

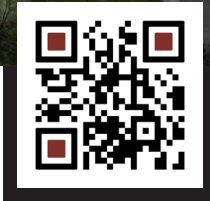
FARMLAND AUCTION



49.66± ACRES

D&D Partnership

Lexington Township, Le Sueur County, Minnesota



ONE CHANCE SEALED BID AUCTION

Sealed bids must be submitted by 12:00 p.m. on
Tuesday, June 30, 2026.

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

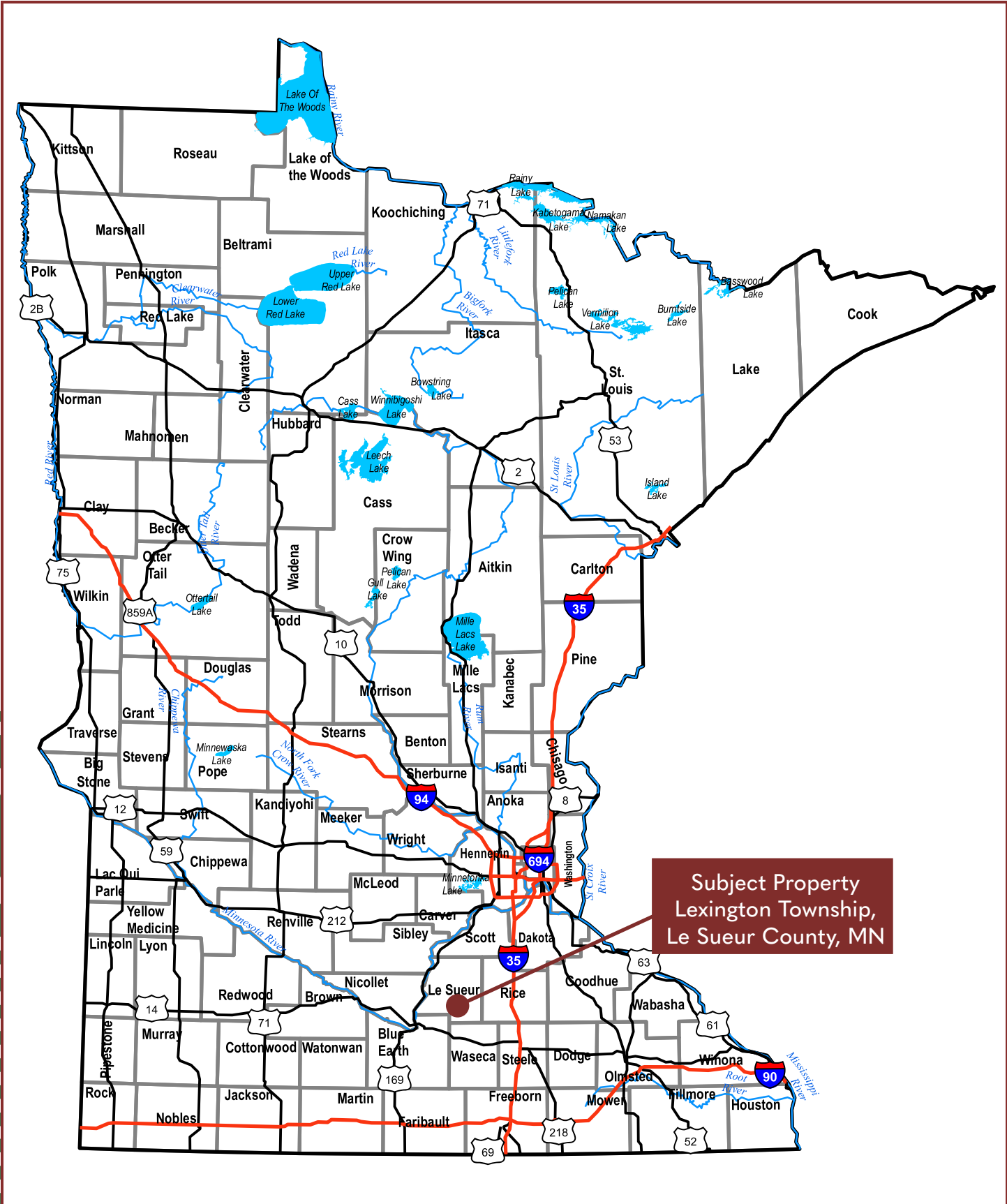
AUCTIONEER #83-50

geoff@wingertlandservices.com

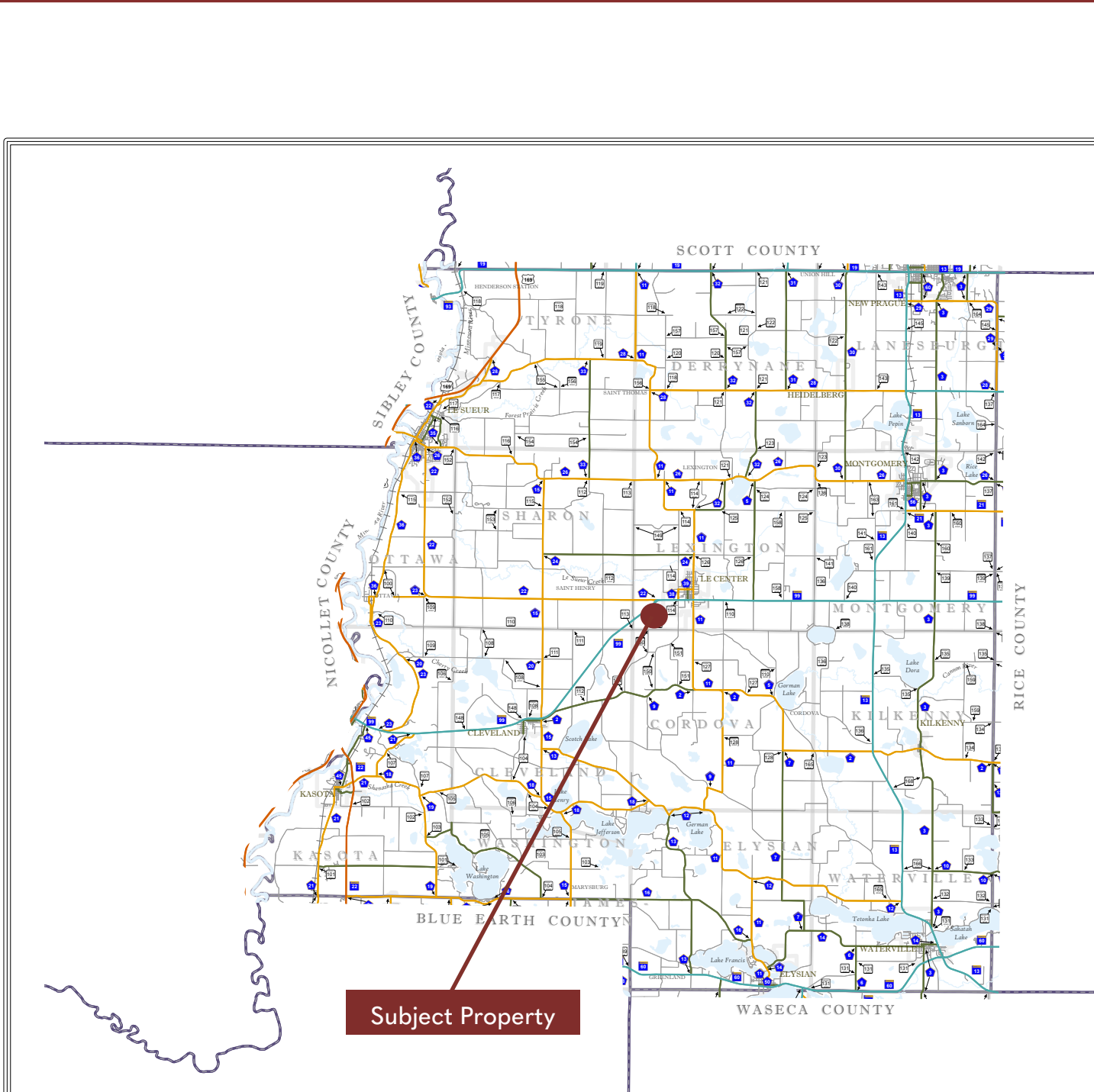
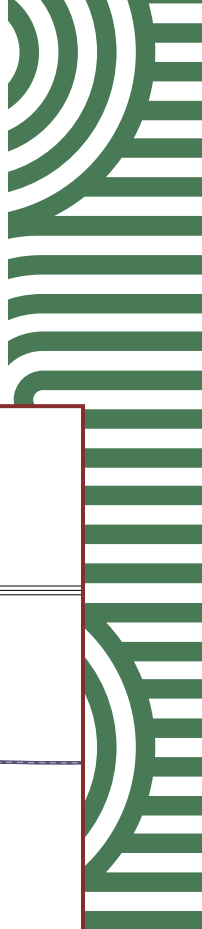
C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com





