

FARMLAND AUCTION



160.00± ACRES

Mortenson Family Farms

Freeborn Township, Freeborn County, Minnesota



AUCTION LOCATION AND TIME

Tuesday, April 14, 2026 @ 11:00 a.m.

New Richland City Hall

203 Broadway Avenue N, New Richland, MN 56072

Attorney: Molly Byron, Byron Law Office

See 'Auction 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

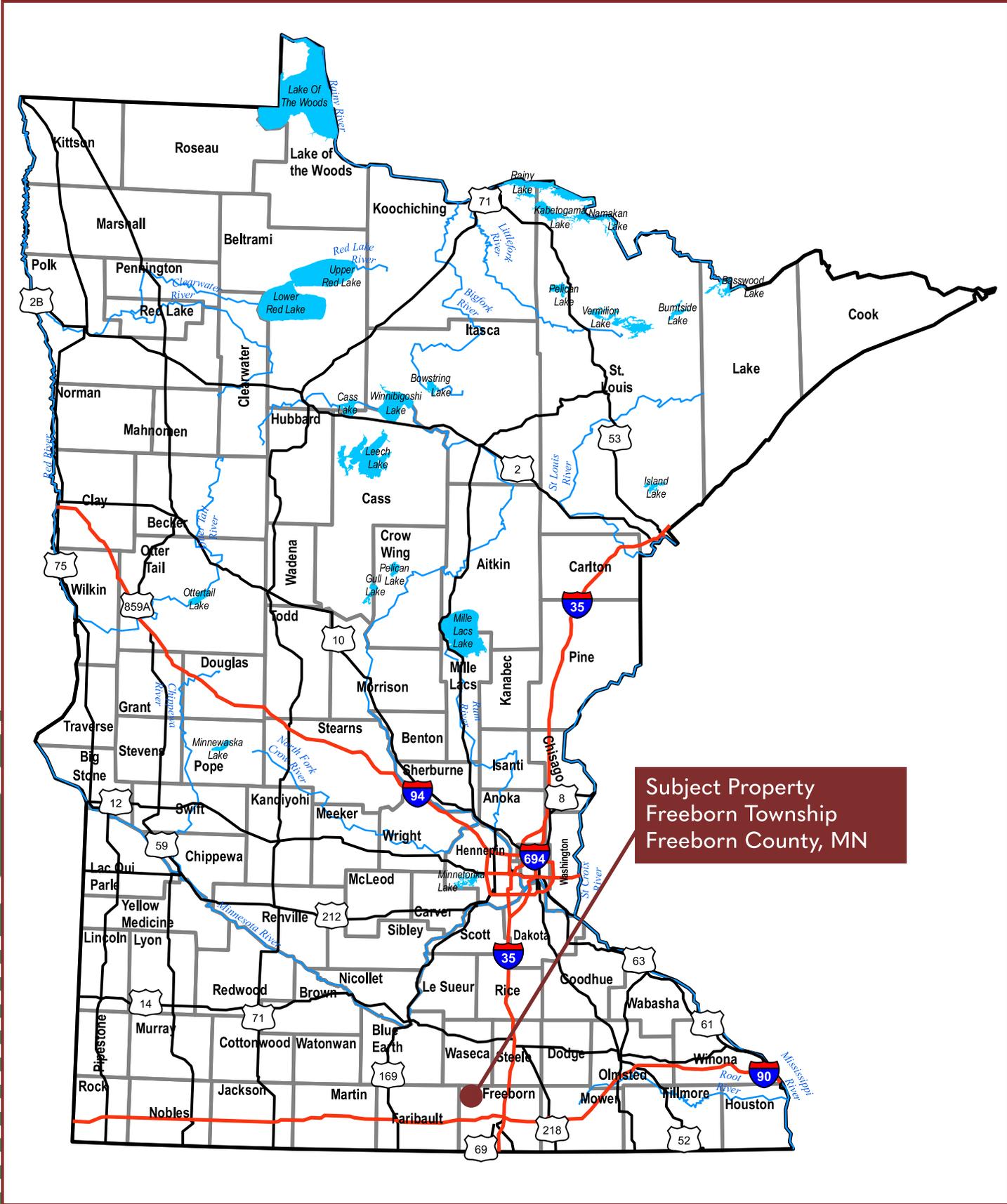
AUCTIONEER #07-24-12

charles@wingertlandservices.com

C: 507.381.9790 | O: 507.248.5263

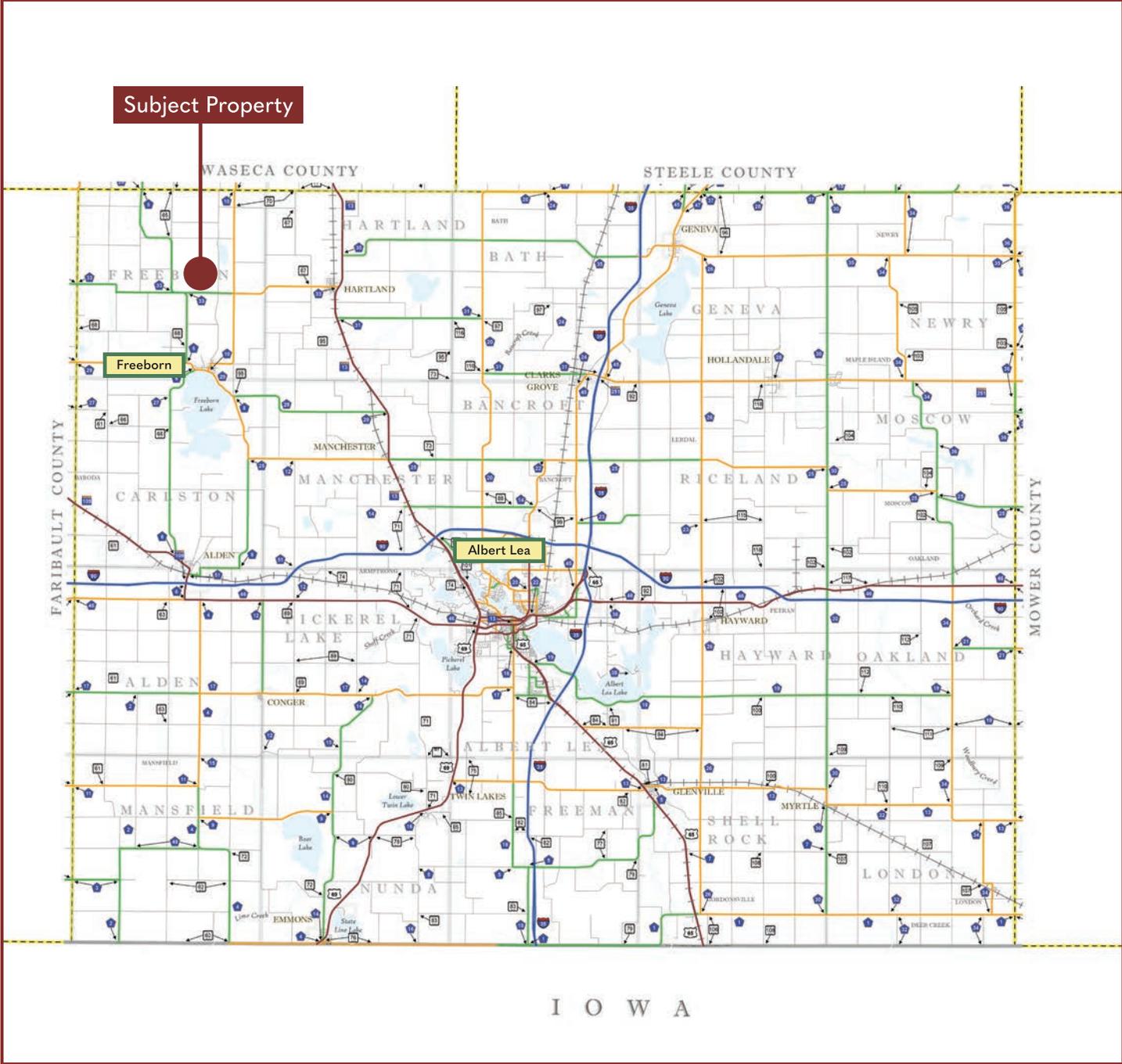
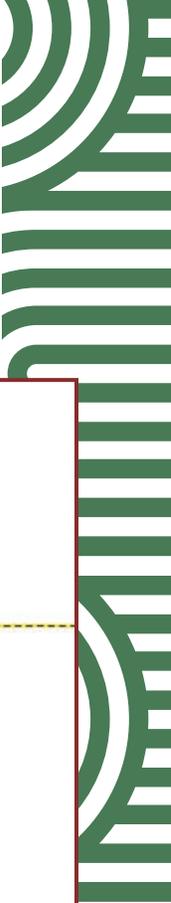
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Subject Property
 Freeborn Township
 Freeborn County, MN

