

FARMLAND AUCTION



WINGERT
LAND SERVICES

160.00± ACRES

Cecelia Lolkus & JDK2 LLC

Wilmont Township, Nobles County, Minnesota



AUCTION LOCATION AND TIME

Thursday, June 4, 2026 @ 11:00 a.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

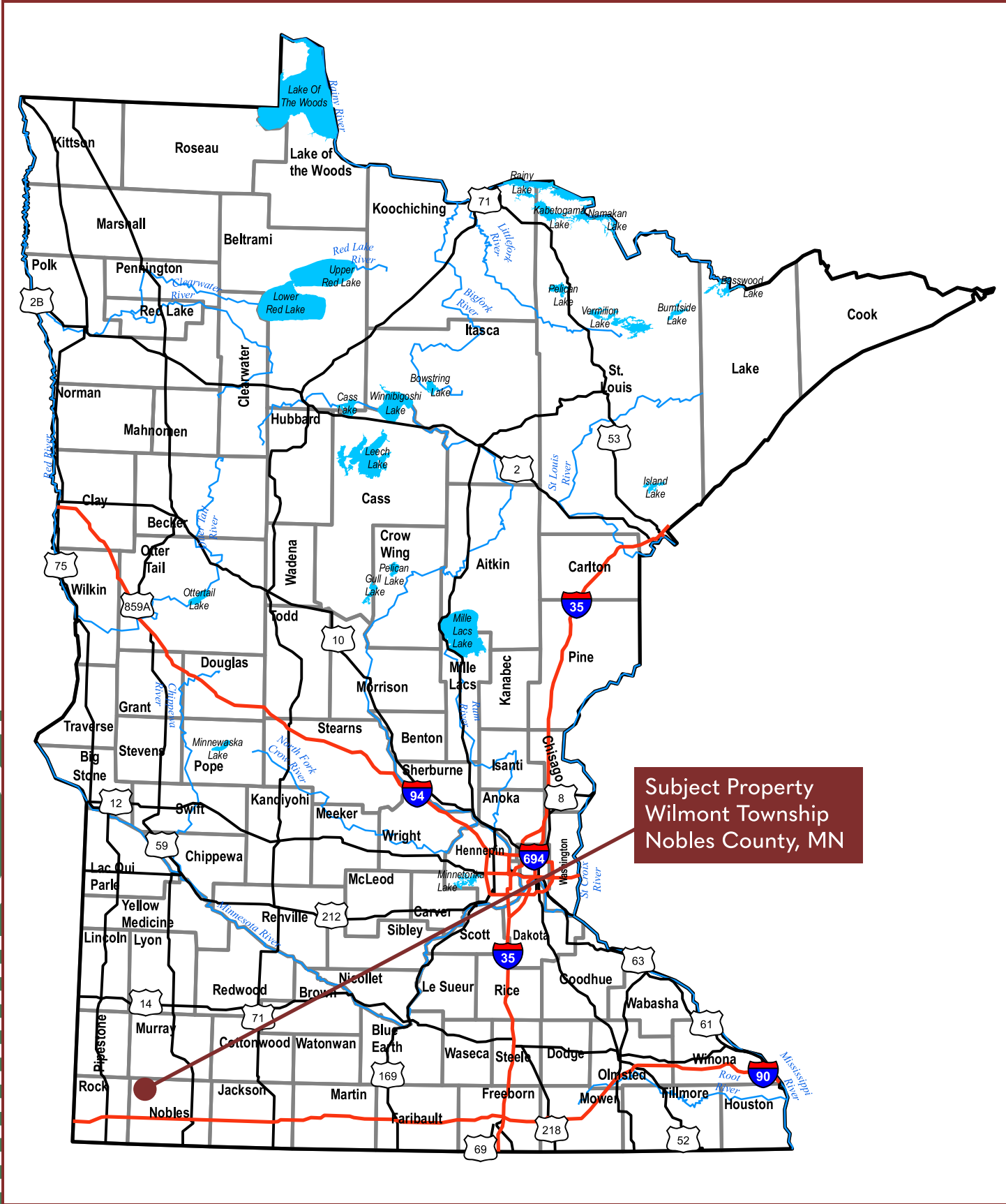
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com