Le Sueur County Minnesota



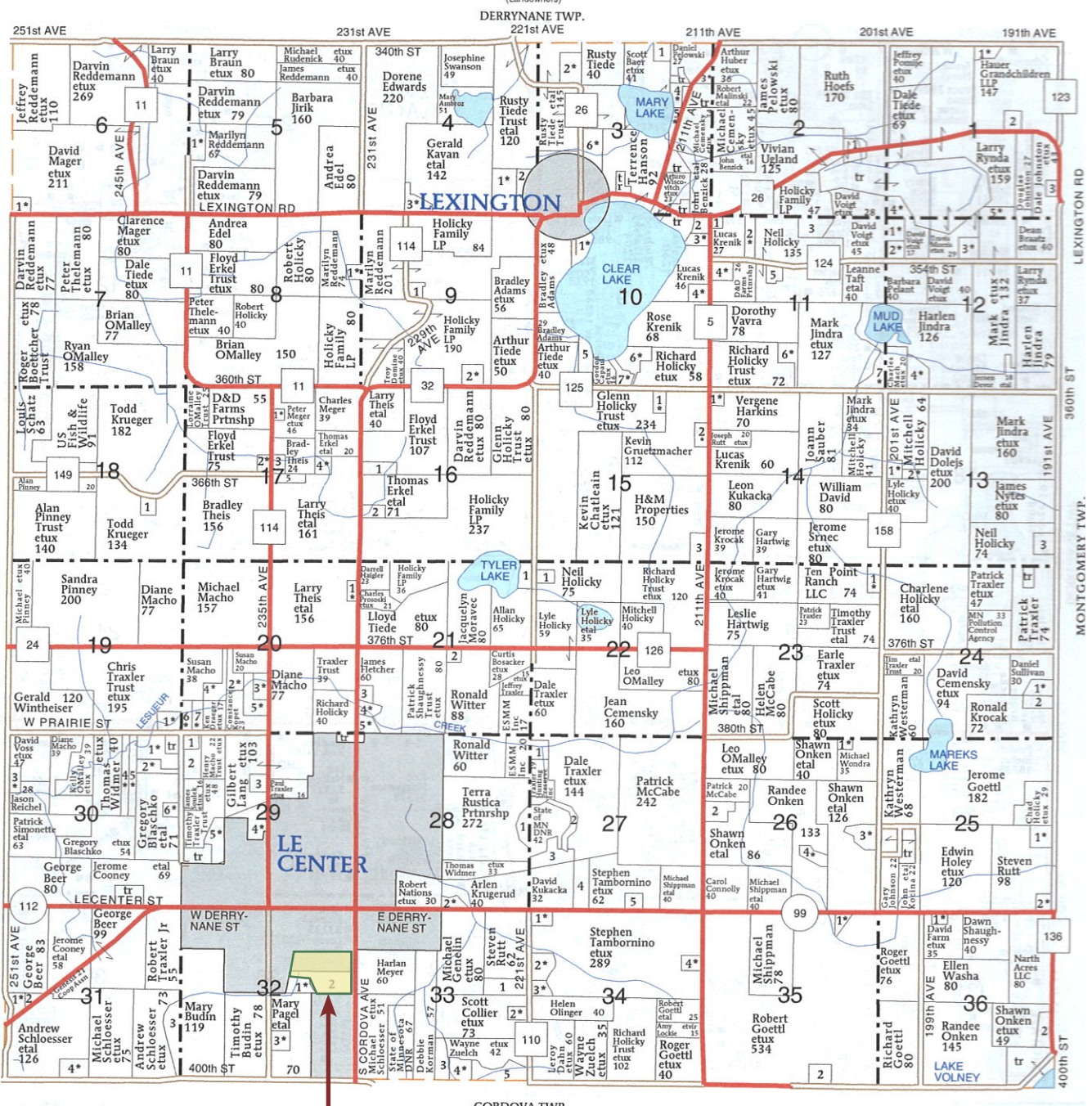
Subject Property

To request information from this document in an alternative format, call 651-366-4718 or 1-800-657-3774 (Greater Minnesota), 711 or 1-800-627-3529 (Minnesota Relay). You may also send an e-mail to ADArequest.dot@state.mn.us. (Please request at least one week in advance.)