Freeborn County Minnesota



Freeborn Township

Freeborn County | T104N-R23W

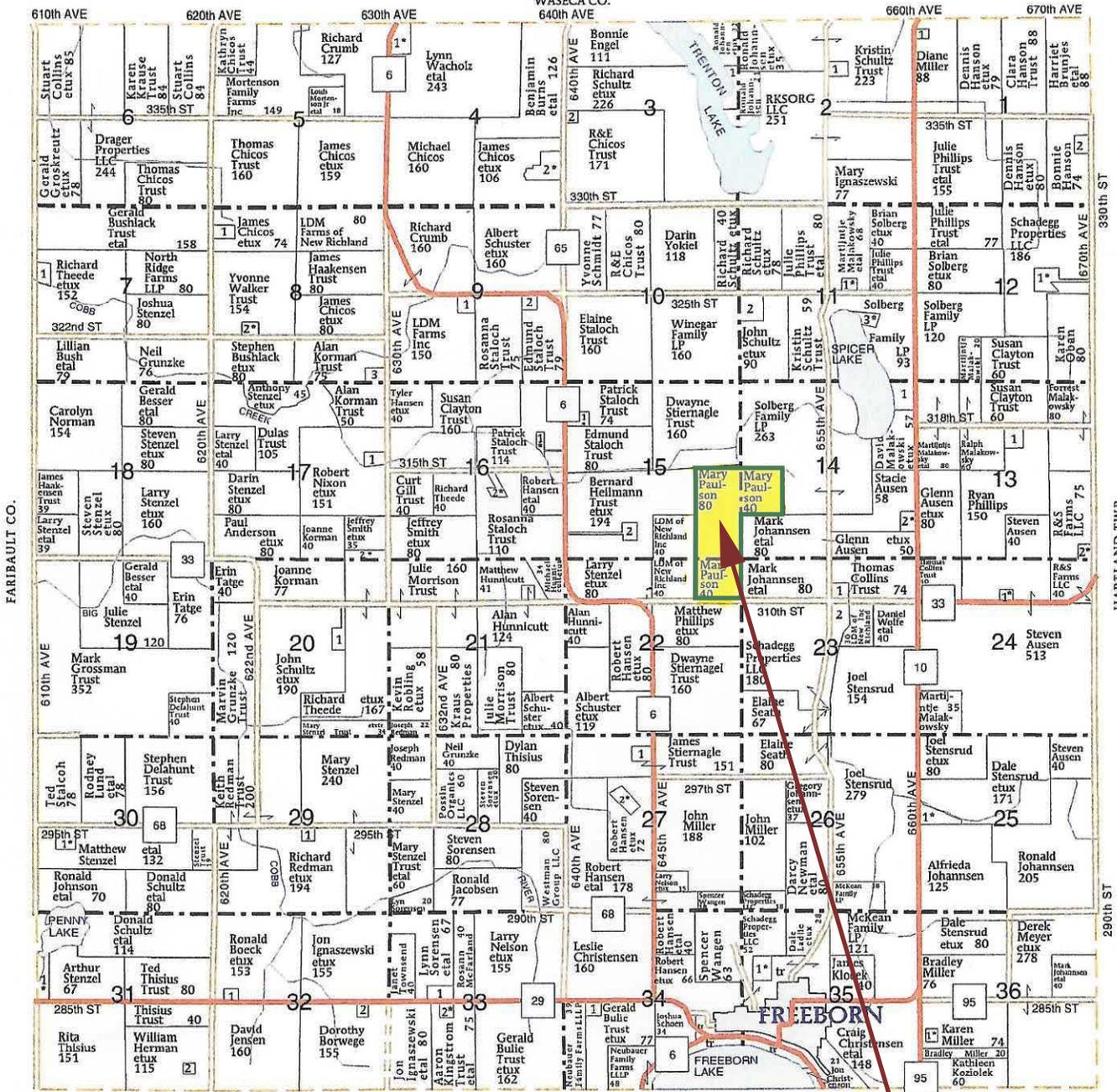
T-104-N

FREEBORN PLAT

R-23-W

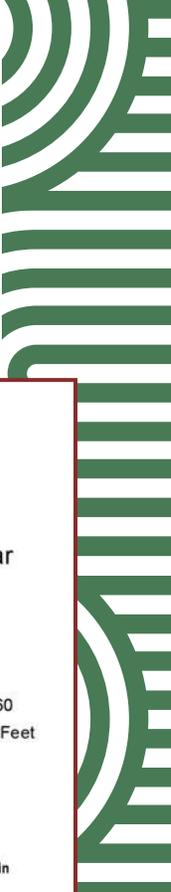
(Landowners)

