

FARMLAND AUCTION

MULTI-PARCEL

212.02± ACRES

Trust Agreement of David Macklenburg

Echo Township, Yellow Medicine County, Minnesota



WINGERT
LAND SERVICES



AUCTION LOCATION AND TIME

Thursday, August 27, 2026 @ 11:00 a.m.

Belview Community Center
202 S Main St, Belview, MN 56214



Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

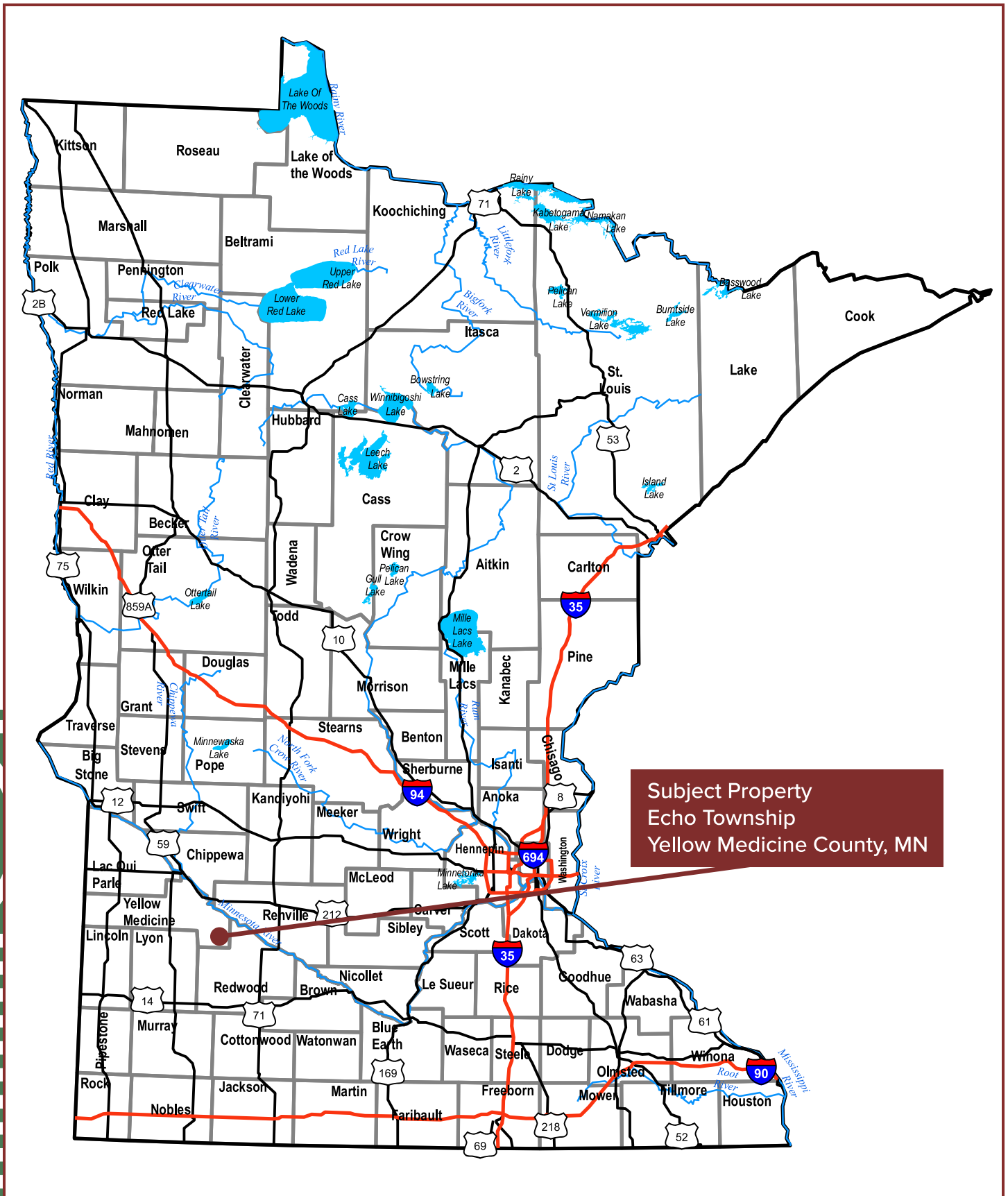
AUCTIONEER #83-50

geoff@wingertlandservices.com

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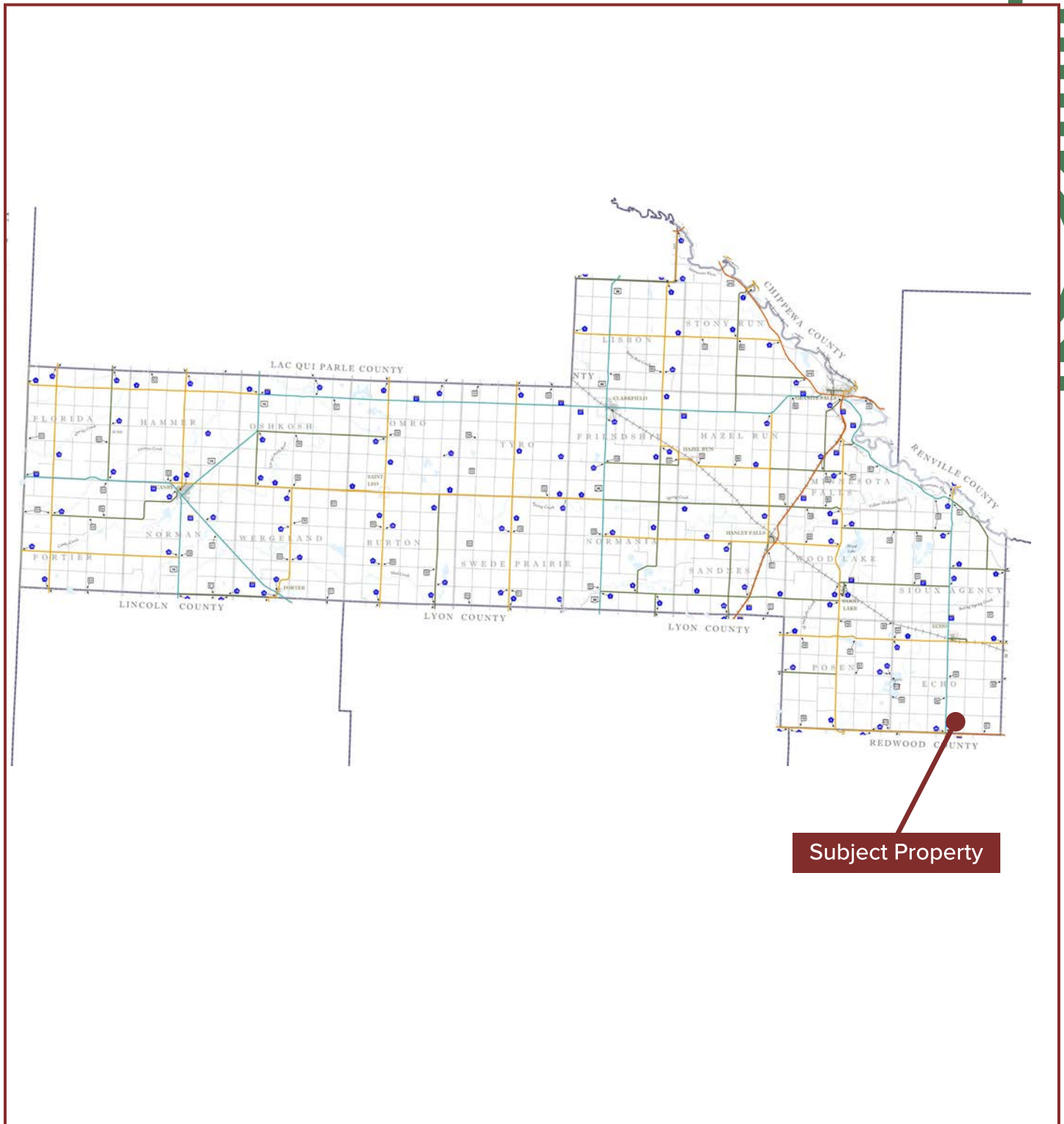