Lexington Township

Le Sueur County | T11N-R24W

T-111-N LEXINGTON PLAT R-24-W



Subject Property

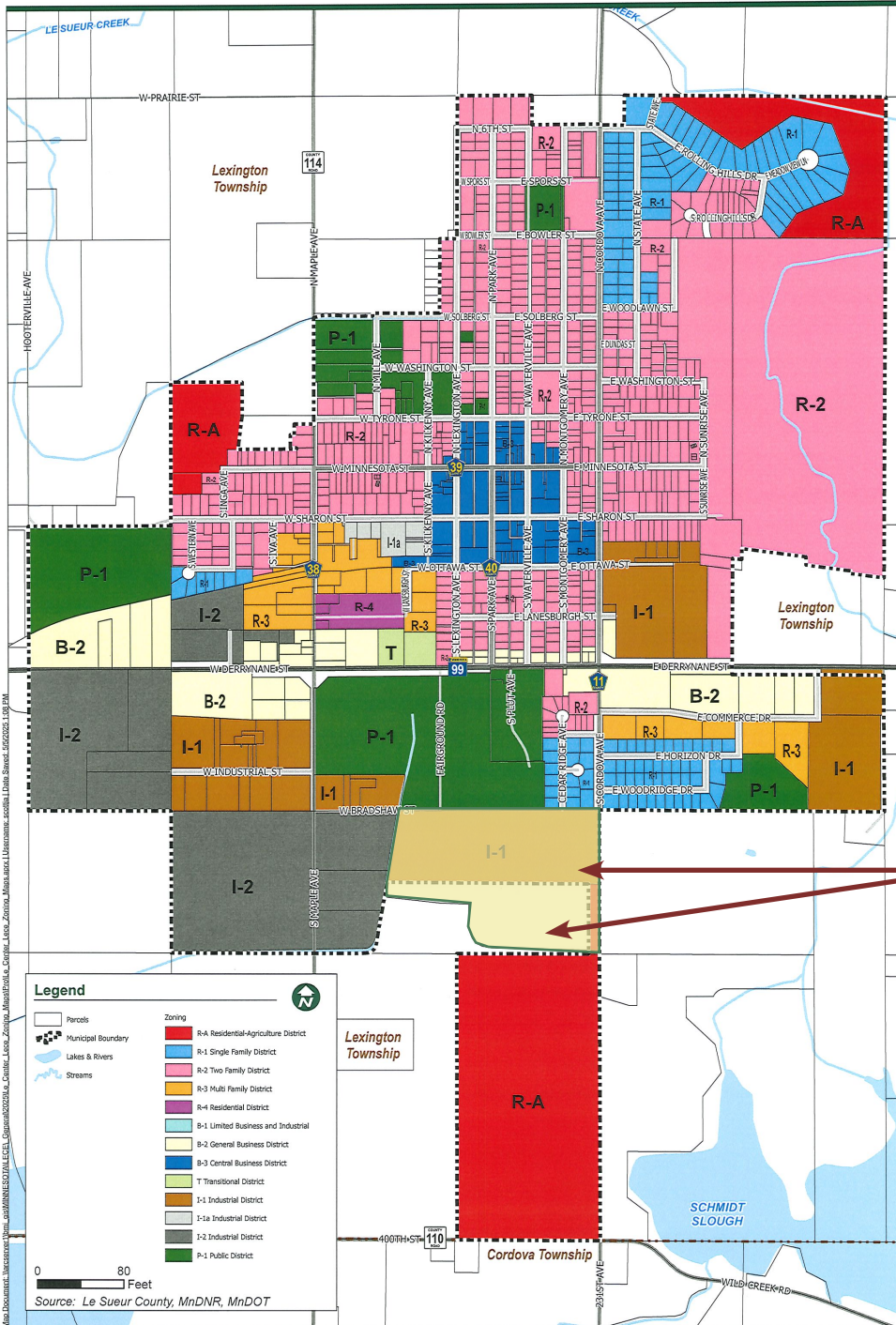
City of Le Center Map



CITY OF
LE CENTER
