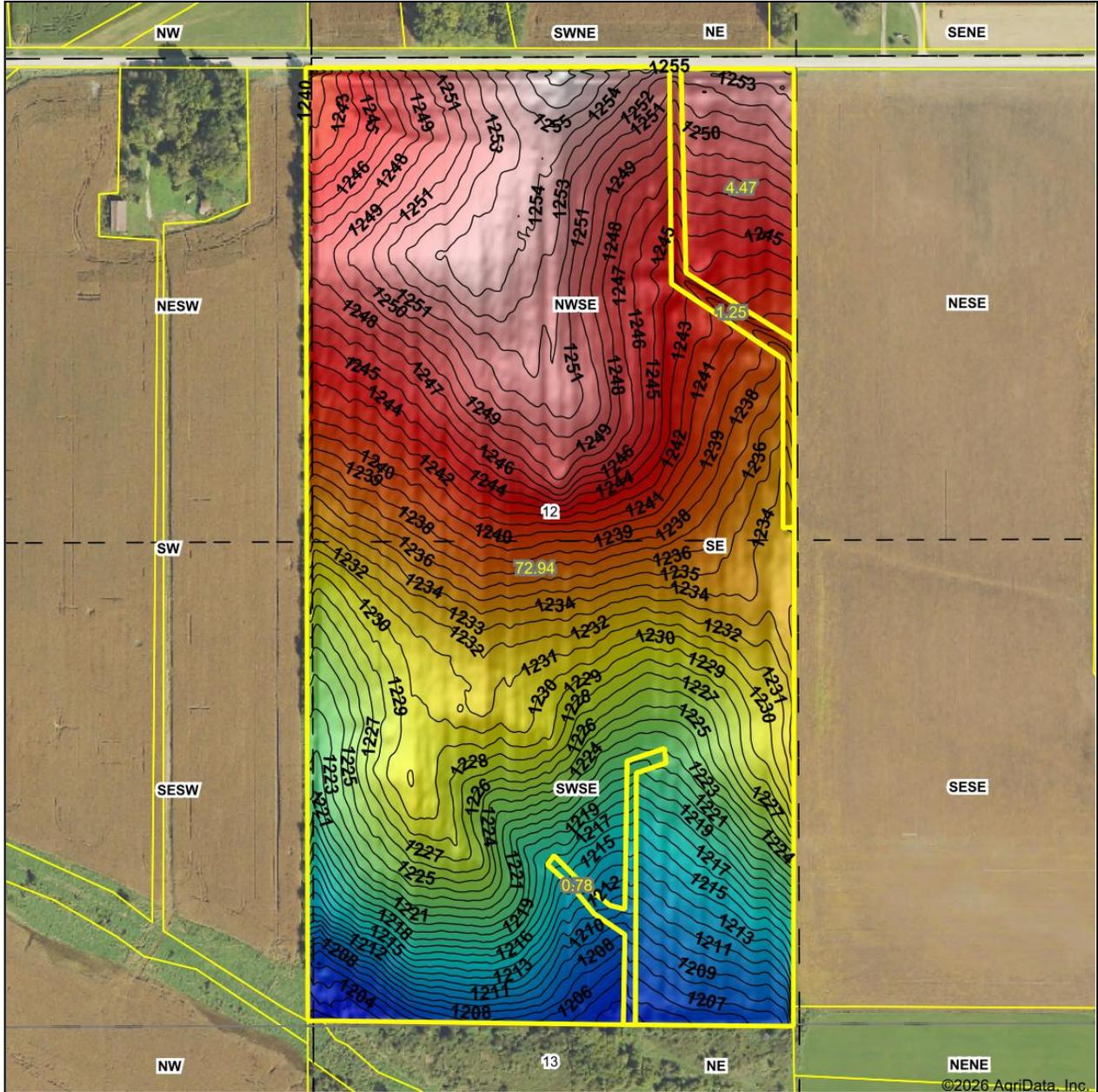
Trees

Wetland Surface Intake ○

This tile map is an approximation.

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# Topography Hillshade



Source: USGS 3 meter dem  
 Interval(ft): 1  
 Min: 1,201.7  
 Max: 1,258.0  
 Range: 56.3  
 Average: 1,234.9  
 Standard Deviation: 13.91 ft



**12-107N-18W**  
**Dodge County**  
**Minnesota**

Boundary Center: 44° 5' 3.82, -92° 55' 58.48

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.

# Property Images



SE Corner Looking NW



NW Corner Looking SE



# Property Images

NE Corner Looking SW



SW Corner Looking NE



# Bid Instructions



## AUCTION LOCATION AND TIME:

Dodge Center Community Center, City Hall Building  
35 E Main St  
Dodge Center, MN 55927

Friday, March 20, 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](http://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, March 19, 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, March 19, 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, May 8, 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



# Registration/Bidding Form

## BID SUBMITTING INSTRUCTIONS:

1. Please complete online bid registration at [www.wingertlandservices.com](http://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, March 19, 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](mailto:geoff@wingertlandservices.com)  
[wingertlandservices.com](http://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)
80.00±	\$ _____

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





# 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.



**Chuck Wingert, ALC**  
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507.381.9790



**Geoff Mead, ALC**  
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geoff@wingertlandservices.com  
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**Anna Mead**  
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**Rick Hauge, ALC**  
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