Subject Property
 Wilmont Township
 Nobles County, MN

Nobles County Minnesota

Subject Property



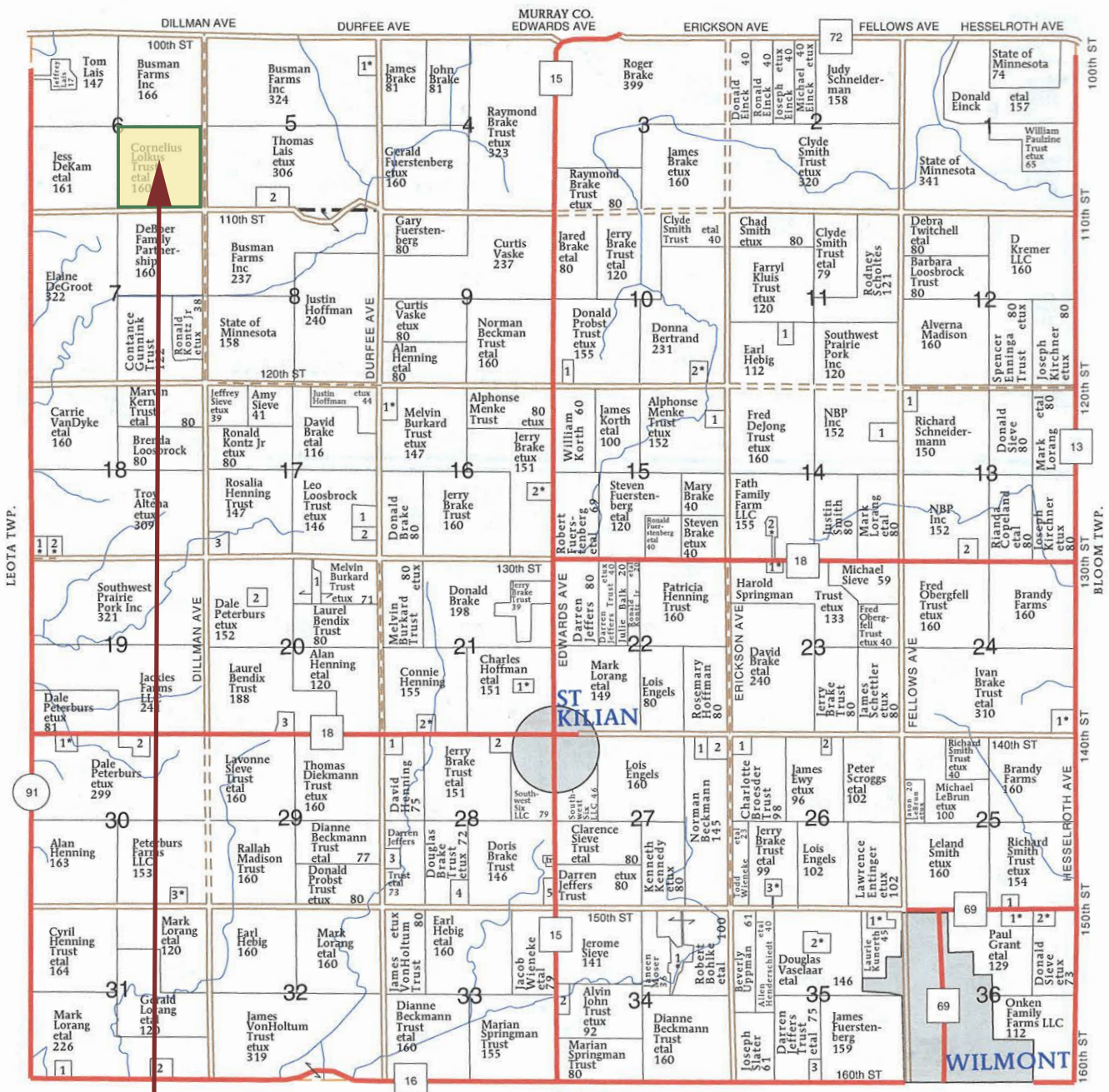
Wilmont Township

Nobles County | T104N-R42W

T-104-N

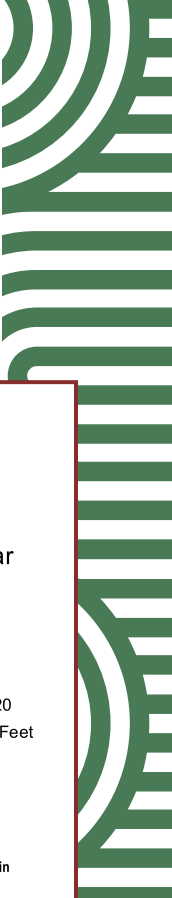
WILMONT PLAT

R-42-W

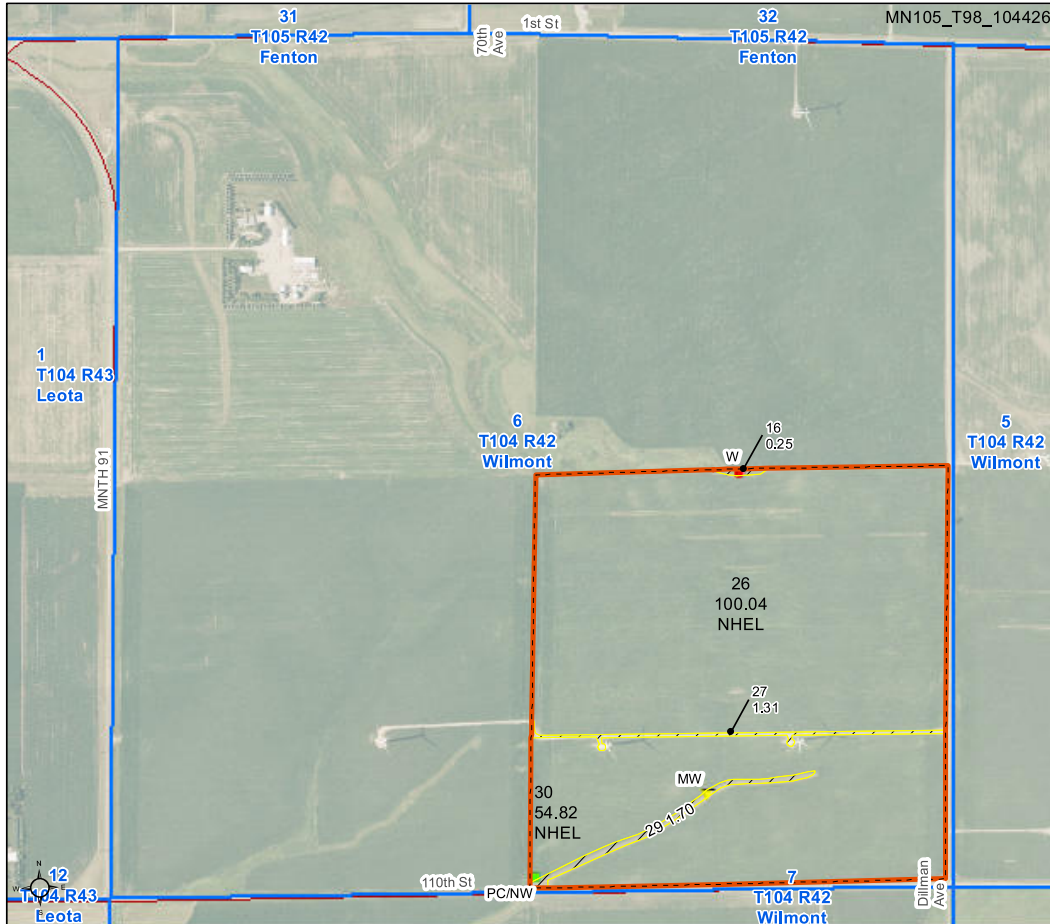


Subject Property

FSA Aerial Map



USDA United States Department of Agriculture
Nobles County, Minnesota

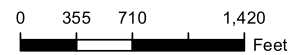


Farm 277
Tract 98

2025 Program Year

Map Created April 20, 2025

104426



- 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: 154.86 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