MINNESOTA

City of Le Center
Le Sueur County, Minnesota

2025 Zoning Map
May 2025



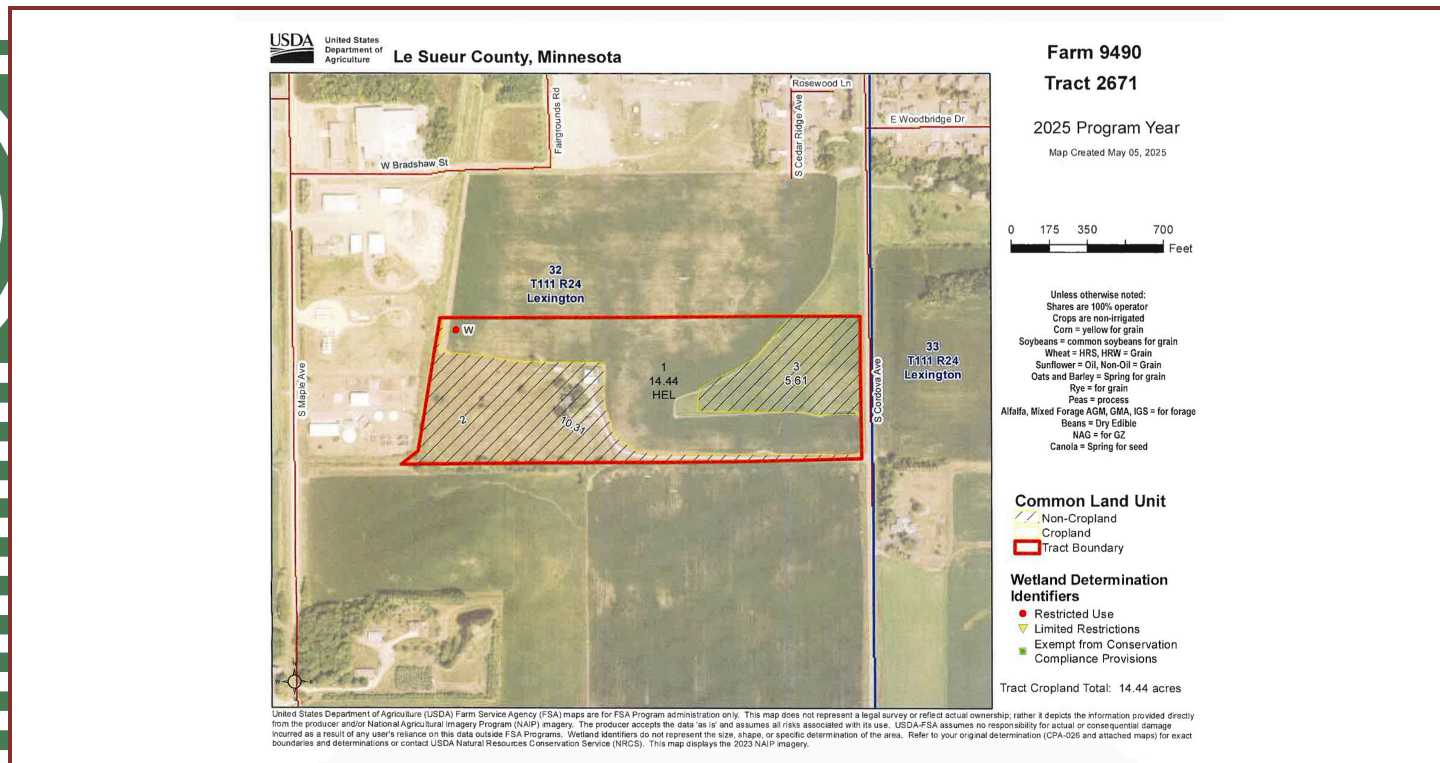
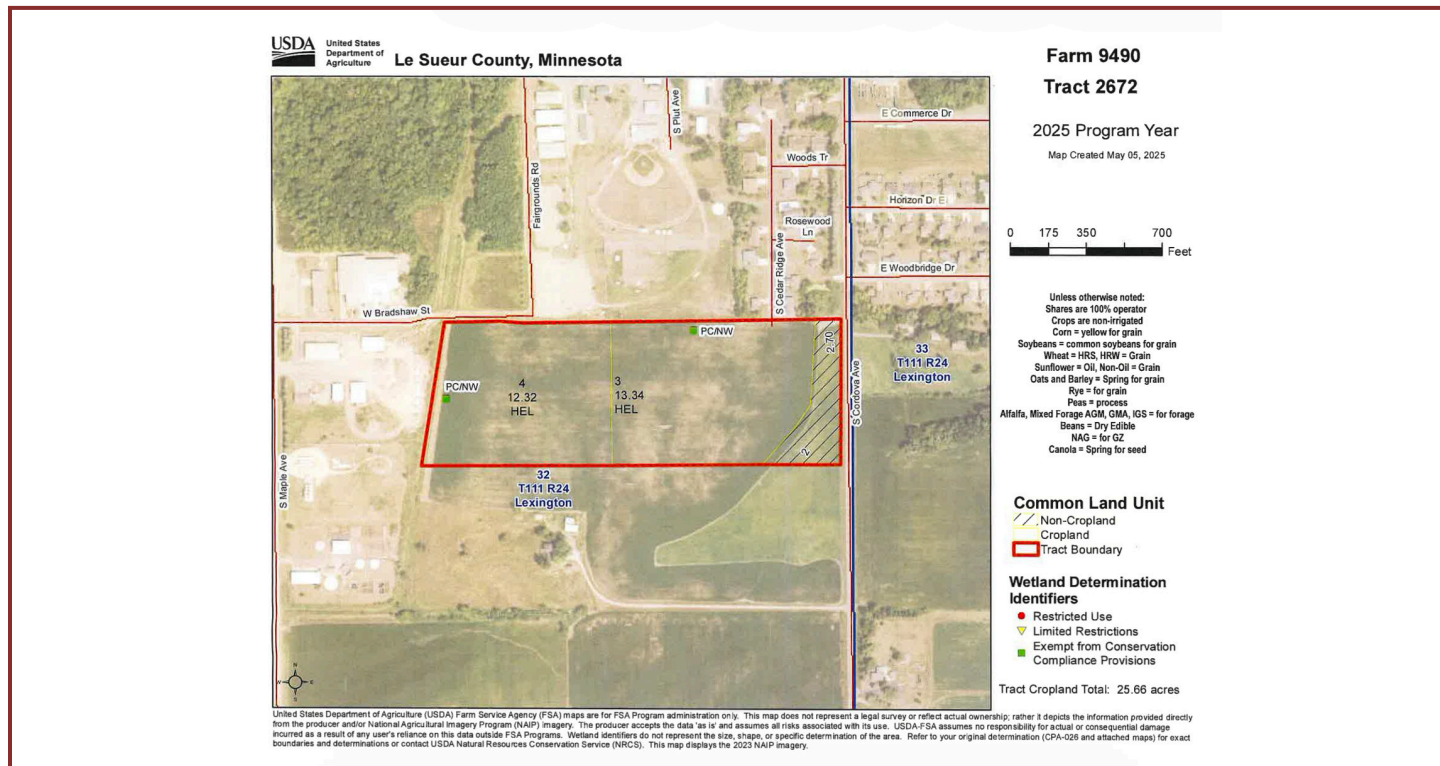
Subject Property

