

# FARMLAND UPDATE Mar 2026

wingertlandservices.com

## March 2026 Southern Minnesota Farmland Market Update

by Geoff Mead, ALC

### Market Snapshot

- Buyer demand remains strong for farms with productive soils and good drainage
- High-quality farms continue to bring stable prices
- Farms with challenges are showing more variation in results
- Several farmland auctions are scheduled across southern Minnesota before spring planting
- Buyer demand for hunting and recreational land remains steady, though available inventory is limited

### What We're Seeing in the Market

Farmland activity across southern Minnesota has remained steady through the winter months. We currently have five auctions scheduled before spring planting along with additional listings currently available.

Buyer interest continues to focus on farms with strong characteristics including good soils, established drainage, and open field configuration.

The Kruse Estate auction, highlighted later in this article, reflects something we're seeing more often right now, which is results can vary quite a bit depending on the individual farm. Farms with strong characteristics continue to perform

well, while farms with layout challenges or other limitations tend to see a wider range of results.

We're also seeing continued interest from buyers looking for hunting and recreational land, although available inventory remains limited.

**continued on next page**

**UPCOMING  
AUCTIONS**



### Dorothy Bleckeberg Farm

80.00± Acres  
Claremont Township  
Dodge County, MN  
Friday, Mar 20, 2026, 11:00 am

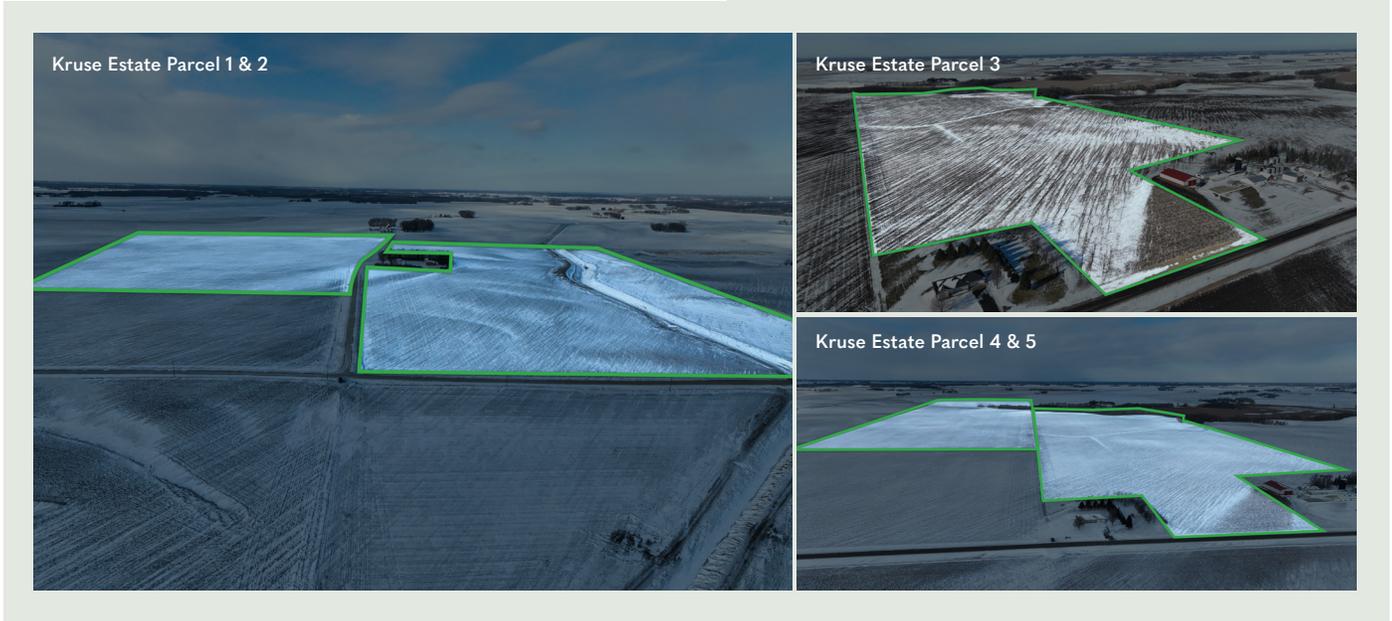
### Duane & Marlys Darnell Farms

750.54± Acres  
Elmore Township  
Faribault County, MN  
Thursday, Mar 26, 2026, 1:00 pm

### Bryce Haley Farm

71.54± Acres  
Brookville Township  
Redwood County, MN  
Thursday, Apr 2, 2026, 11:00 am

continued...



Looking at the broader agricultural markets, corn prices have seen some recent support as input costs for fuel and fertilizer have increased. Global uncertainty, including the conflict with Iran, has contributed to higher production costs for fertilizers. Markets will continue to watch how these factors influence both commodity prices and farm profitability through the growing season.

### What This Means for Landowners

The current market continues to present solid opportunities for landowners considering a sale, particularly for farms with strong production characteristics.

At the same time, every farm is different. Soil productivity, drainage, field configuration, local buyer demand, and the goals of the landowner all influence how a farm will perform in today's market.

