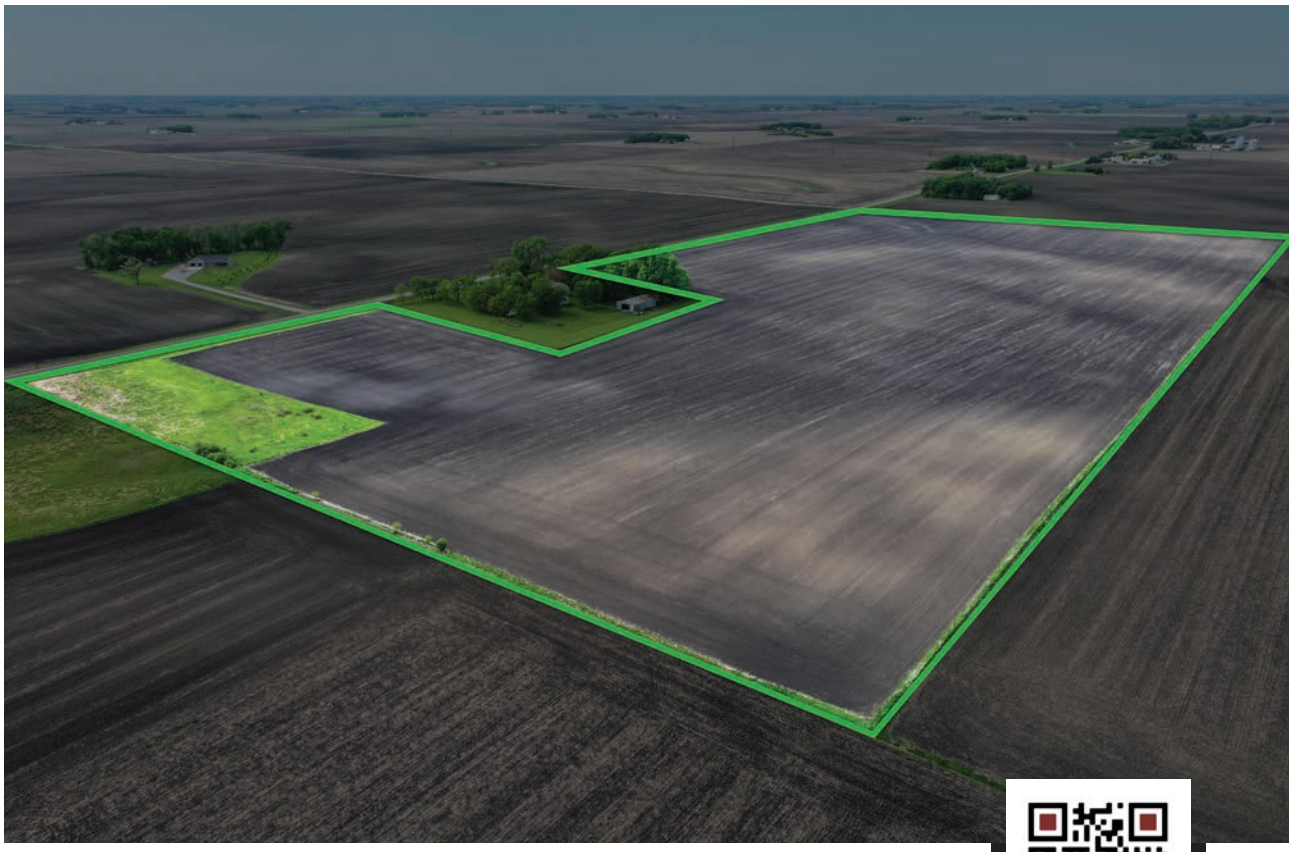
FARMLAND AUCTION

WINGERT LAND SERVICES

75.00± ACRES
Barnick Family Farm

Walnut Lake Township, Faribault County, Minnesota



AUCTION LOCATION AND TIME

Wednesday, July 29, 2026 @ 11:00 a.m.