Legend

- Parcels
 - Municipal Boundary
 - Lakes & Rivers
 - Streams
- | Zoning | Description |
|--------|--------------------------------------|
| | R-A Residential-Agriculture District |
| | R-1 Single Family District |
| | R-2 Two Family District |
| | R-3 Multi Family District |
| | R-4 Residential District |
| | B-1 Limited Business and Industrial |
| | B-2 General Business District |
| | B-3 Central Business District |
| | T Transitional District |
| | I-1 Industrial District |
| | I-2 Industrial District |
| | P-1 Public District |

0 80 Feet
Source: Le Sueur County, MnDNR, MnDOT

FSA Aerial Maps



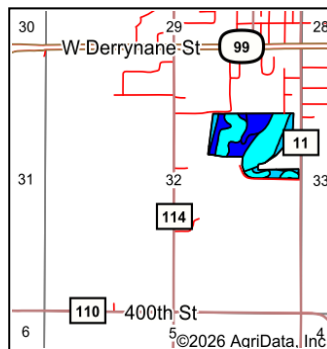
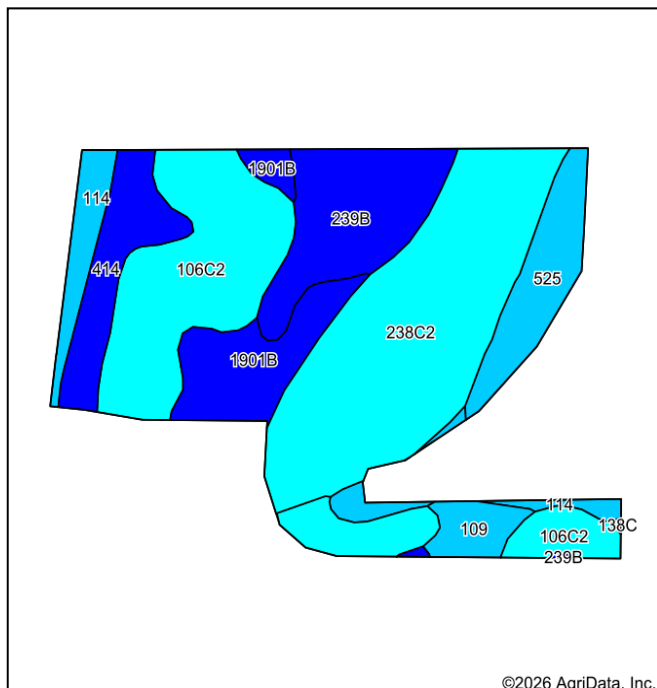
Property Information