WASECA CO.

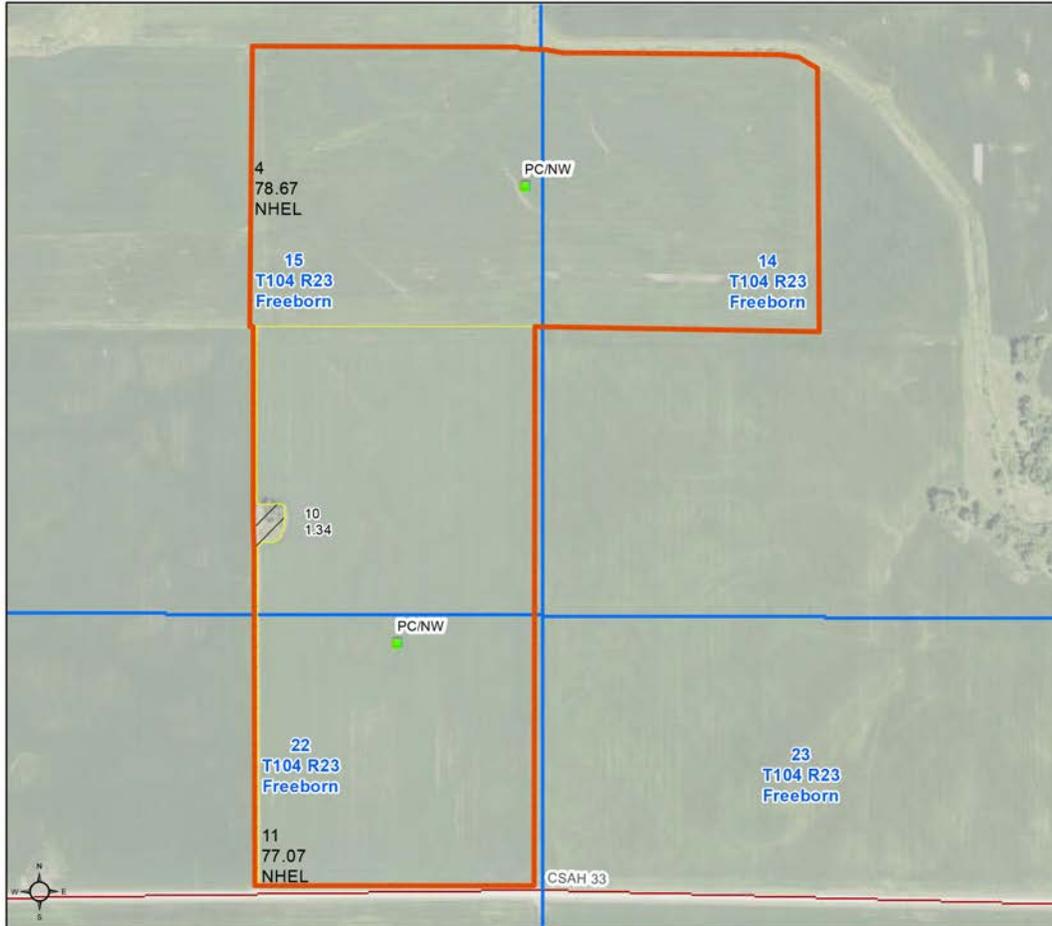


Subject Property

FSA Aerial Map



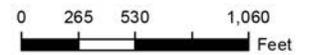
USDA United States Department of Agriculture
Freeborn County, Minnesota