Subject Property
Echo Township
Yellow Medicine County, MN

Yellow Medicine County

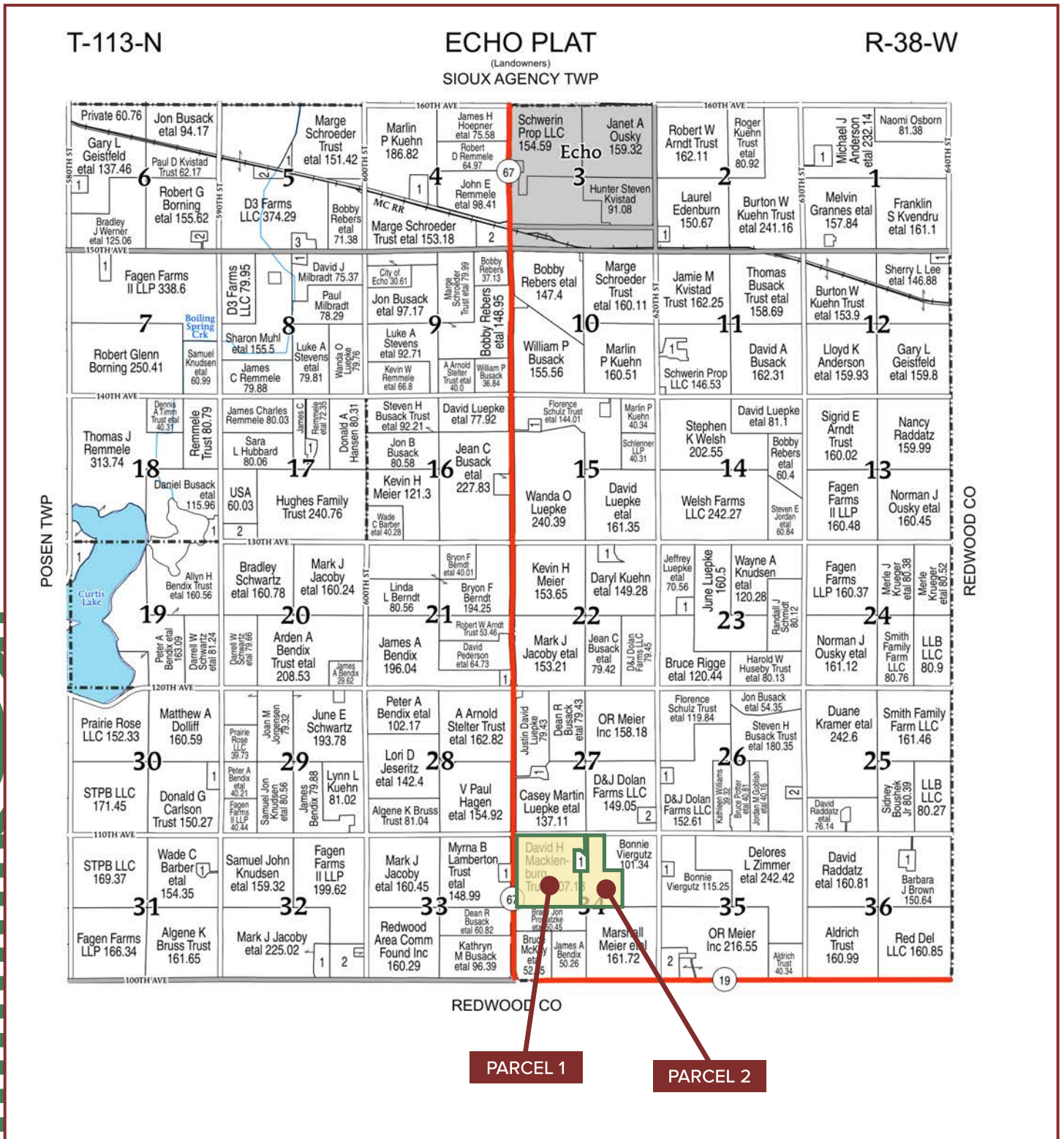
Minnesota

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Subject Property

Yellow Medicine County | T113N-R38W



FSA Aerial Map

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**Redwood County
Minnesota**

**Farm 8365
Tract 11782**

Phy. County: Yellow Medicine, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/28/2026



