

# FARMLAND AUCTION



**160.00± ACRES**

**JDK2 LLC**

Cameron Township, Murray County, Minnesota



## AUCTION LOCATION AND TIME

**Thursday, June 4, 2026 @ 1:00 p.m.**

**Chandler Community Center**  
300 Carlton Avenue, Chandler, MN 56122

Scan to view this  
property and  
register online.



FOR ADDITIONAL INFORMATION CONTACT:

**Geoff Mead, ALC**

BROKER, ACCREDITED LAND CONSULTANT

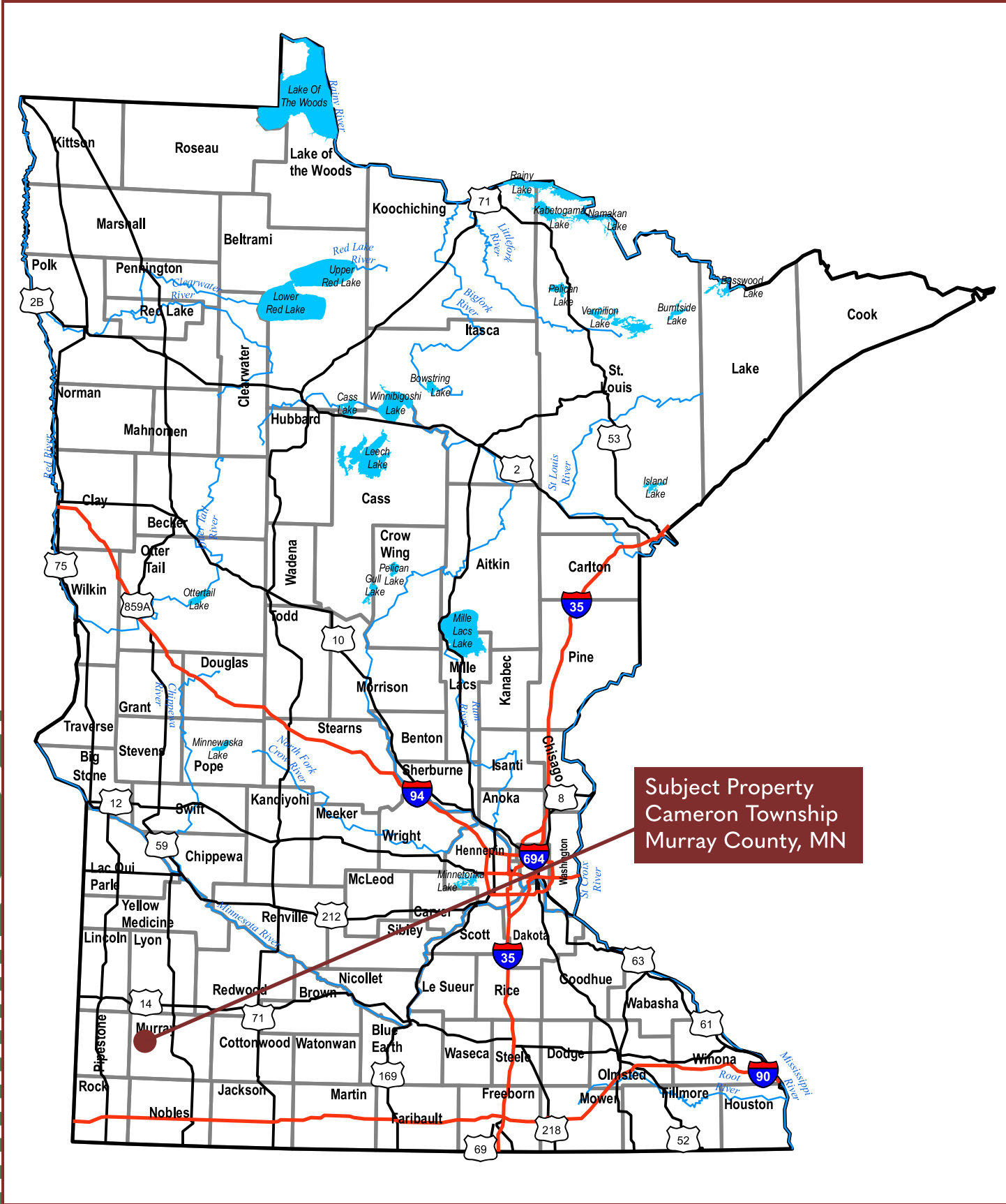
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