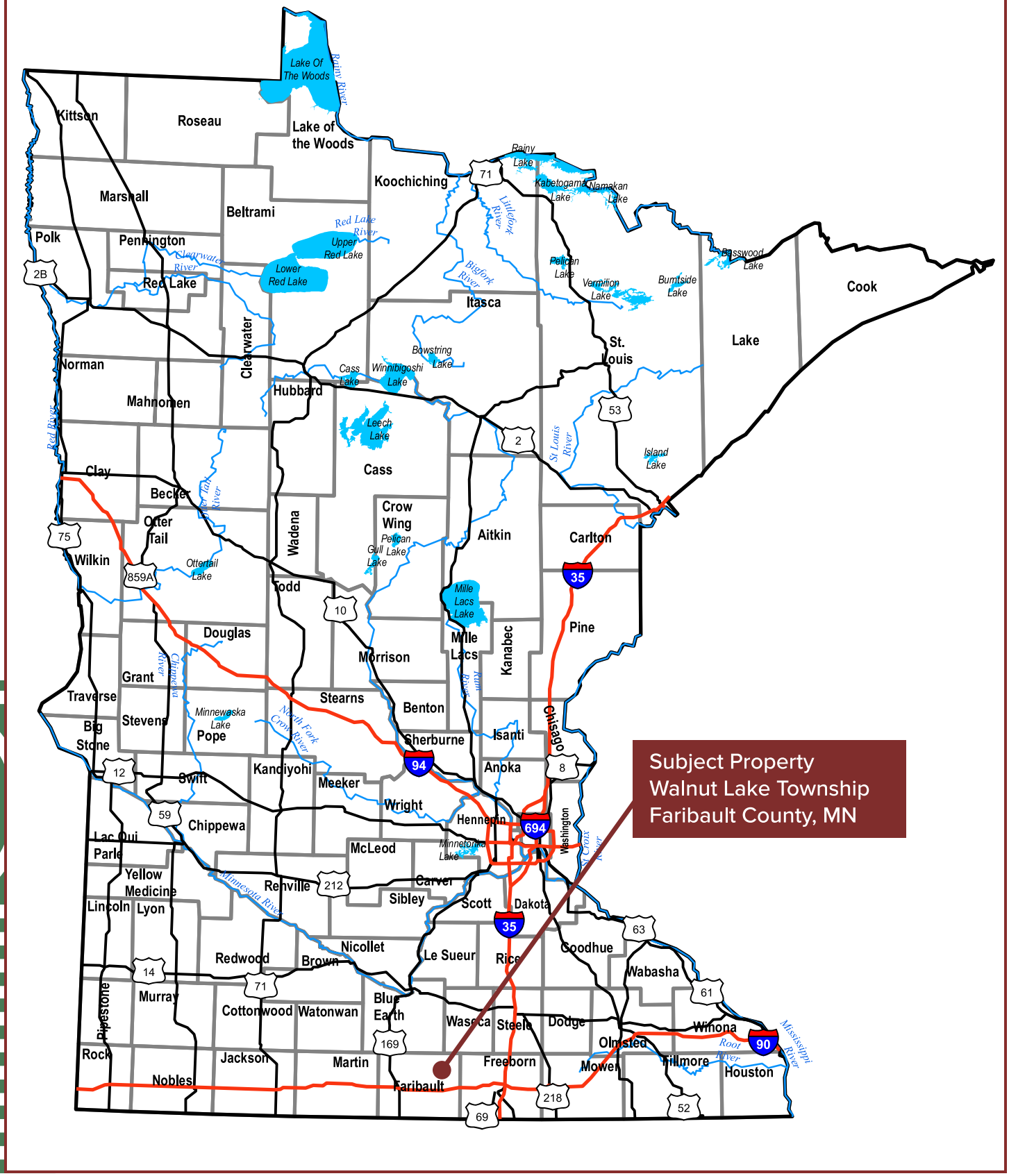
Wells Community Center
189 2nd St SE, Wells, MN 56097