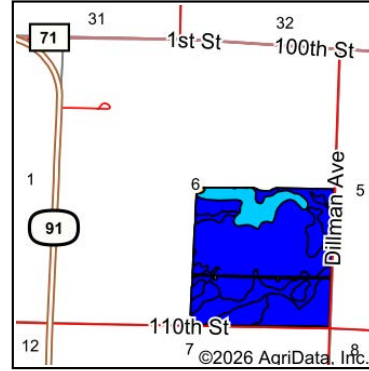
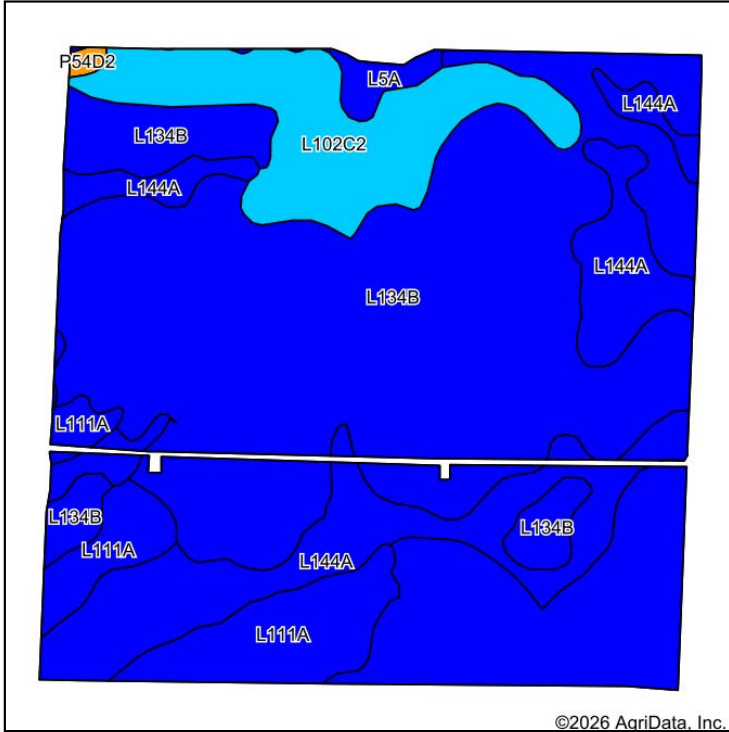
DESCRIPTION:	SE 1/4 Sec6-T104N-R42W	
TAX ID#:	19-0028-000	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$6,214.00
	Special Assessment – 2025	\$0.00
	Total Estimated Tax & Specials	\$6,214.00
FSA INFORMATION:	Total Acres	160.00± acres
	FSA Tillable Acres	154.86± acres
	Corn Base Acres	120.74± acres
	Corn PLC Yield	145.00± bushels
	Soybean Base Acres	33.35± acres
	Soybean PLC Yield	42.00± bushels
LEASE/RENT INFORMATION:	Farm is leased for 2026 crop year. Lease income and taxes to be prorated to date of closing.	
SOIL DESCRIPTION:	Clarion-Crooksford complex, Chetomba silty clay loam, Clarion-Storden complex, Nicollet silty clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	94.0 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Private mains and laterals with outlet to waterway and wetland. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands, PC/NW - Prior Converted/No Wetland, Tract contains a wetland or farmed wetland	
OTHER:	There is no current income from the wind towers. The lease term is 380 calendar months, beginning in August 2006. The lease provides that, upon termination, the tower company is responsible for removal of the towers and restoration of the land. Please contact Geoff Mead for a copy of the wind tower lease.	

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: **Nobles**
 Location: **6-104N-42W**
 Township: **Wilmont**
 Acres: **156.53**
 Date: **4/17/2026**