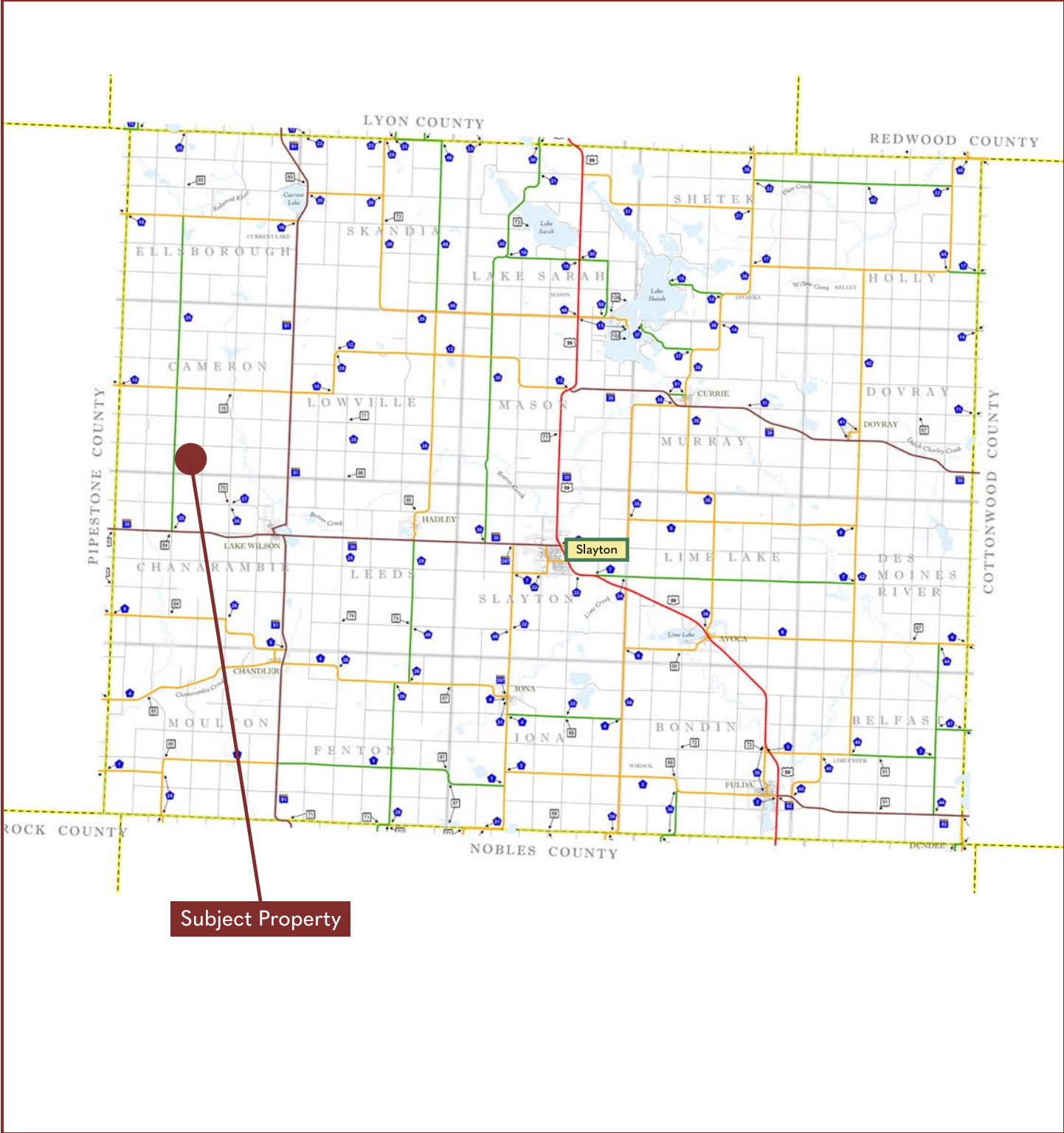
wingertlandservices.com





Subject Property  
 Cameron Township  
 Murray County, MN

# Murray County Minnesota



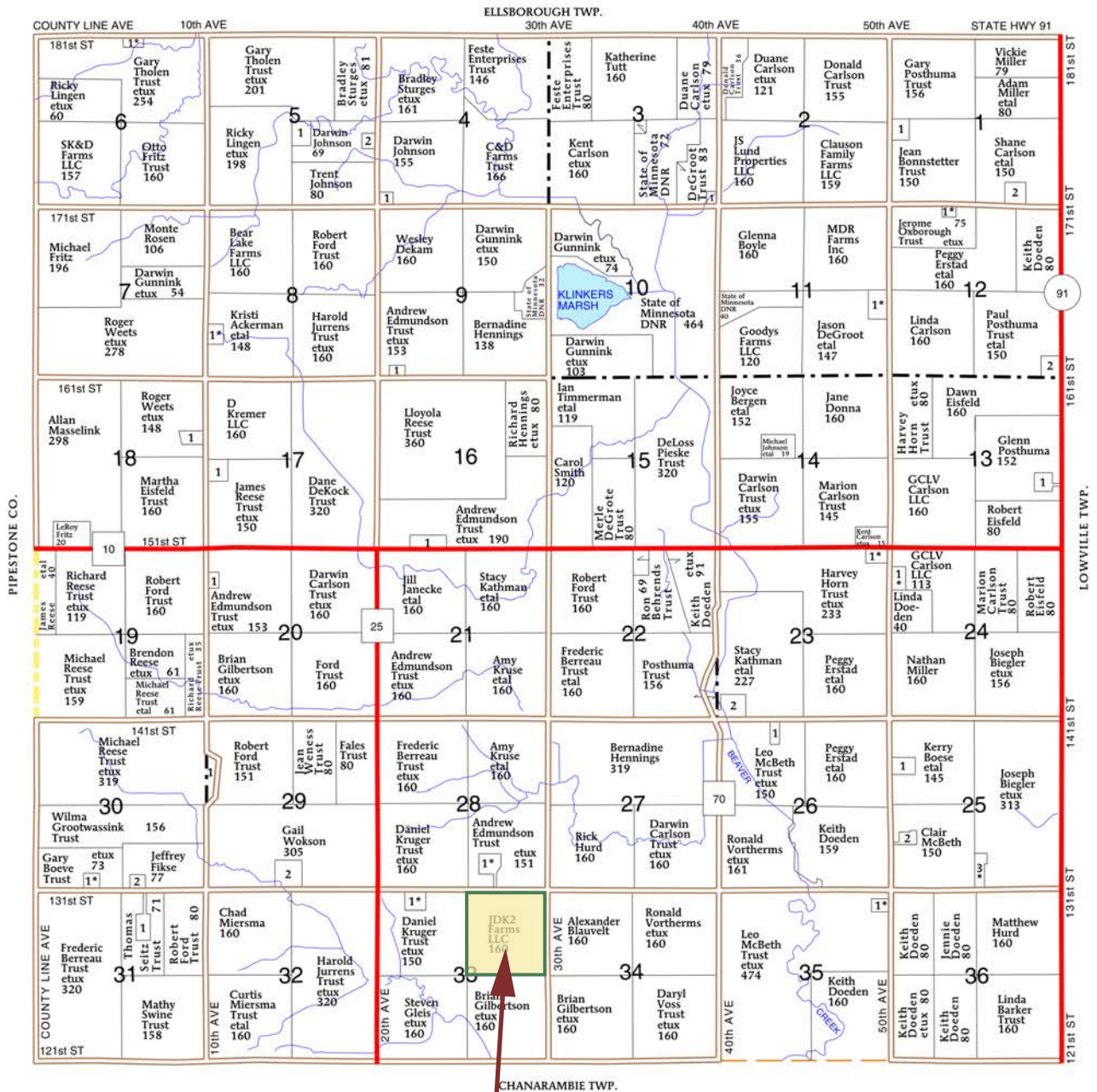