| | | |
|---|---|---------------------------|
| DESCRIPTION: | S 1/2 NE 1/4 Sec32-T111N-R24W | |
| TAX ID#: | 08.032.2510, 20.032.300, 20.032.2520 | |
| REAL ESTATE TAXES: | Estimated Ag Homestead Taxes | \$1,574.00 |
| | Special Assessment – 2025 | N/A |
| | Total Estimated Tax & Specials | \$1,574.00 |
| FSA INFORMATION: | Total Acres | 49.66± acres |
| | FSA Tillable Acres | 40.10± acres |
| | Corn Base Acres | 12.05± acres |
| | Corn PLC Yield | 165.00± & 143.00± bushels |
| | Soybean Base Acres | 16.92± acres |
| | Soybean PLC Yield | 48.00± & 42.00± bushels |
| | *This farm has 2 FSA tracts with different PLC Yields. | |
| LEASE/RENT INFORMATION: | Farm is leased for 2026 crop year. Seller to retain all income and pay all property taxes in 2026. | |
| SOIL DESCRIPTION: | Kilkenny Clay Loam, Lester-Loam, Le Sueur Loam, Lester-Le Sueur Loam. See Soils Map. | |
| CROP PRODUCTIVITY INDEX (CPI): | 82.1 CPI | |
| TOPOGRAPHY: | Level to rolling. | |
| DRAINAGE: | Private mains & laterals - Outlet to Open County Ditch 51 and wetland outlet. See tile maps. | |
| CRP: | N/A | |
| NRCS CLASSIFICATION ON TILLABLE ACRES: | HEL - On tract Conservation system actively applied PC/NW - Wetland Present | |
| OTHER: | The north 30 acres of this property are located within the City Limits of Le Center and are currently zoned Industrial - 1. The planning & zoning department in Le Center is open to discussing alternative zoning uses. The property has a city road abutting the north boundry and there is a lift station adjacent to the property. Contact the City of Le Center to discuss your future development plans. This property has been surveyed. | |

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.

Soils Map



State: **Minnesota**
 County: **Le Sueur**
 Location: **32-111N-24W**
 Township: **Le Center**
 Acres: **38.96**
 Date: **5/5/2026**



Soils data provided by USDA and NRCS.

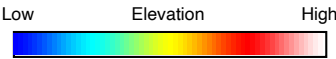
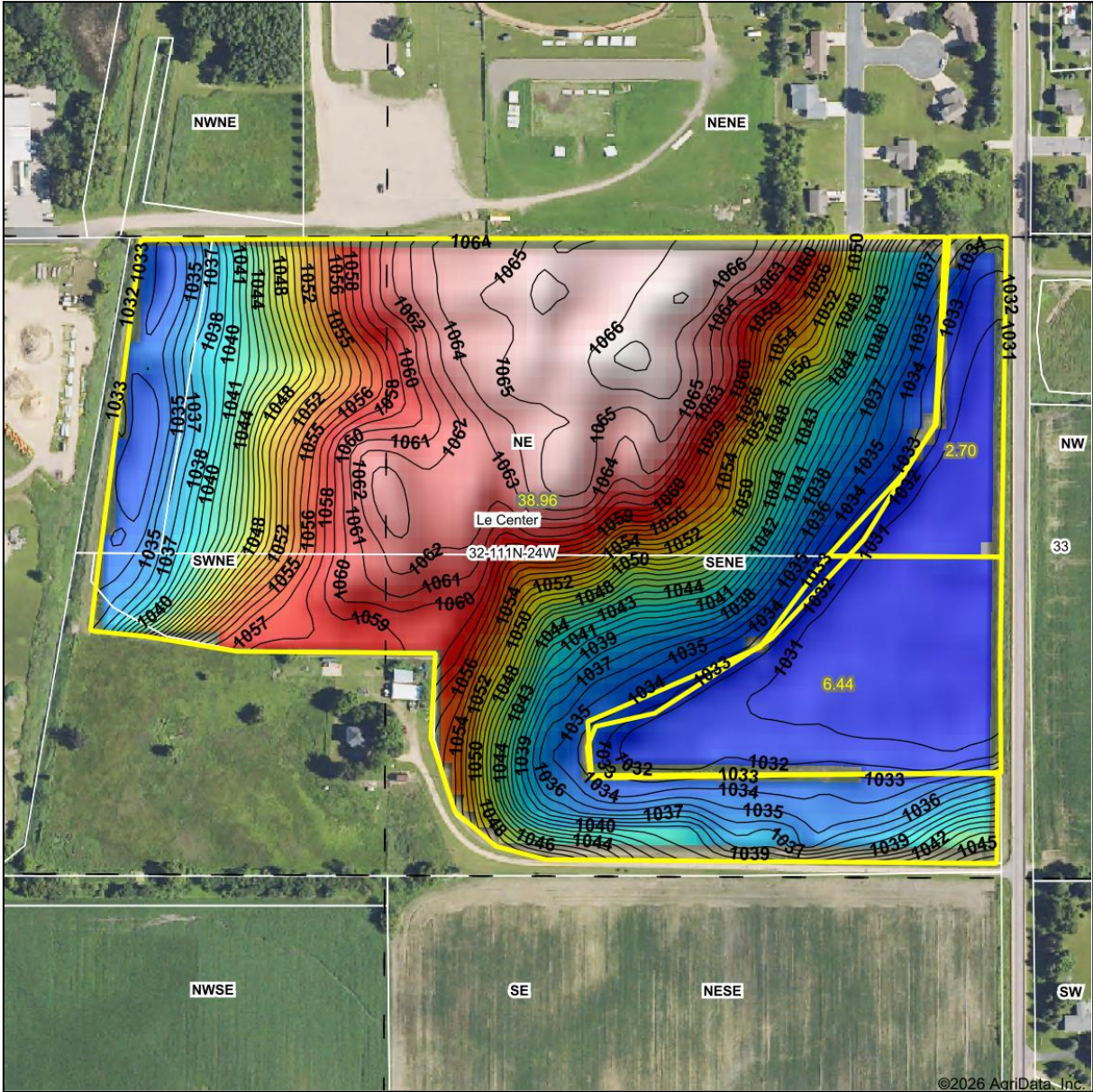
Area Symbol: MN079, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | Productivity Index | *n NCCPI Overall |
|-------------------------|---|-------|------------------|-----------|-------------------|-------------------------|------------------|--------------------|------------------|
| 238C2 | Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded | 12.16 | 31.3% | | > 6.5ft. | Moderately well drained | Ille | 74 | 79 |
| 106C2 | Lester loam, 6 to 10 percent slopes, moderately eroded | 9.78 | 25.1% | | > 6.5ft. | Well drained | Ille | 76 | 77 |
| 239B | Le Sueur loam, 1 to 3 percent slopes | 4.65 | 11.9% | | > 6.5ft. | Somewhat poorly drained | Iw | 97 | 90 |
| 1901B | Le Sueur-Lester complex, 1 to 6 percent slopes | 3.52 | 9.0% | | > 6.5ft. | Somewhat poorly drained | Ile | 95 | 86 |
| 414 | Hamel loam, 0 to 2 percent slopes | 2.82 | 7.2% | | > 6.5ft. | Poorly drained | Ilw | 94 | 88 |
| 525 | Muskego soils, 0 to 1 percent slopes | 2.76 | 7.1% | | > 6.5ft. | Very poorly drained | Illw | 81 | 58 |
| 114 | Glencoe clay loam, 0 to 1 percent slopes | 2.19 | 5.6% | | > 6.5ft. | Very poorly drained | Illw | 86 | 77 |
| 109 | Cordova clay loam, 0 to 2 percent slopes | 1.08 | 2.8% | | > 6.5ft. | Poorly drained | Ilw | 87 | 85 |
| Weighted Average | | | | | | | 2.57 | 82.1 | *n 79.7 |