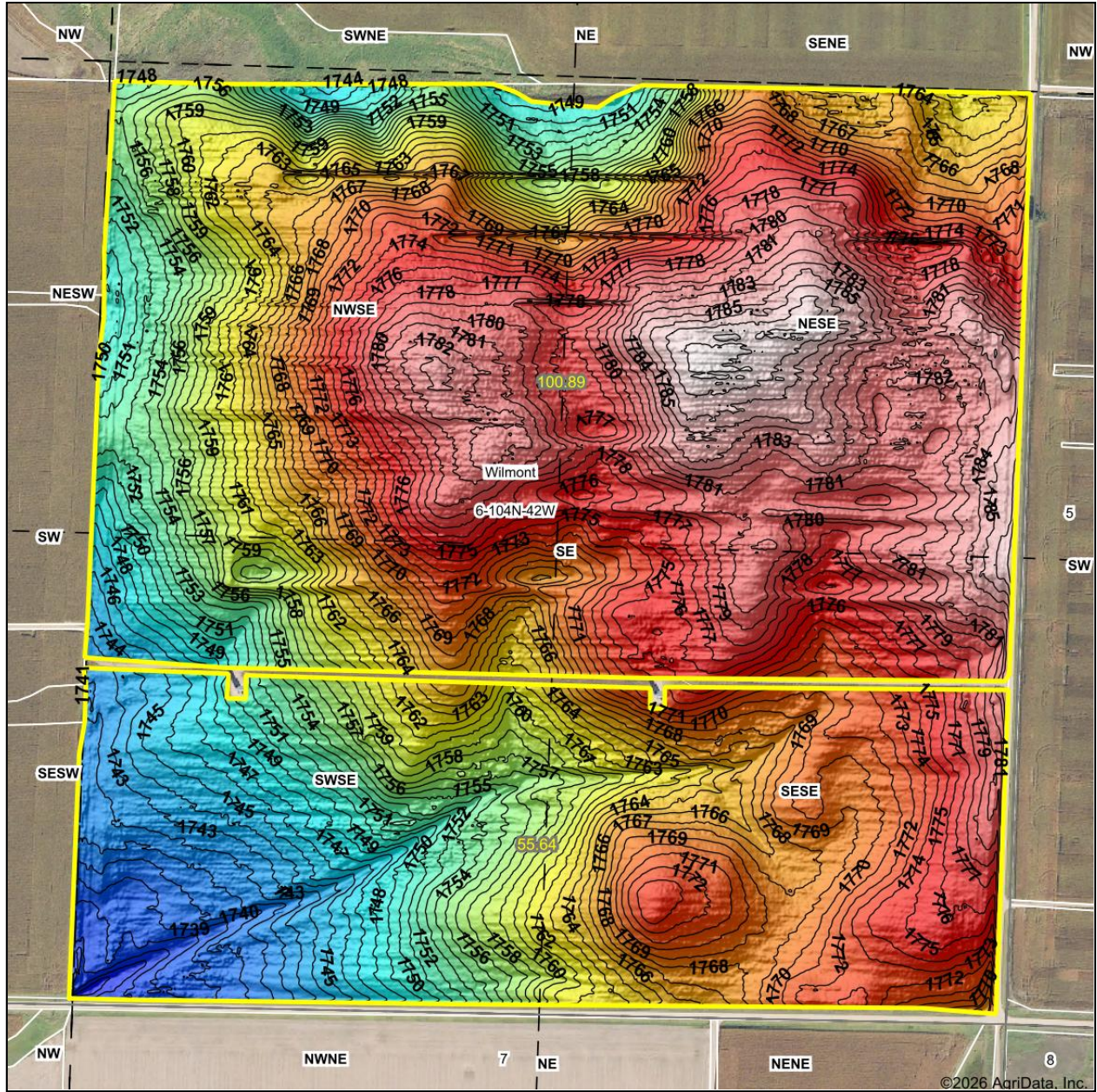
Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	100.08	64.0%		> 6.5ft.	Well drained	Ile	95	81	
L144A	Chetomba silty clay loam, 0 to 2 percent slopes	26.27	16.8%		> 6.5ft.	Poorly drained	IIw	92	88	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.14	10.3%		> 6.5ft.	Well drained	IIIe	87	71	
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	12.08	7.7%		> 6.5ft.	Somewhat poorly drained	Ie	100	83	
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	1.61	1.0%		> 6.5ft.	Poorly drained	IIw	96	87	
P54D2	Moneta-Everly complex, 12 to 18 percent slopes, moderately eroded	0.35	0.2%		> 6.5ft.	Well drained	IVe	61	59	
Weighted Average								2.03	94	*n 81.3

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

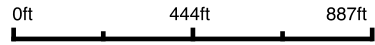
Topography Hillshade



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 1
 Min: 1,734.1
 Max: 1,788.8
 Range: 54.7
 Average: 1,766.4
 Standard Deviation: 12.76 ft



6-104N-42W
 Nobles County
 Minnesota

Boundary Center: 43° 50' 16.03, -95° 55' 3.85



© AgriData, Inc. 2025 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.