# Cameron Township

## Murray County | T107N-R43W

T-107-N

CAMERON PLAT

R-43-W



**Subject Property**

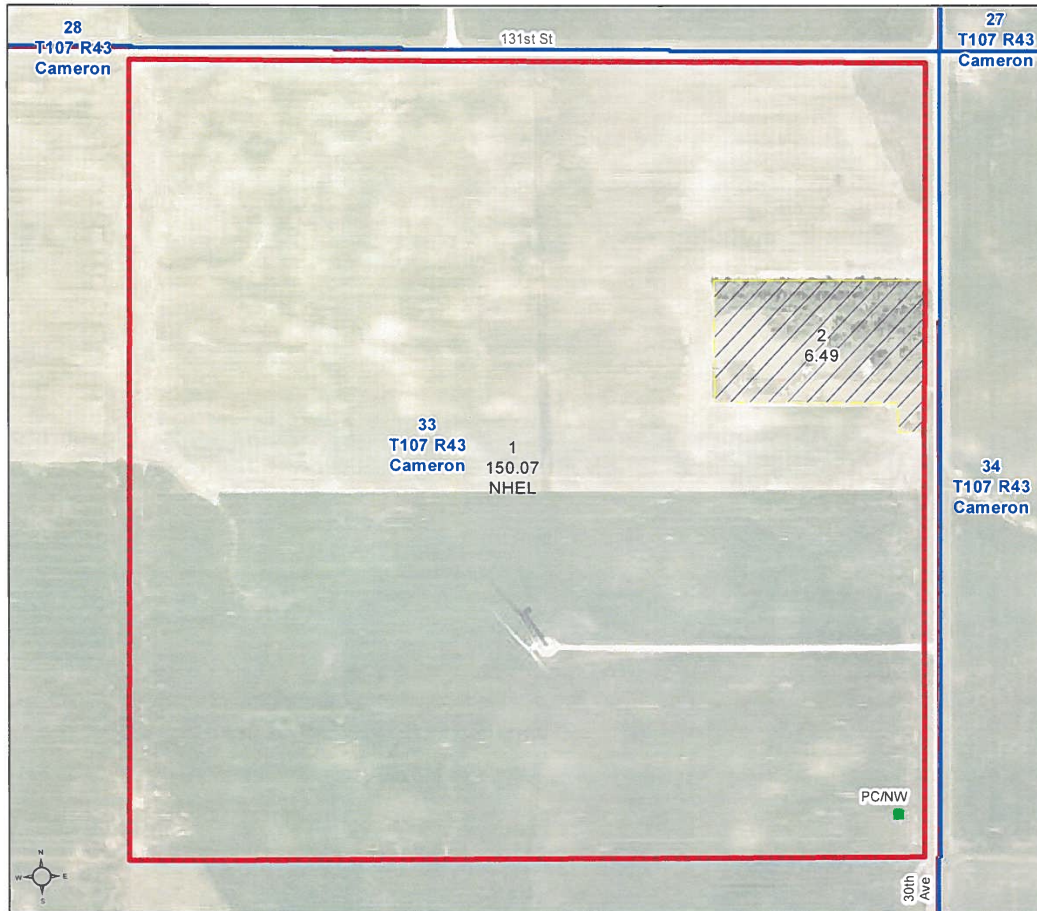
# FSA Aerial Map

USDA United States Department of Agriculture  
Murray County, Minnesota

**Farm 5571**  
**Tract 1017**

2025 Program Year

Map Created April 10, 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: 150.07 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