Farm 12181
Tract 57520

2025 Program Year

Map Created May 05, 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: 155.74 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

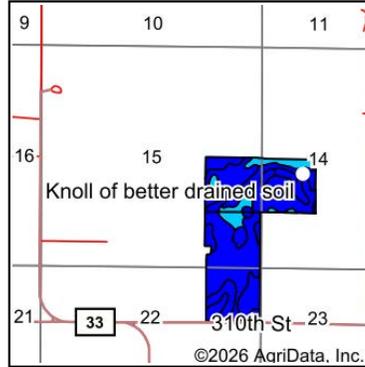
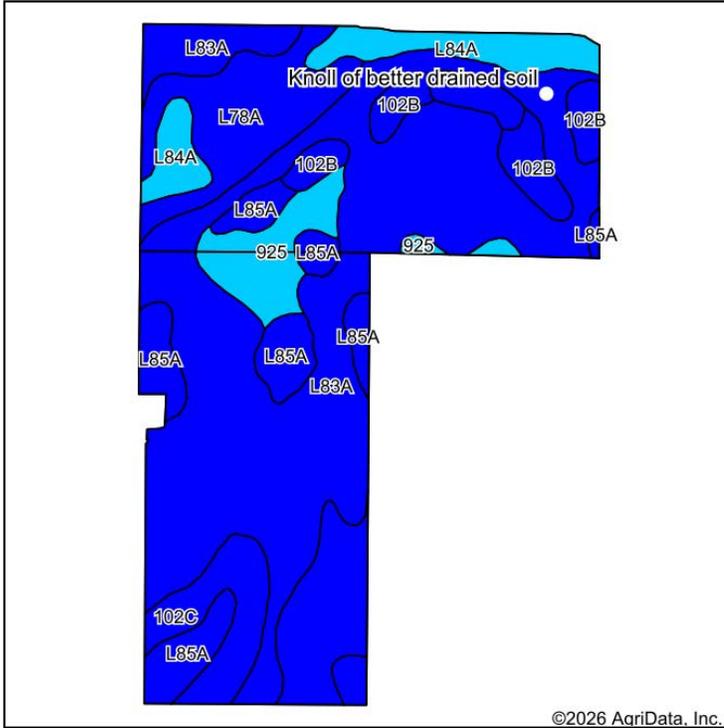
DESCRIPTION:	NW 1/4 of SW 1/4 Section 14, E 1/2 of SE 1/4 Section 15 & NE 1/4 of NE 1/4 Section 22, T104N-R23W	
TAX ID#:	200140040 (40a), 200150040 (60a), 200150042 (20a), 200220011 (20a), 200220012 (20a)	
REAL ESTATE TAXES:	2025 Ag Homestead Taxes	\$8,450.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$8,450.00
FSA INFORMATION:	Total Acres	160.00± acres
	FSA Tillable Acres	155.75± acres
	Corn Base Acres	89.77± acres
	Corn PLC Yield	168.00± bushels
	Soybean Base Acres	64.06± acres
	Soybean PLC Yield	43.00± bushels
LEASE/RENT INFORMATION:	Farm is open for 2026.	
SOIL DESCRIPTION:	Webster clay loam, Nicollet clay loam, Clarion loam, Glencoe clay loam, Canisteo clay loam, Cordova-Barbert complex. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	92.6 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Outlet: Cobb Creek Open Ditch. Tile: Private mains and random laterals. NW 1/4 of SW 1/4 Section 14 is system tiled, 60' spacings. See tile map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland NHEL - No Highly Erodible Lands	
OTHER:	The well that was within the old building site has been sealed. Seller applied 357,670 gallons (4,000 gallons per acre) of hog manure fall of 2025 on 89 acres. Manure was applied to NW 1/4 of SW 1/4 Section 14, NE 1/4 of SE 1/4 Section 15 and west 9-10 acres of SE 1/4 of SE 1/4 Section 15. Purchaser to reimburse Seller \$14,000 the date of closing. Minnesota Valley Testing Laboratories Nutrient Analytical Results Report will be issued 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.

wingertlandservices.com

Soils Map



State: **Minnesota**
 County: **Freeborn**
 Location: **15-104N-23W**
 Township: **Freeborn**
 Acres: **155.94**
 Date: **2/13/2026**



Soils data provided by USDA and NRCS.