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

ALC
ACCREDITED LAND CONSULTANT



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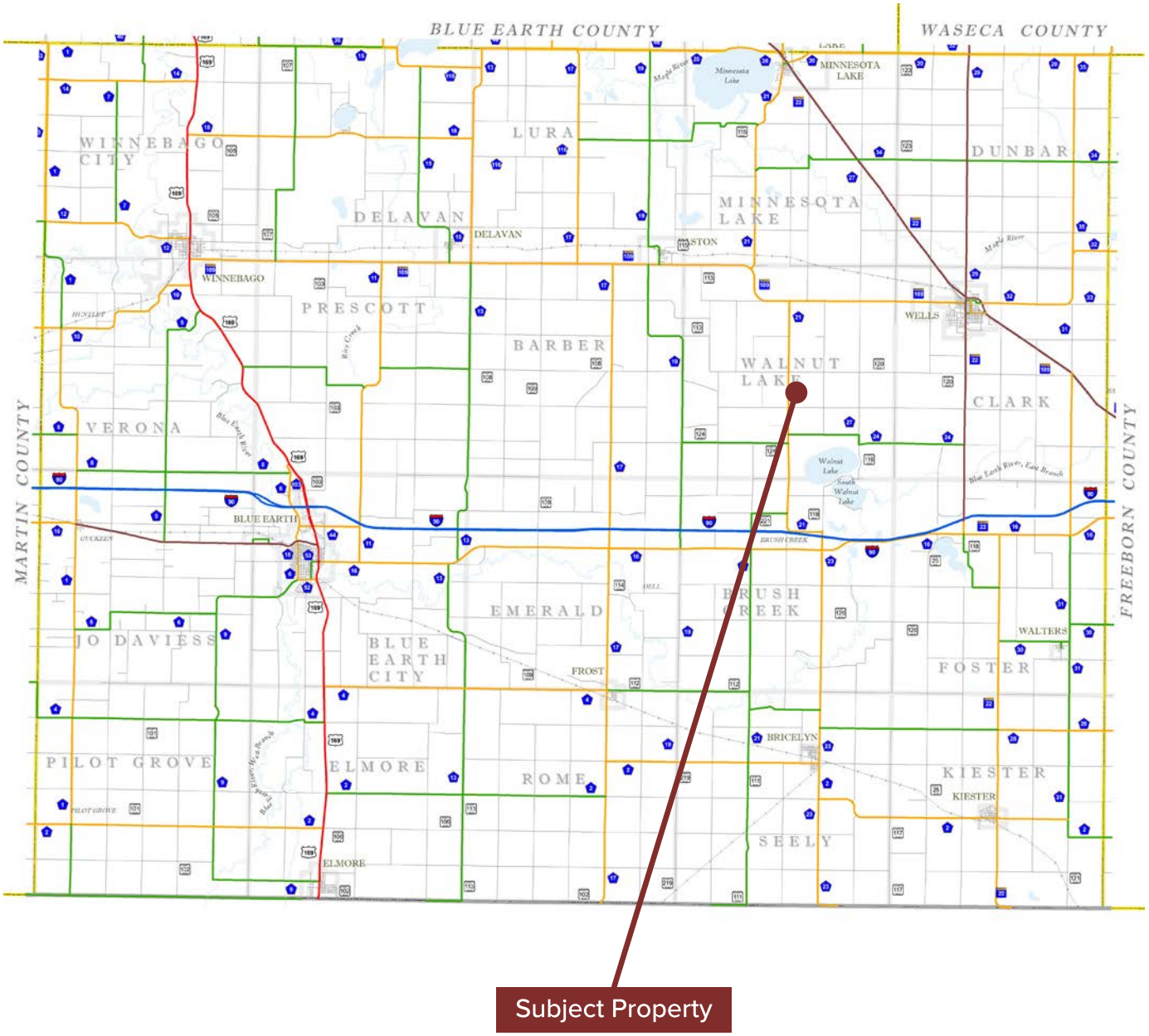
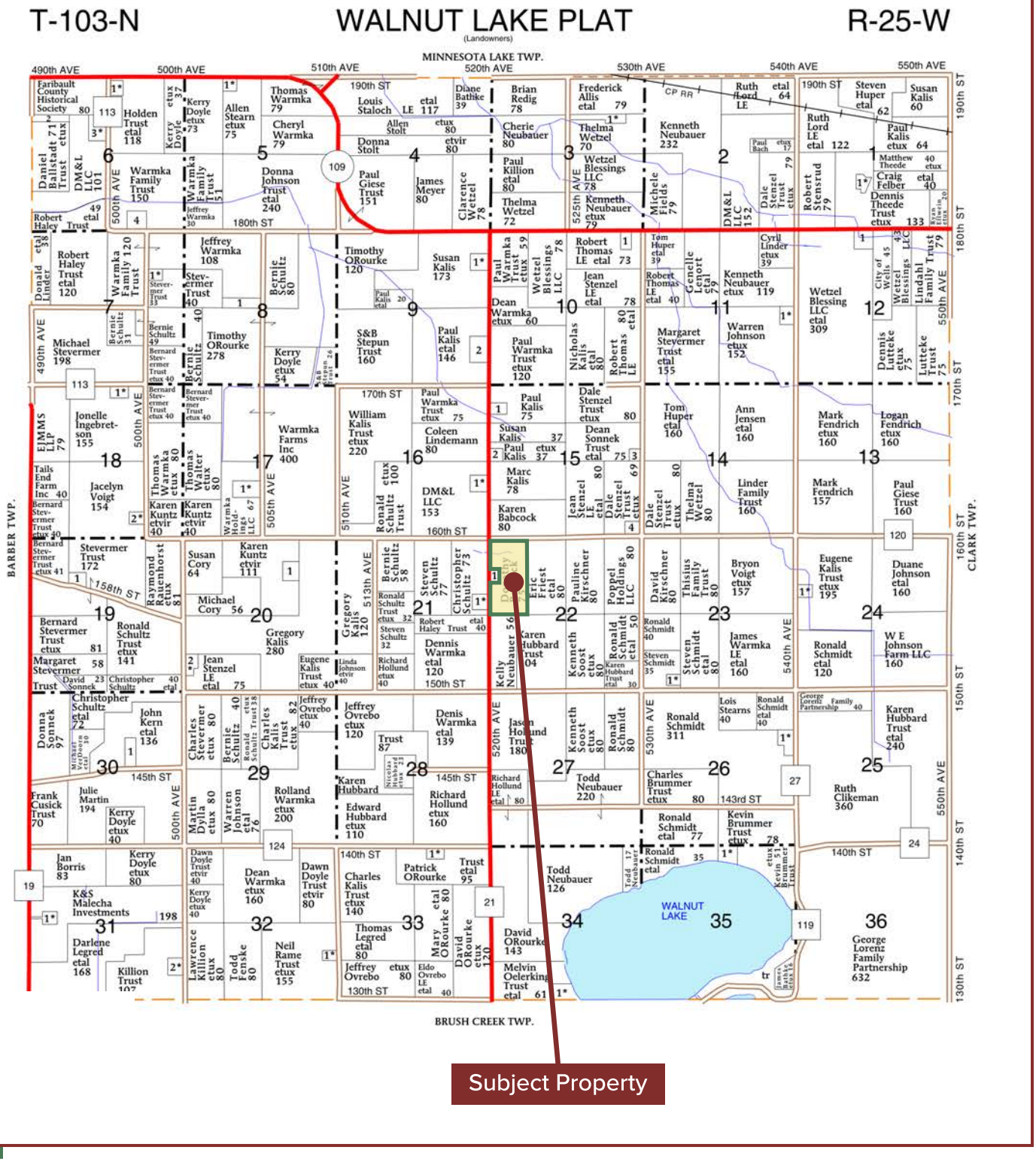
Faribault County
Minnesota