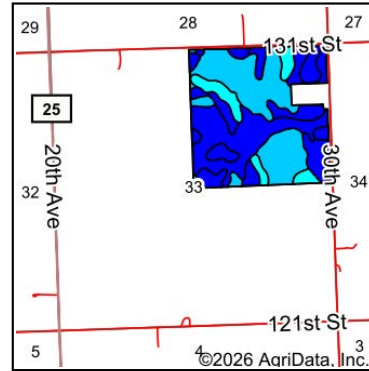
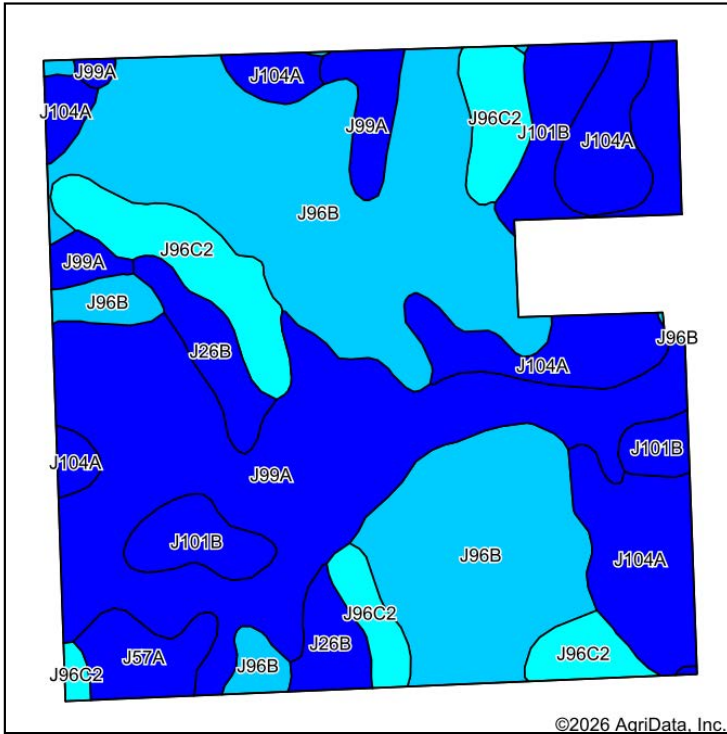
<b>DESCRIPTION:</b>	NE 1/4 Sec33-T107N-R43W	
<b>TAX ID#:</b>	03-033-0010	
<b>REAL ESTATE TAXES:</b>	Estimated Ag Non-Homestead Taxes	\$4,934.82
	Special Assessment – 2025	\$329.18
	Total Estimated Tax & Specials	\$5,264.00
<b>FSA INFORMATION:</b>	Total Acres	160.00± acres
	FSA Tillable Acres	150.07± acres
	Corn Base Acres	74.49± acres
	Corn PLC Yield	156.00± bushels
	Soybean Base Acres	75.58± acres
	Soybean PLC Yield	39.00± bushels
<b>LEASE/RENT INFORMATION:</b>	Farm is leased for 2026 crop year. Lease income and taxes to be prorated to date of closing.	
<b>SOIL DESCRIPTION:</b>	Barnes-Buse complex, Lakepark clay loam, Svea loam, Hokans-Svea complex. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	92.8 CPI	
<b>TOPOGRAPHY:</b>	Level to rolling.	
<b>DRAINAGE:</b>	Some tile present with outlet to JD-14.	
<b>CRP:</b>	N/A	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	NHEL - No Highly Erodible Lands PC/NW - Prior Converted/No Wetland	
<b>OTHER:</b>	A wind turbine lease is in place with an initial 20-year term, signed in September 2021, and includes two 10-year renewal options. The most recent turbine payment was \$10,684.91 in January 2026, with a 2% annual increase in lease payments.	

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: **Murray**  
 Location: **33-107N-43W**  
 Township: **Cameron**  
 Acres: **150.07**  
 Date: **4/17/2026**