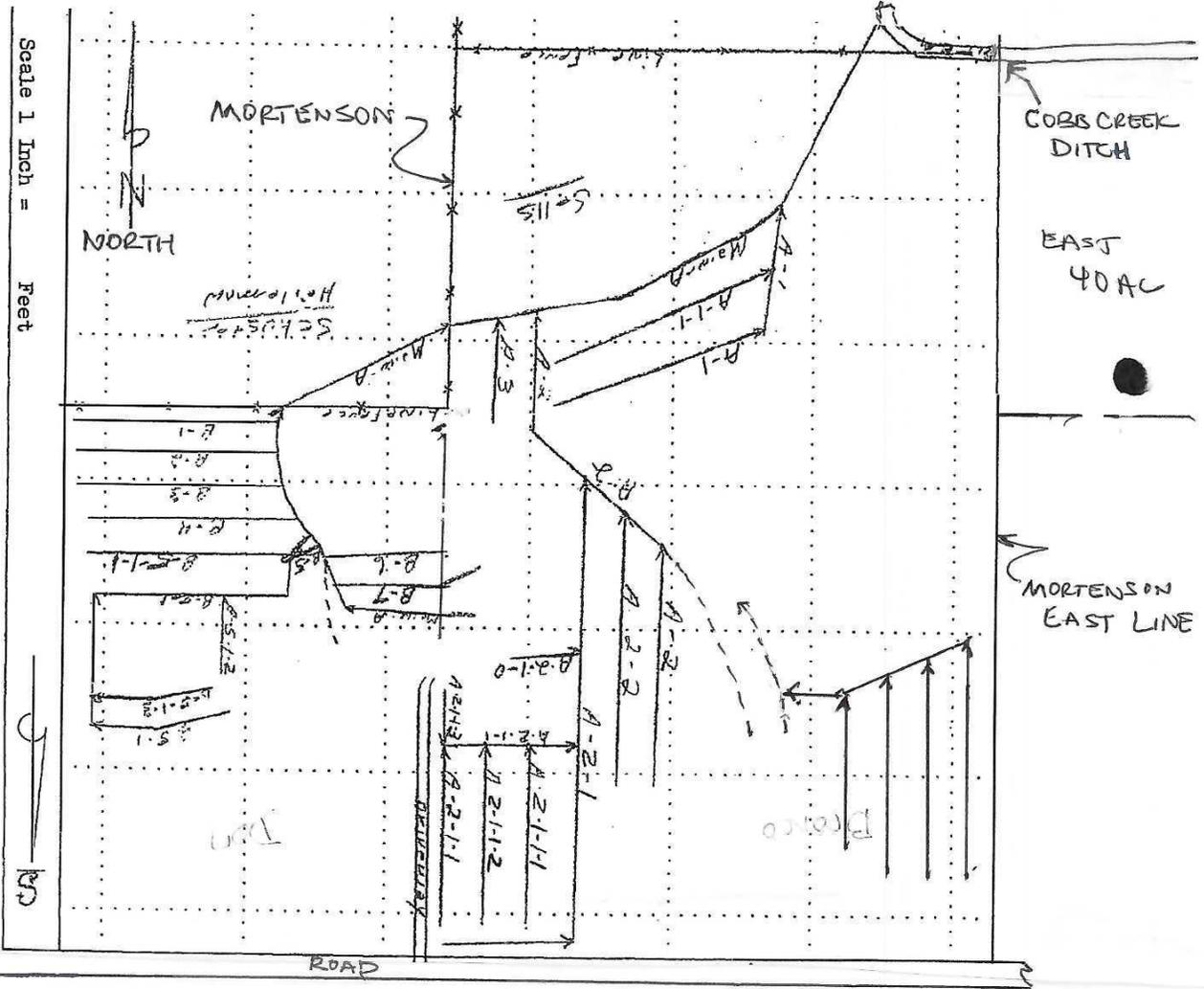
Area Symbol: MN047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	79.98	51.2%		> 6.5ft.	Poorly drained	IIw	93	83
L78A	Canisteo clay loam, 0 to 2 percent slopes	24.12	15.5%		> 6.5ft.	Poorly drained	IIw	93	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.46	9.3%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
102C	Clarion loam, 6 to 10 percent slopes	10.39	6.7%		> 6.5ft.	Well drained	IIIe	92	79
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.90	6.3%		> 6.5ft.	Very poorly drained	IIIw	86	77
925	Cordova-Barbert complex	8.73	5.6%		> 6.5ft.	Poorly drained	IIw	84	88
102B	Clarion loam, 2 to 6 percent slopes	8.36	5.4%		> 6.5ft.	Moderately well drained	Ile	95	83
Weighted Average							2.04	92.6	*n 82.1