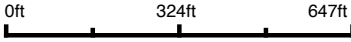
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 1
 Min: 1,030.2
 Max: 1,067.4
 Range: 37.2
 Average: 1,046.8
 Standard Deviation: 12.8 ft



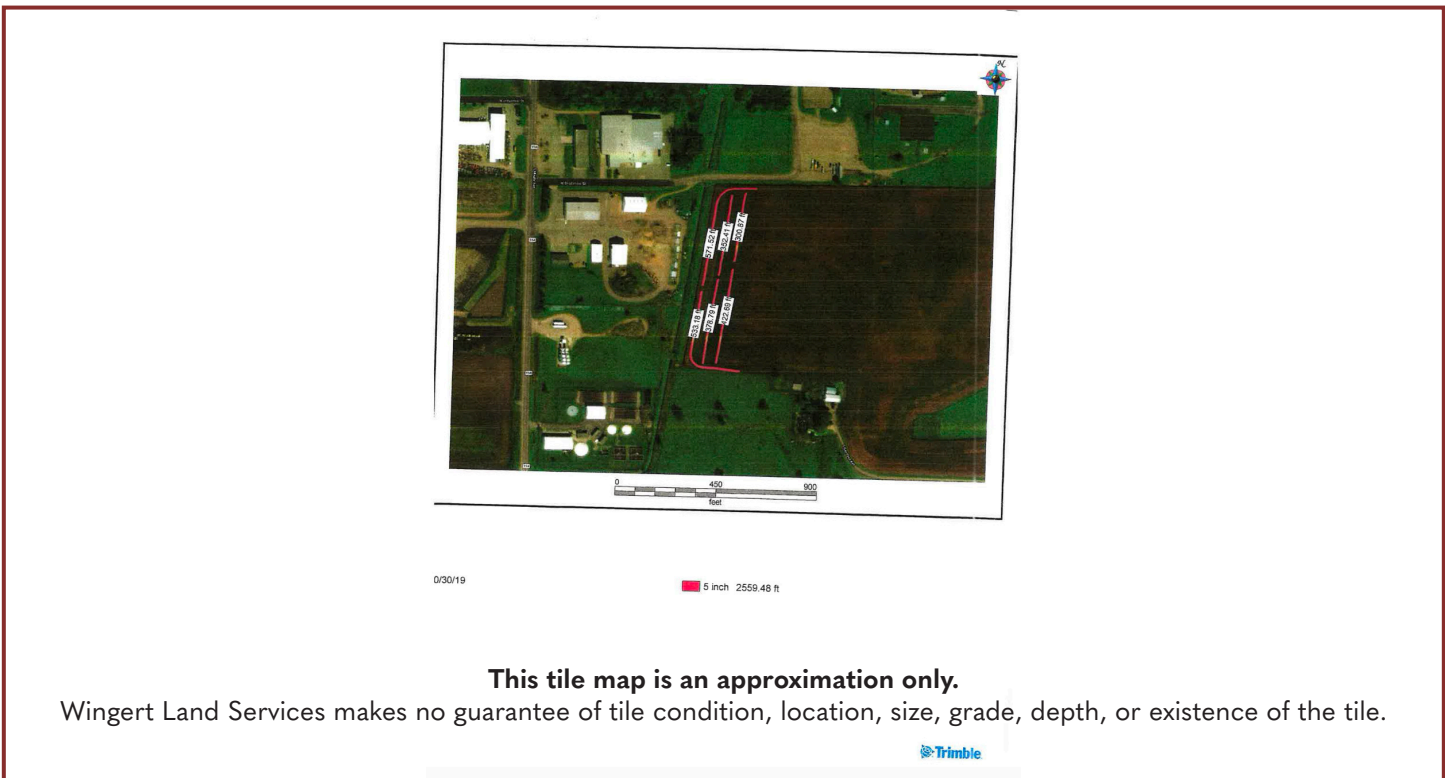
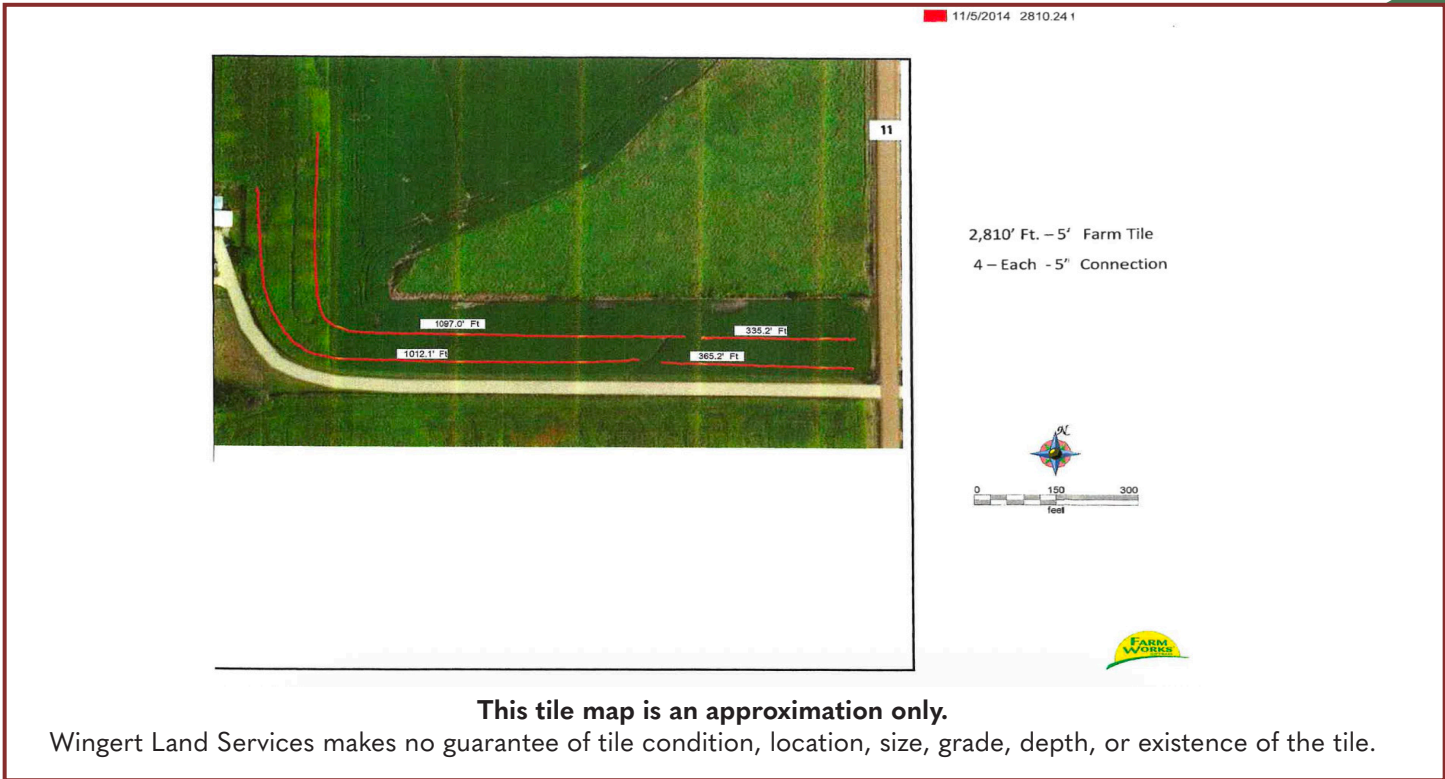
32-111N-24W
Le Sueur County
Minnesota