Tile Map



This tile map is an approximation only.

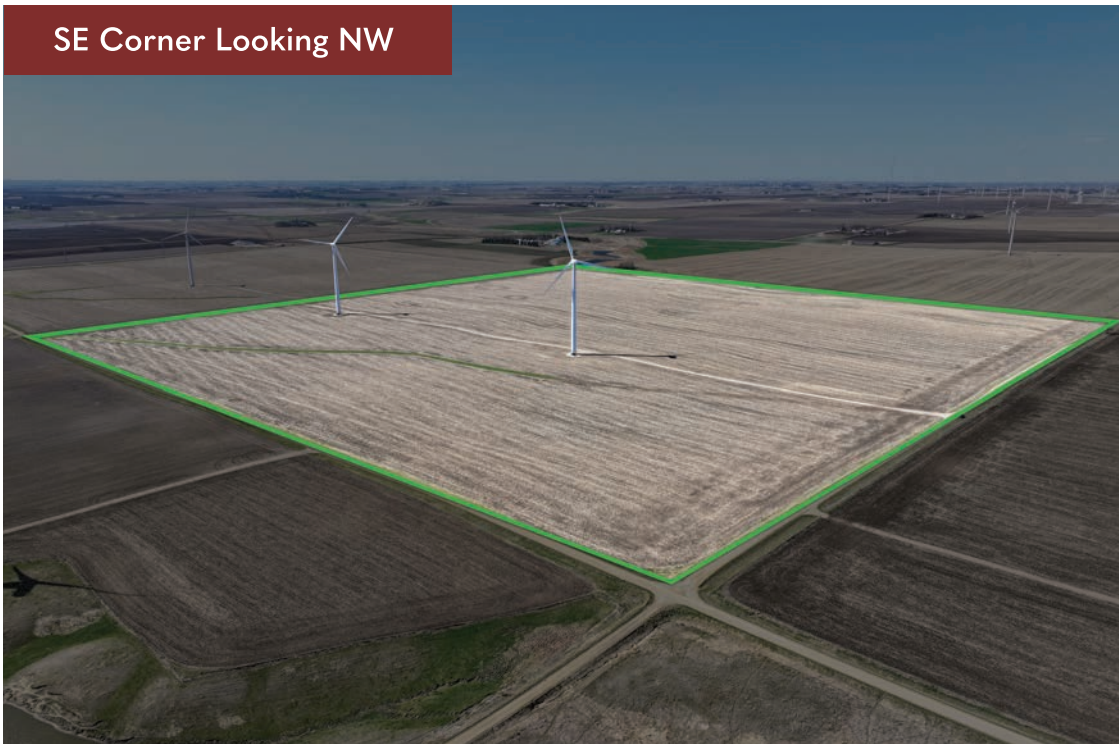
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Property Images

NW Corner Looking SE



SE Corner Looking NW



Property Images



Property Images

Waterway Tile Outlet



Auction Instructions



AUCTION LOCATION AND TIME:

Chandler Community Center
300 Carlton Avenue
Chandler, MN 56122

Thursday, June 4, 2026 @ 11:00 a.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 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.



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.



Chuck Wingert, ALC
Broker, Accredited Land Consultant
Licensed in MN
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Broker, Accredited Land Consultant
Licensed in MN, IA
geoff@wingertlandservices.com
507.317.6266



Anna Mead
Land Specialist, Licensed in MN
anna@wingertlandservices.com
507.441.5262



Amanda Brandts
Land Specialist, Licensed in MN
amanda@wingertlandservices.com
952.451.2576



Jake Denn
Land Specialist, Licensed in MN
jaked@wingertlandservices.com
507.276.0861



Steve Kibble
Land Specialist, Licensed in MN
steve@wingertlandservices.com
507.327.8411



Spencer Mesman
Land Specialist, Licensed in MN
spencer@wingertlandservices.com
507.220.2781



Logan O'Rourke
Land Specialist, Licensed in MN
logan@wingertlandservices.com
507.995.2884



Dan Stensland
Land Specialist, Licensed in MN, IA
dan@wingertlandservices.com
507.525.4061



Rick Hauge, ALC
Licensed Broker and Appraiser
rick@wingertlandservices.com
507.829.5227



507.248.5263 | wingertlandservices.com