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



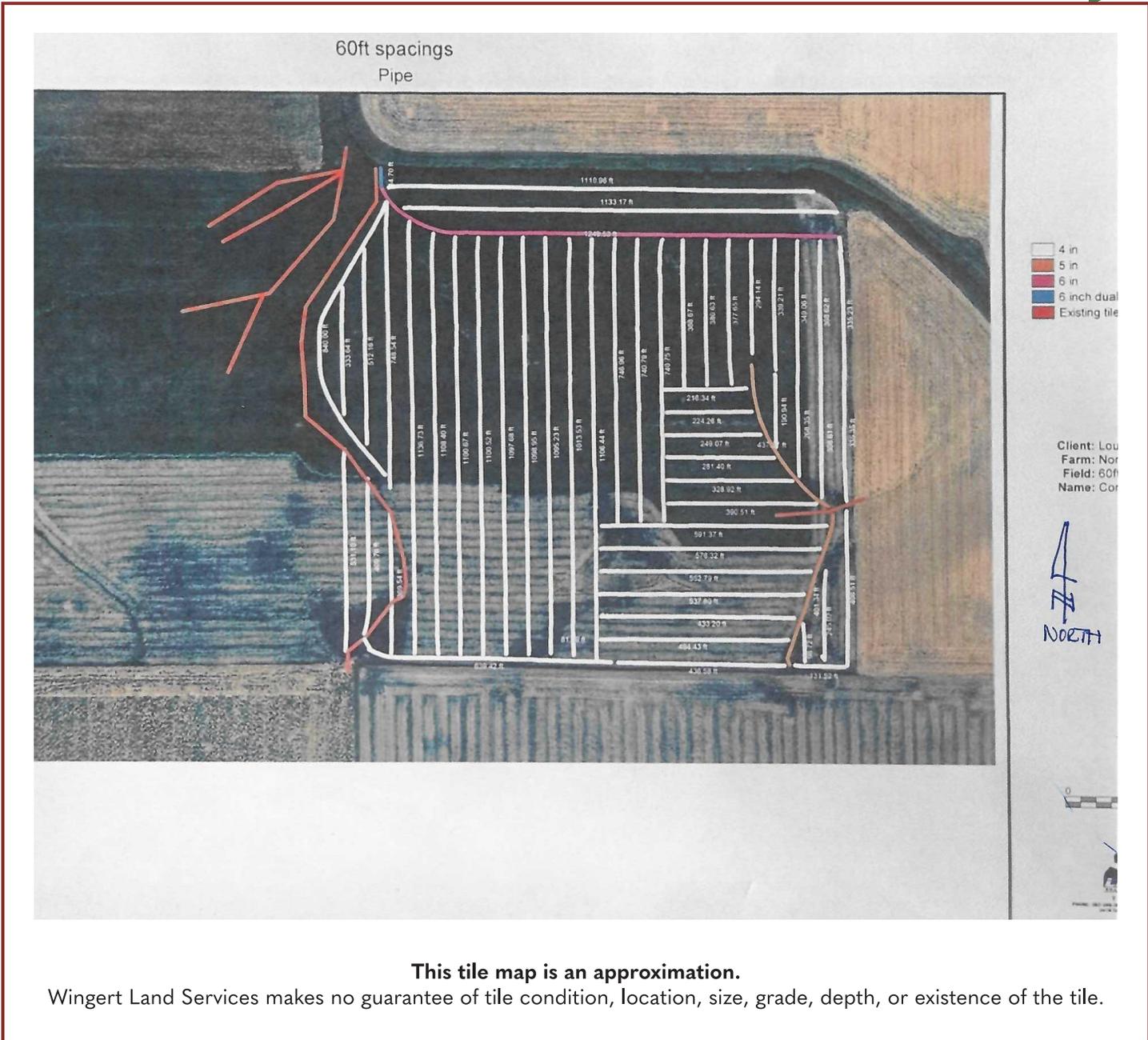
-Legend-		Job Name <i>Mrs Lela Sells</i>	
Farm Boundary	---	Sec. _____	Township _____
Permanent Fence	---x---	County <i>Freeborn</i>	State <i>Minn.</i>
Existing Tile Line	---o---	ACP No. _____	Design By <i>Phillip Morrison</i>
New Tile Installed	---o---	Date Installed _____	Contractor <i>Fritz Young</i>
Existing Deep Ditch	---o---	Type of Machine <i>Speicher</i>	Tile Manufacturer(s) <i>Kalkreuth</i>
Existing Shallow Ditch	---o---	Staked By <i>Phil Morrison</i>	
-Amount of Tile Installed-			
<i>100</i> Feet of _____	inch tile		
<i>50</i> Feet of _____	inch tile		
<i>50</i> Feet of _____	inch tile		
Feet of _____	inch tile		