Maps Provided By:  **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



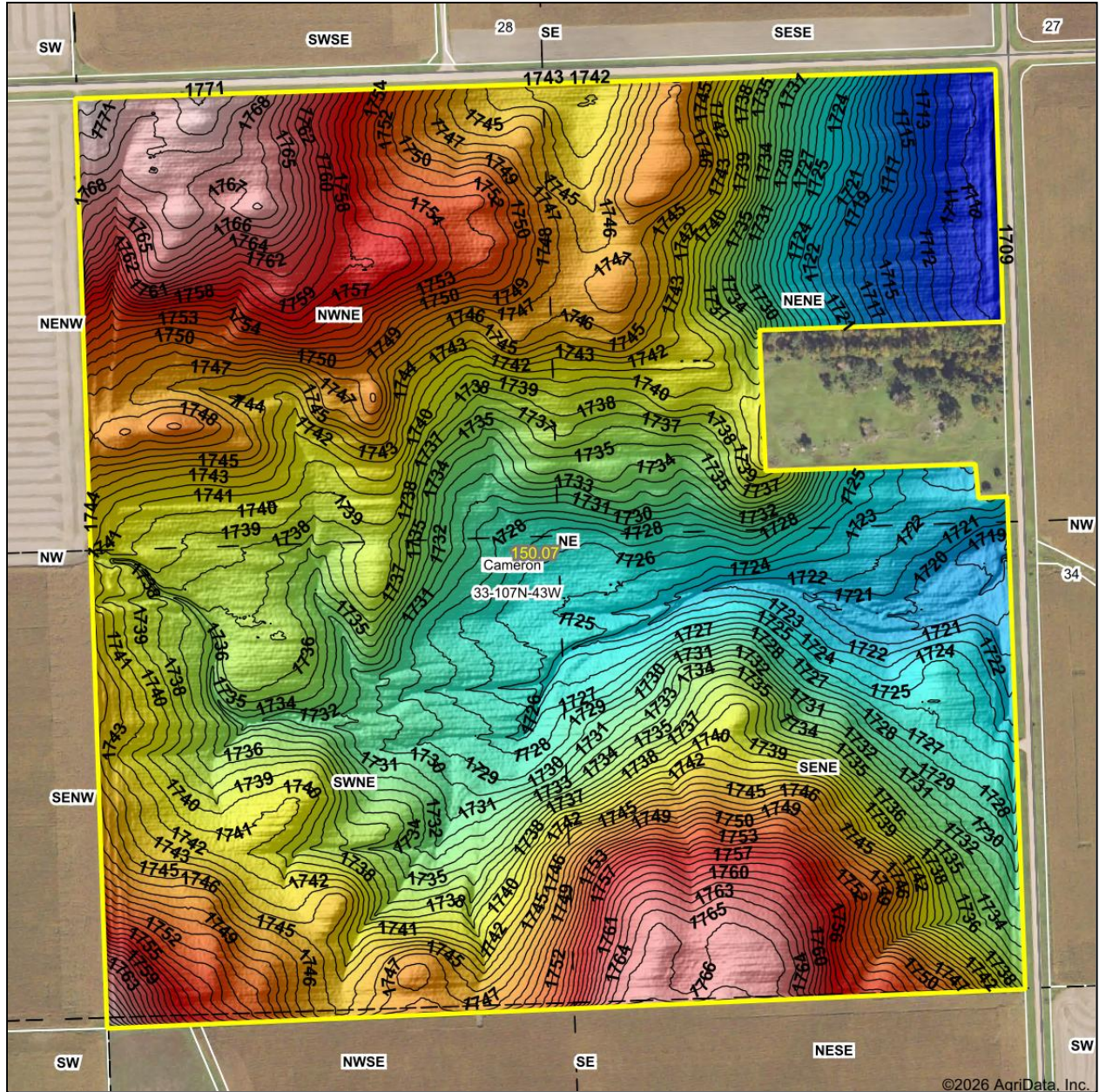
Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 25

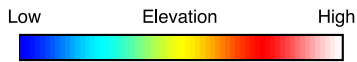
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
J96B	Barnes, occasional saturation-Buse complex, 3 to 6 percent slopes	53.21	35.4%		> 6.5ft.	Well drained	Ile	3553	88	65
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	43.06	28.7%		> 6.5ft.	Somewhat poorly drained	llw	0	98	71
J104A	Svea loam, 1 to 3 percent slopes	20.99	14.0%		> 6.5ft.	Moderately well drained	Ie	0	99	70
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	14.76	9.8%		> 6.5ft.	Well drained	Ive	3460	80	59
J101B	Hokans-Svea complex, 1 to 4 percent slopes	8.53	5.7%		> 6.5ft.	Well drained	Ile	0	98	68
J26B	Damen loam, 2 to 6 percent slopes	5.97	4.0%		> 6.5ft.	Well drained	Ile	0	99	72
J57A	Balaton loam, 1 to 3 percent slopes	3.55	2.4%		> 6.5ft.	Moderately well drained	Ils	0	96	70
<b>Weighted Average</b>							<b>2.06</b>	<b>1600.1</b>	<b>92.8</b>	<b>*n 67.4</b>

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

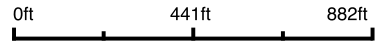
# Topography Hillshade



©2026 AgriData, Inc.