Walnut Lake Township

Faribault County | T103N-R25W



FSA Aerial Map

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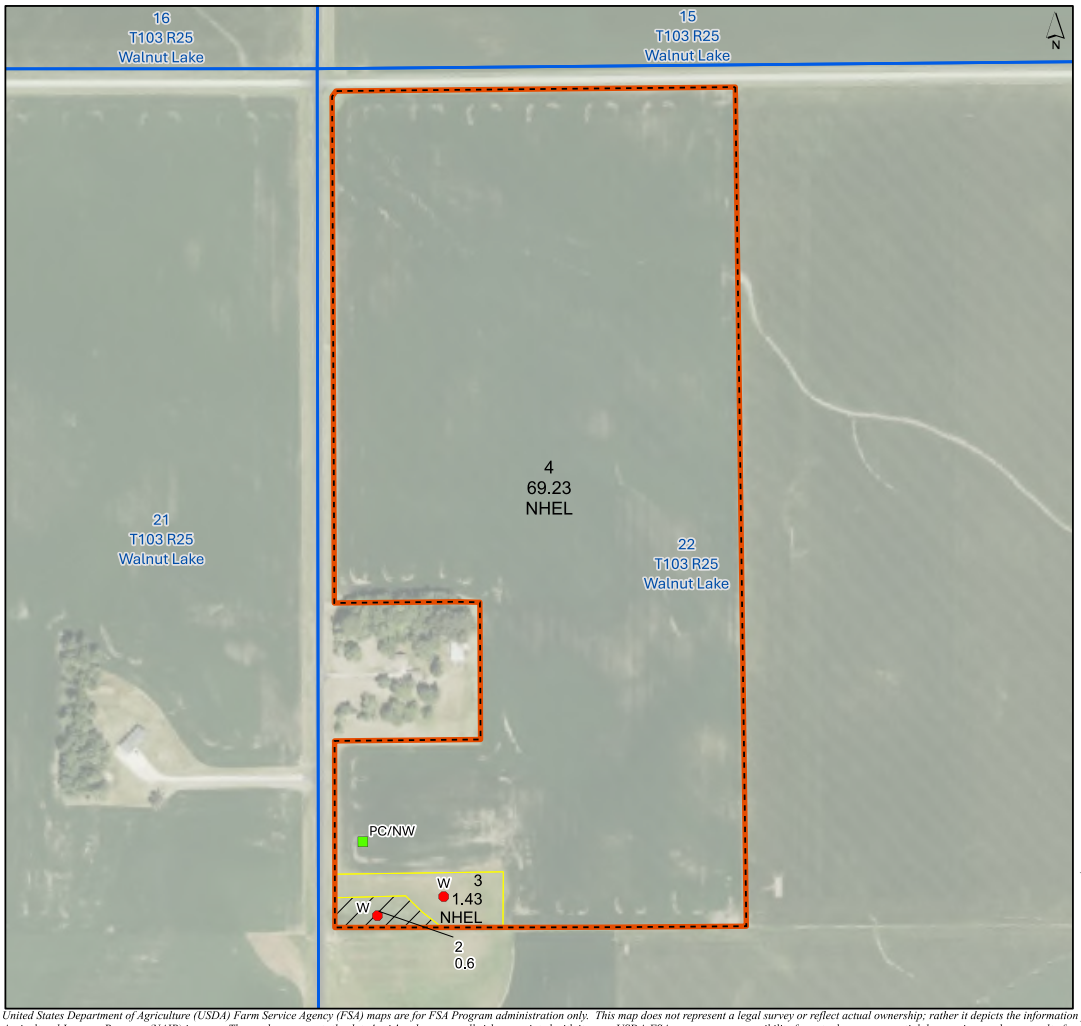

Faribault County
Minnesota

Farm **10954**
Tract **8666**

Phy. County: Faribault, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/22/2026

0 165 330 660 Feet

Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

Tract Boundary
Noncropland
Cropland
PLSS

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 70.66 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 NRCS. USDA is an equal opportunity provider, employer, and lender.

Property Information

DESCRIPTION:	W 1/2 NW 1/4 Excluding 5 acre building site.	
TAX ID#:	190220400	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	$3,778.00
	Special Assessment – Ditch Assessment	$0.00
	Total Estimated Tax & Specials	$3,778.00
FSA INFORMATION:	Total Acres	75.00± acres
	FSA Tillable Acres	70.66± acres
	Corn Base Acres	24.50± acres
	Corn PLC Yield	145.00± bushels
	Soybean Base Acres	11.50± acres
	Soybean PLC Yield	53.00± bushels
LEASE/RENT INFORMATION:	Leased for 2026 crop year. Farm is available to farm or lease in 2027.	
SOIL DESCRIPTION:	Canisteo-Glencoe complex, Webster clay loam, Nicollet clay loam, Clarion loam. See Soil Maps.	
CROP PRODUCTIVITY INDEX (CPI):	93.5 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains and laterals with outlet to CD-20.	
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:	Lease payment and taxes and assessments to be prorated to the date of closing.	