I certify that the information given above is correct and that all tile installed meet the specifications given on the reverse side and applicable specifications in Minnesota Specifications for Conservation Practices No. 207, except as is noted on the drawing or on reverse side under remarks.

This tile map is an approximation only and not drawn to scale.

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

Tile Map



Property Images

NE Corner Looking SW



SW Corner Looking NE



NW Corner Looking SE



Auction Instructions

AUCTION LOCATION AND TIME:

New Richland City Hall
203 Broadway Avenue N
New Richland, MN 56072

Tuesday, April 14, 2026 @ 11:00 a.m.

AGENT CONTACT:

Chuck Wingert, ALC, Licensed Broker
Auctioneer #07-24-12

C: 507.381.9790

O: 507.248.5263

charles@wingertlandservices.com

Registration Required

Only registered bidders may attend and participate in the auction. All potential buyers must complete the online registration form at www.wingertlandservices.com under the "Property Listings & Auctions". Select "View Property" for this farm and click the registration link.

Registration must be completed by 12:00 p.m., Monday, April 13, 2026.

If online registration is not possible, please contact Chuck Wingert or Geoff Mead at Wingert Land Services.

Bidding

All bids must be stated as a price per deeded acre and rounded to the nearest \$100 at registration. All registered bidders who submit a bid will have the opportunity to raise their bid after all bids have been opened.

Property Condition

The property will be sold "as is, where is."

Taxes & Lease Income

Seller will retain all 2025 lease income and will pay all real estate taxes and special assessments certified for payment with 2025 taxes. Buyer will be responsible for real estate taxes due and payable in 2026 and thereafter, along with any unpaid special assessments due with those taxes and thereafter.

Purchase Agreement & Earnest Money

The successful bidder will sign a Purchase Agreement on the day of the auction and pay 10% of the total purchase price as earnest money.

Buyer Premium

A 2% Buyer Premium will be added to the final bid price to determine the total contract price.

Closing

Buyer to reimburse Seller \$14,000 the date of closing for 2025 fall applied fertilizer.

Buyer will be given possession prior to closing for planting purposes. If Buyer fails to close, earnest money, seed, fertilizer, etc will become the ownership of the Seller with no liability to buyer incurred expenses.

The remaining balance of the purchase price, without interest, will be due on or before Friday, May 15, 2026, at which time marketable title shall be conveyed.

Seller Rights

The Seller reserves the right to reject any or all bids and to waive any irregularities in the bidding process.

Announcements & Information

Announcements made on the day of the auction take precedence over any printed material. Information provided within this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy.



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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