Source: USGS 1 meter dem  
 Interval(ft): 1  
 Min: 1,708.2  
 Max: 1,773.5  
 Range: 65.3  
 Average: 1,740.2  
 Standard Deviation: 13.42 ft



**33-107N-43W**  
**Murray County**  
**Minnesota**

Boundary Center: 44° 2' 0.29, -96° 0' 33.18



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 Field borders provided by Farm Service Agency as of 5/21/2008.

# Tile Map



**This tile map is an approximation only.**

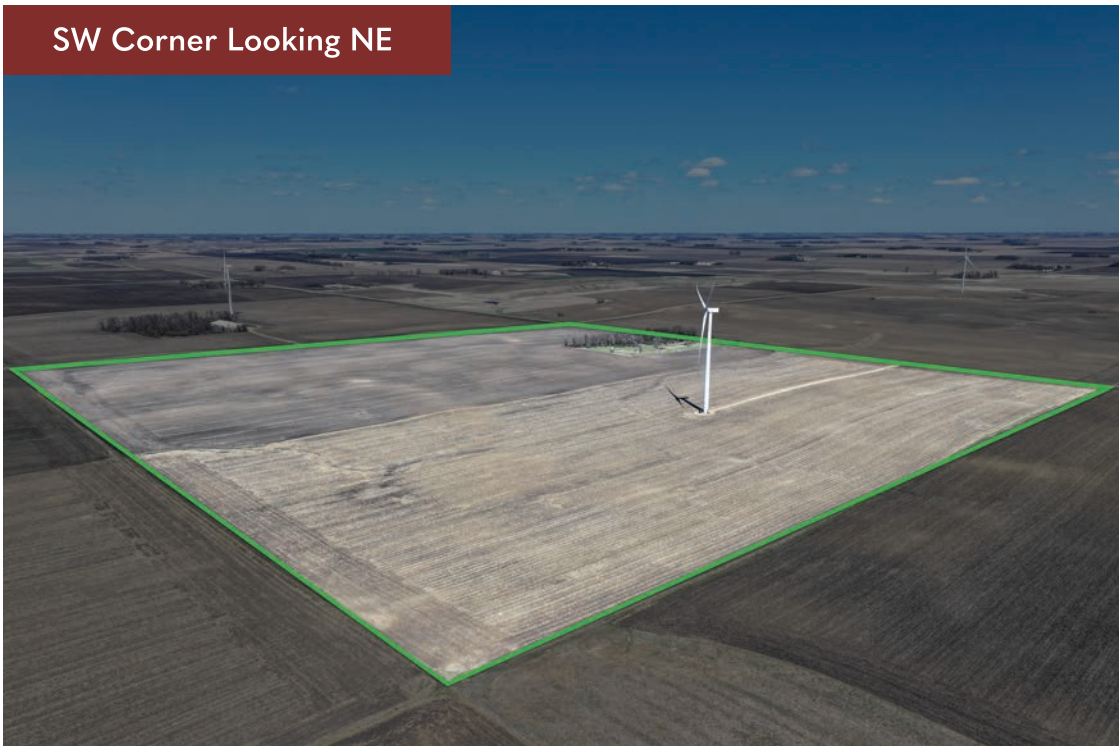
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

# Property Images

NE Corner Looking SW



SW Corner Looking NE



# Property Images



# Auction Instructions

**AUCTION LOCATION AND TIME:**

Chandler Community Center  
300 Carlton Avenue  
Chandler, MN 56122

**Thursday, June 4, 2026 @ 1:00 p.m.**

**AGENT CONTACT:**

Geoff Mead, ALC  
Broker, Accredited Land Consultant  
Auctioneer #83-50  
C: 507.317.6266 | O: 507.248.5263  
geoff@wingertlandservices.com

**Auction Format**

This auction will be offered as one parcel (160.00± acres).

**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](http://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., Wednesday, June 3, 2026.