That's why the first step is usually taking a close look at the property and the local market before deciding whether an auction, listing, or private sale approach makes the most sense.

If you'd ever like to talk through your farm or get a sense of what it might bring in today's market, feel free to reach out. ■

### FEATURED AUCTION RESULT

#### Jeanette Kruse Estate & Charles Kruse Estate Auction — Blue Earth County, Minnesota

The Kruse farm was offered in five parcels with several combination options, allowing buyers to compete on individual tracts or combine parcels.

#### Parcels 1 & 2 — 113.71± Acres (sold together)

Both tracts had productive soils and established tile drainage with private mains. Parcel 1 included a drainage ditch and just under 15 acres enrolled in CRP. Parcel 2 was a 40-acre tract with a mostly square configuration.

*Sold for \$10,506 per deeded acre.*

#### Parcel 3 — 44.9± Acres

This tract surrounded a building site and had a drainage ditch running through it. While the soils were good and the farm had tile drainage, the field configuration was less efficient.

*Sold for \$6,936 per deeded acre.*

#### Parcels 4 & 5 — 224.24± Acres (sold together)

Contiguous tracts with productive soils, strong field configuration, and pattern tile drainage.

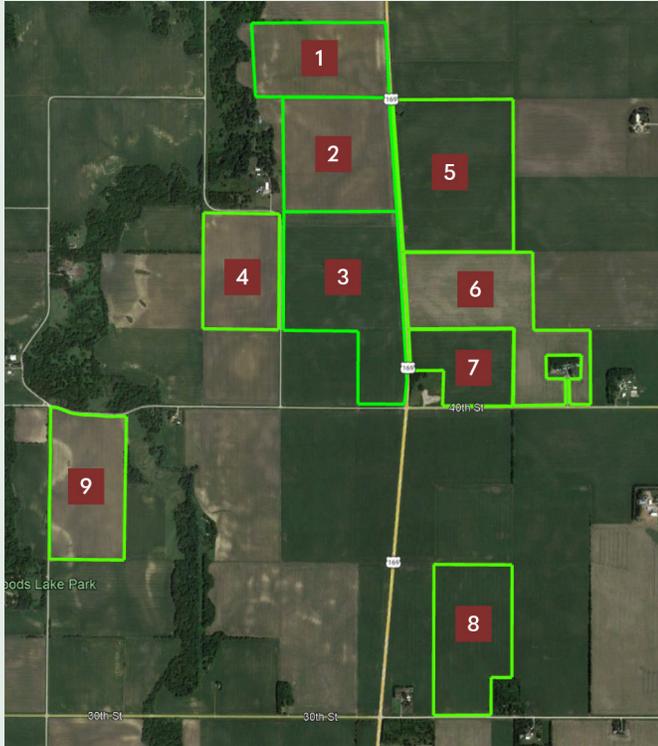
**What's the Best Way to Sell Farmland in Minnesota? Auction, Listing, or Private Sale**

[Watch Geoff Discuss Method of Sale](#)



# FEATURED AUCTION

Duane & Marlys Darnell Farms | Faribault County, MN  
750.54± Acres



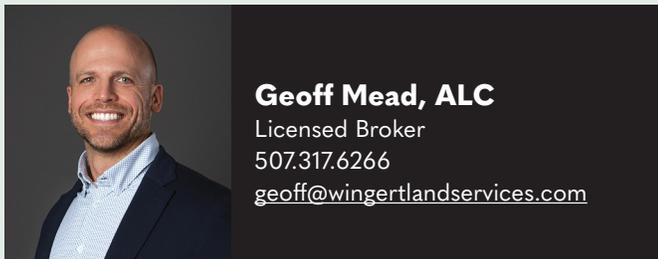
We'll be offering the Duane & Marlys Darnell farms in a choice auction format on March 26, 2026. The offering includes 750.54± acres selling in nine parcels, with tract sizes ranging from approximately 45 to 117 acres. The farms are located in Elmore Township along Highway 169 in Faribault County and feature productive southern Minnesota soils. CPI ratings across the farms range from good to strong for the area.

Several parcels have established drainage with outlets to county ditches and the nearby river system, and the farms are mostly level to gently rolling. The farms are also open for the 2026 crop year.