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

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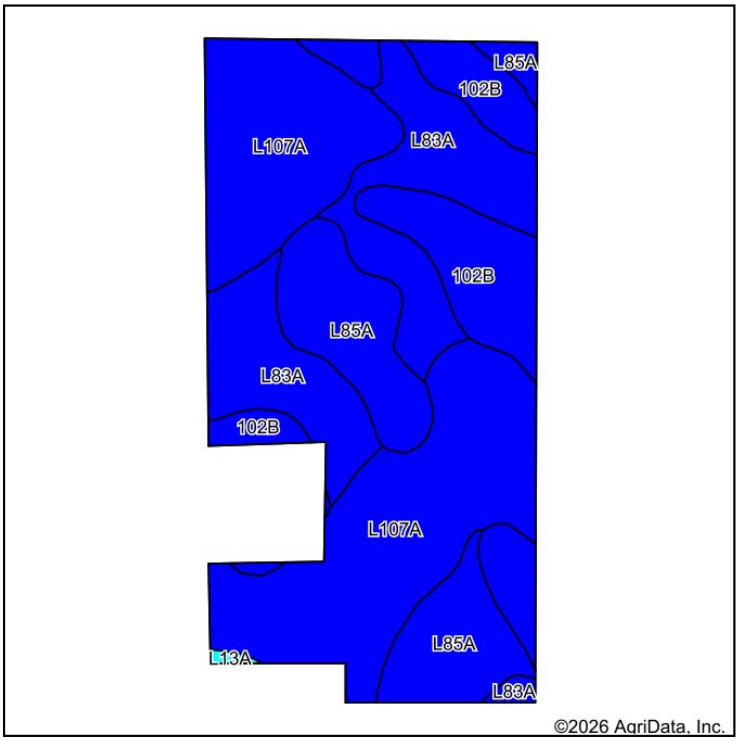
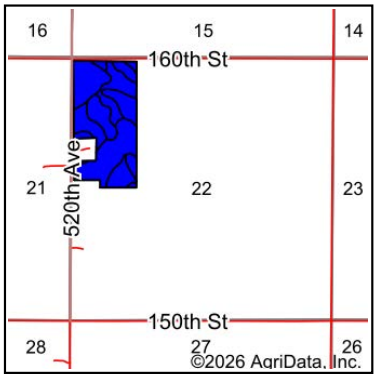


Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Faribault**
Location: **22-103N-25W**
Township: **Walnut Lake**
Acres: **67.67**
Date: **5/15/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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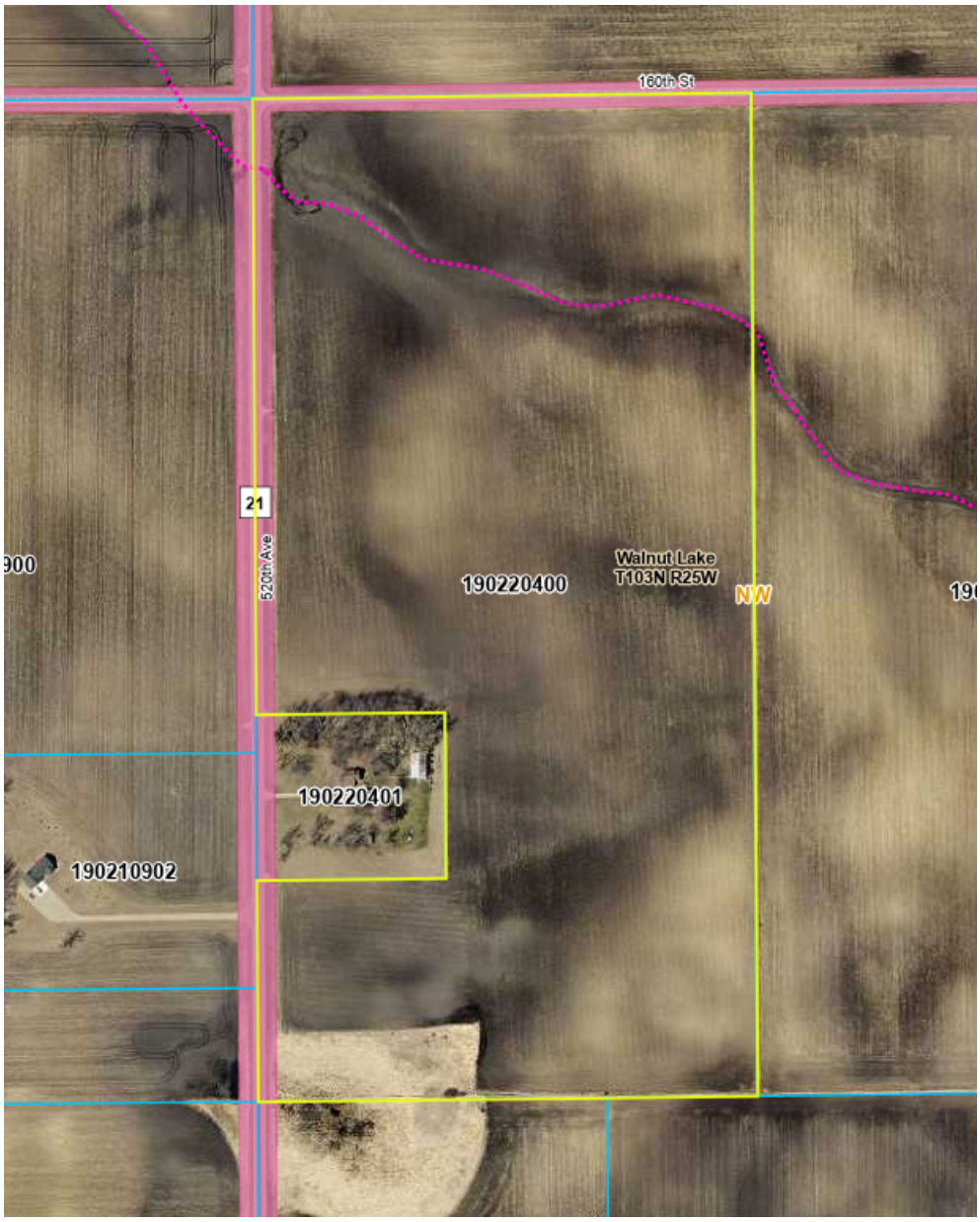
N W E S

Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	28.44	42.0%		> 6.5ft.	Poorly drained	IIw	91	81
L83A	Webster clay loam, 0 to 2 percent slopes	15.47	22.9%		> 6.5ft.	Poorly drained	IIw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.88	17.6%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
102B	Clarion loam, 2 to 6 percent slopes	11.72	17.3%		> 6.5ft.	Moderately well drained	IIe	95	83
L13A	Klossner muck, 0 to 1 percent slopes	0.16	0.2%		> 6.5ft.	Very poorly drained	IIIw	77	84
						Weighted Average	**1.83**	**93.5**	***n 81.8**

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

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.

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Property Images

NE Corner Looking SW

SW Corner Looking NE

Property Images

NW Corner Looking SE

SE Corner Looking NW

Auction Instructions

AUCTION LOCATION AND TIME:

Wells Community Center
189 2nd St SE
Wells, MN 56097

Wednesday, July 29, 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 (75.00± 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., Tuesday, July 28, 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.

The purchase agreement is subject to approval by a judge in a Minnesota Court of Law. Closing date will also be subject to court approval but is expected to be in line with the communicated date of September 10, 2026.

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 Thursday, September 10, 2026, at which time marketable title shall be conveyed.

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.

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Thank you.

WINGERT LAND SERVICES

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. We also appreciate you sharing this information with anyone who may have an interest. If you have questions or would like additional details, we're here to help.

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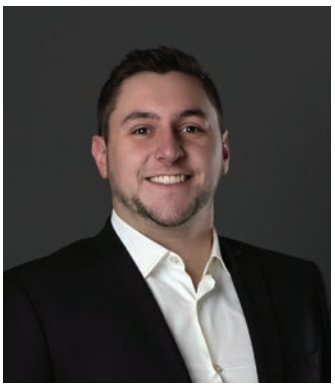

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