If online registration is not possible, please contact 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**

Buyer and Seller shall prorate 2026 real estate taxes, special assessments, and lease income to the date of closing. Buyer will be responsible for real estate taxes due and payable in 2027 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**

Lease income and taxes to be prorated to date of closing.

The remaining balance of the purchase price, without interest, will be due on or before Wednesday, July 22, 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.

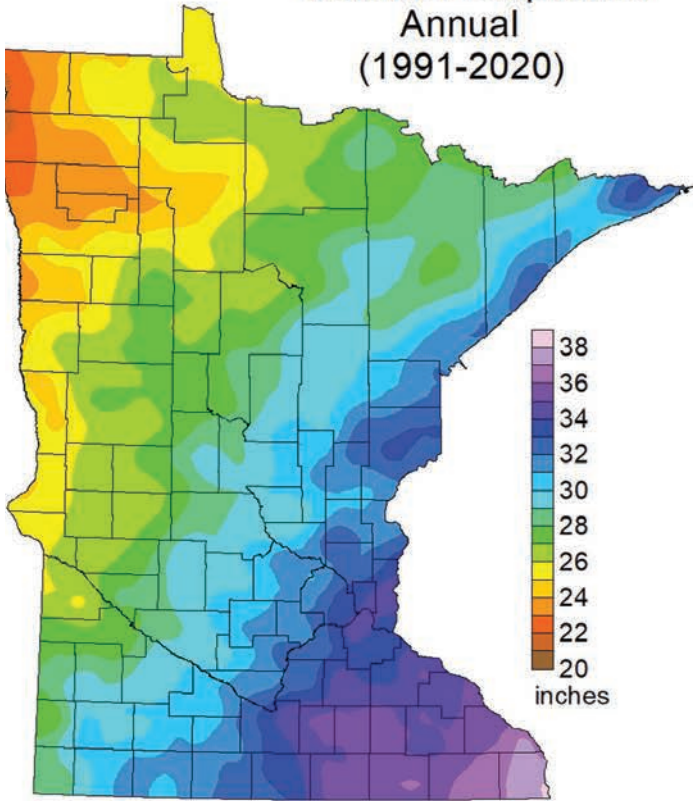
**Announcements & Information**

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.



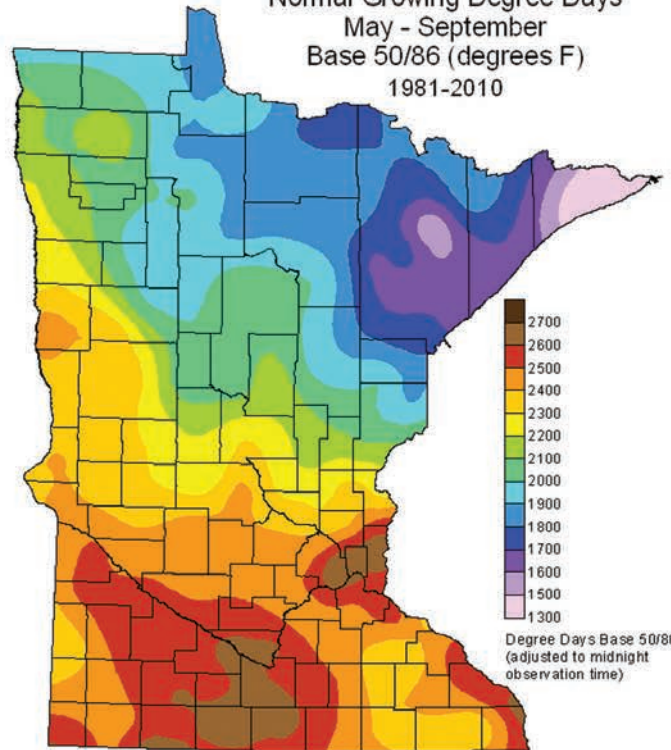


### Normal Precipitation Annual (1991-2020)



DNR State Climatology Office, April 16, 2021

### Normal Growing Degree Days May - September Base 50/86 (degrees F) 1981-2010



Degree Days Base 50/86  
(adjusted to midnight  
observation time)

State Climatology Office - MNDNR

# Thank you.

Thank you for allowing us the opportunity to present this property to you.

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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