Boundary Center: 44° 22' 44.3, -93° 43' 52.99

Maps Provided By

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

Tile Map



Property Images

NE Corner Looking SW



SW Corner Looking NE



Property Images



NW Corner Looking SE



SE Corner Looking NW



One Chance Sealed Bid Auction Instructions

DATE: TUESDAY, JUNE 30, 2026 BY 12:00 P.M.

1. Sealed bid registration shall be completed on the website at www.wingertlandservices.com. Go to Property Listings & Auction Tab, View Property, Registration Tab to complete online registration. If you are unable to complete online registration, please contact:
Geoff Mead
Cell: 507.317.6266
Email: geoff@wingertlandservices.com
2. After registration is completed, you will be emailed a purchase contract that will need to be completed by Docusign and shall state the total price for total deeded acres.
3. Bids must be entered on or before Tuesday, June 30, 2026 by 12:00 p.m. to be considered.
4. The sealed bids will be reviewed on Tuesday, June 30, 2026 and all bidders will be notified whether their bid was accepted or rejected by 12:00 p.m. on Wednesday, July 1, 2026.
5. The parcel being offered is 49.66± acres.
6. Seller reserves the right to reject any and all bids.
7. Seller reserves the right to negotiate as Seller sees fit.
8. In the event a bid is accepted, the successful bidder must provide earnest money in the amount of 10% of the total purchase price within 24 hours. Check or wired funds will be accepted.
9. A 2% Buyer Premium will be added to the purchase price and paid at closing. The Buyer Premium will be reflected on the contract forms provided by Wingert Land Services.
10. The winning Bidder(s) is purchasing with no contingencies and must be prepared to close on or before Friday, September 9, 2026. Possession to be given following 2026 crop harvest.
11. Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.
12. Information provided in this brochure is from sources deemed reliable but Wingert Land Services make no guarantee as to its accuracy. Prospective Buyers are urged to perform their own due diligence prior to making any offers on the subject property and to rely on their own conclusions.
13. Seller is selling the property "As-Is, Where-Is, with all Faults" condition.

FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

Auctioneer #83-50

507.317.6266

geoff@wingertlandservices.com

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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