*Maps, soils, parcel details, and auction information are available on our website*

**View the full listing details for the farm here:**

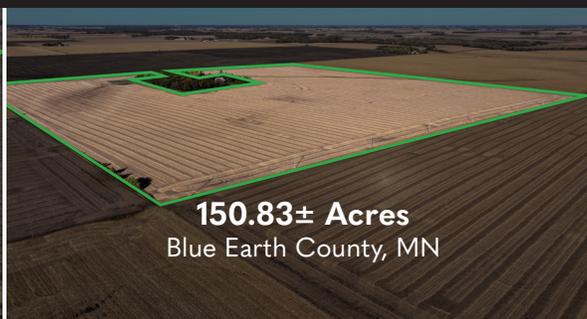
[Farm Auction in Elmore Township, Faribault County, Minnesota](#)



**Hear what Geoff has to say about Darnell Farms located in Faribault County, MN.**



## RECENTLY SOLD



# Now Serving Landowners in Southwest Minnesota



## Spencer Mesman

Land Specialist, Licensed in MN  
507.220.2781  
[spencer@wingertlandservices.com](mailto:spencer@wingertlandservices.com)

**Now Serving Land Owners In:  
Rock, Nobles, Pipestone,  
Murray Counties**

## Meet Spencer Mesman

Land Specialist, Licensed in MN

We're pleased to introduce Spencer Mesman, Land Specialist with Wingert Land Services. Spencer works with landowners and buyers across southwest Minnesota, with a focus on Rock, Nobles, Pipestone, and Murray counties, helping clients with the sale and purchase of farmland and rural property.

Spencer grew up in Edgerton, Minnesota, and has been around agriculture his entire life. Before joining Wingert Land Services, he spent seven years in farm equipment sales and management, working closely with farmers across the region and gaining a strong understanding of modern farming operations. He also spent three years involved in the startup and production management of a chemical manufacturing plant.

Spencer is licensed in Minnesota and is a member of the Realtors Land Institute. He and his wife, Ashley, live in southwest Minnesota with their two children, Theo and Bryce. Outside of work, Spencer enjoys hunting, fishing, camping, and spending time working on the farm with his kids.

If you own land in Rock, Nobles, Pipestone, or Murray County and would like to visit about value, timing, or sale options, Spencer would be glad to connect. ■



## We're Hiring | JOIN THE WINGERT LAND SERVICES TEAM

### Executive Operations Coordinator

Mankato, MN

Wingert Land Services is seeking a highly organized and proactive professional to help manage and coordinate the day-to-day operations of our brokerage while working closely with our team.

[Learn More](#)

### Social Media Manager

Hybrid Remote

Wingert Land Services is seeking a full-time Social Media Manager to lead and grow our digital presence. This is a hybrid remote role for someone who understands how to build a trusted brand through consistent, high-quality content.

[Learn More](#)

# UPCOMING AUCTIONS

Pre-Registration Required For All Auctions

Friday, March 20, 2026, 11:00 am

**Dorothy Bleckeberg Farm**

80.00± Acres

Claremont Township

Dodge County, MN

For additional information, contact

**Geoff Mead, ALC, Licensed Broker** | AUCTIONEER #83-50

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



**Multi-Parcel Choice Auction**

Thursday, March 26, 2026, 1:00 pm

**Duane & Marlys Darnell Farms**

750.54± Acres

Elmore Township

Faribault County, MN

For additional information, contact

**Geoff Mead, ALC, Licensed Broker** | AUCTIONEER #83-50

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



Thursday, April 2, 2026, 11:00 am

**Bryce Haley Farm**

71.54± Acres

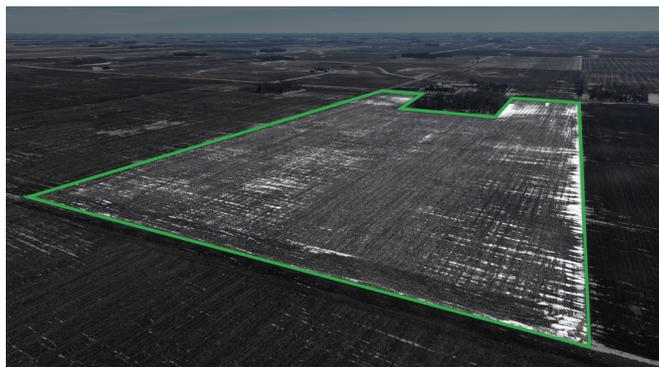
Brookville Township

Redwood County, MN

For additional information, contact

**Geoff Mead, ALC, Licensed Broker** | AUCTIONEER #83-50

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



Tuesday, April 14, 2026, 11:00 am

**Mortenson Family Farm**

160.00± Acres

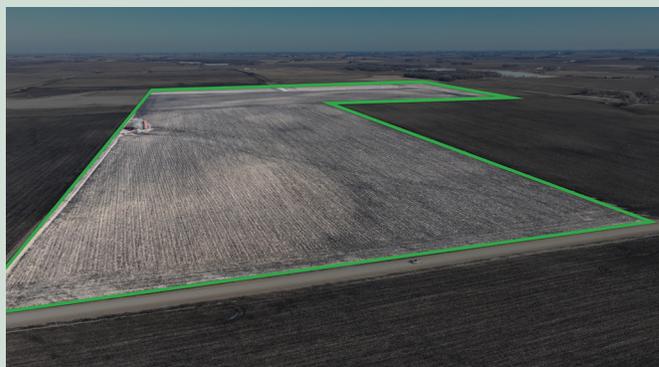
Freeborn Township

Freeborn County, MN

For additional information, contact

**Chuck Wingert, ALC, Licensed Broker** | AUCTIONEER #07-24-12

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



Check our website for additional auction and sale listings.



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