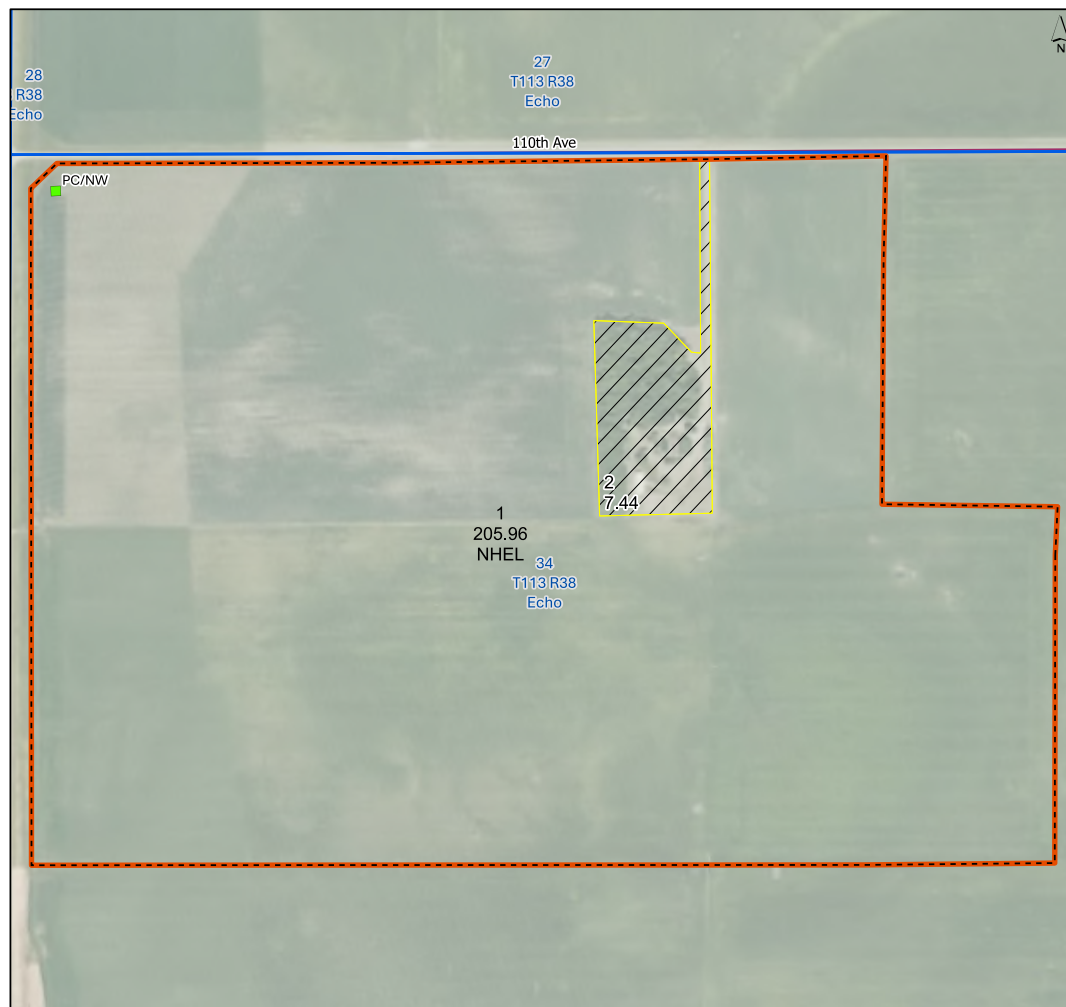
Unless Otherwise Noted:

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: 205.96 acres

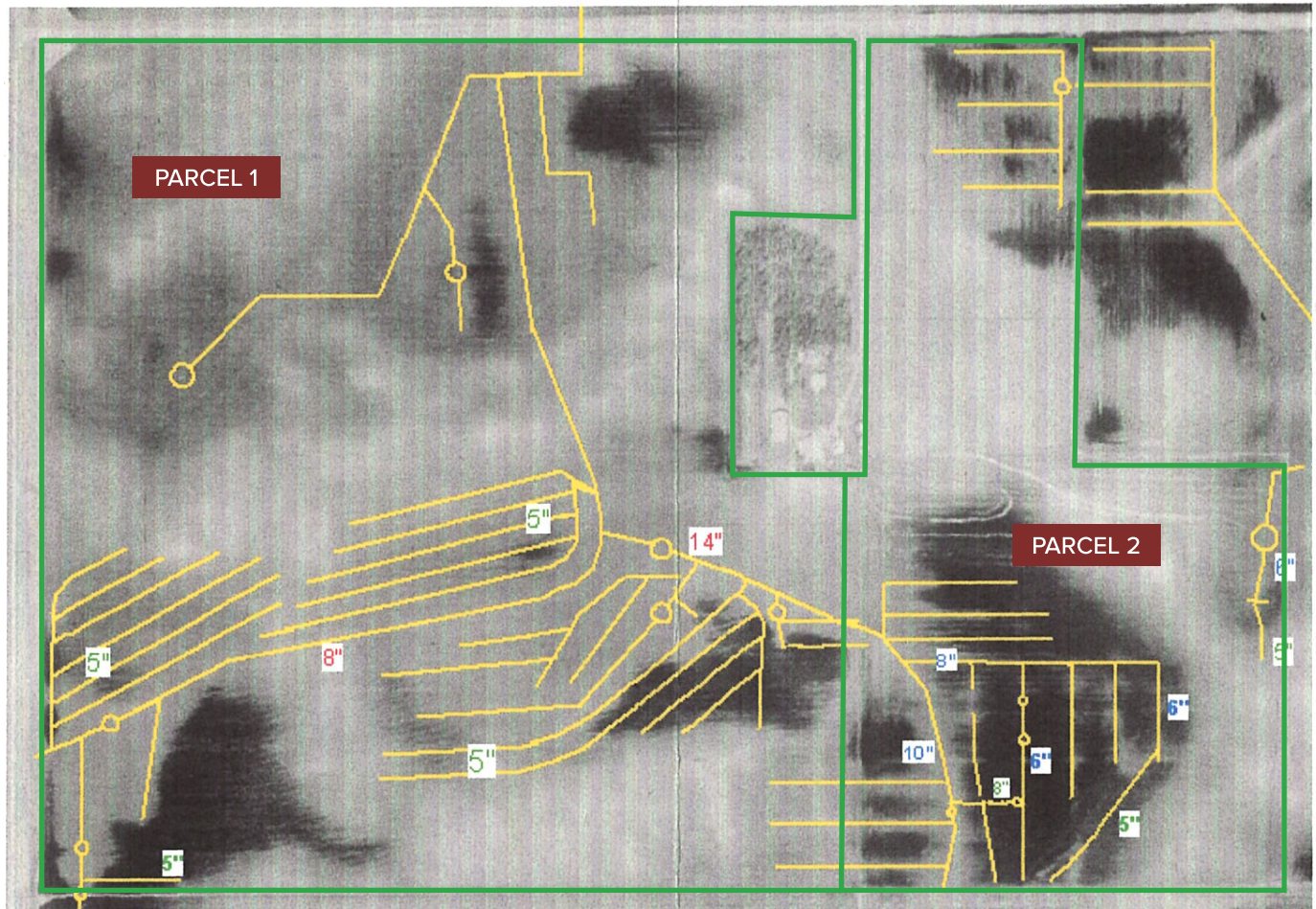


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

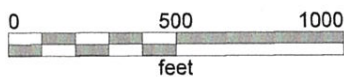


Tile Map

SCHLEMMER TILING



DAVID MACKLEBURG 6/1/08
ECHO 34 N
PLASTIC - GREEN
EXISTING CEMENT - BLUE
EXISTING CLAY - RED



PARCEL 3 = Parcel 1 + Parcel 2

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.

Tile Map

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COUNTY TILE MAIN



PARCEL 3 = Parcel 1 + Parcel 2

This tile map is an approximation only.

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Property Information

Parcel 1

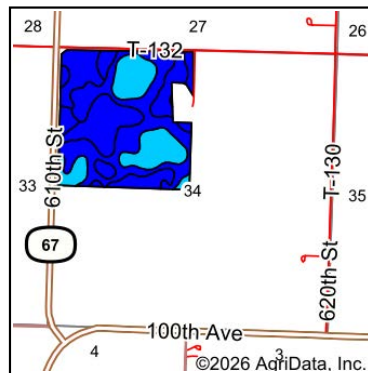
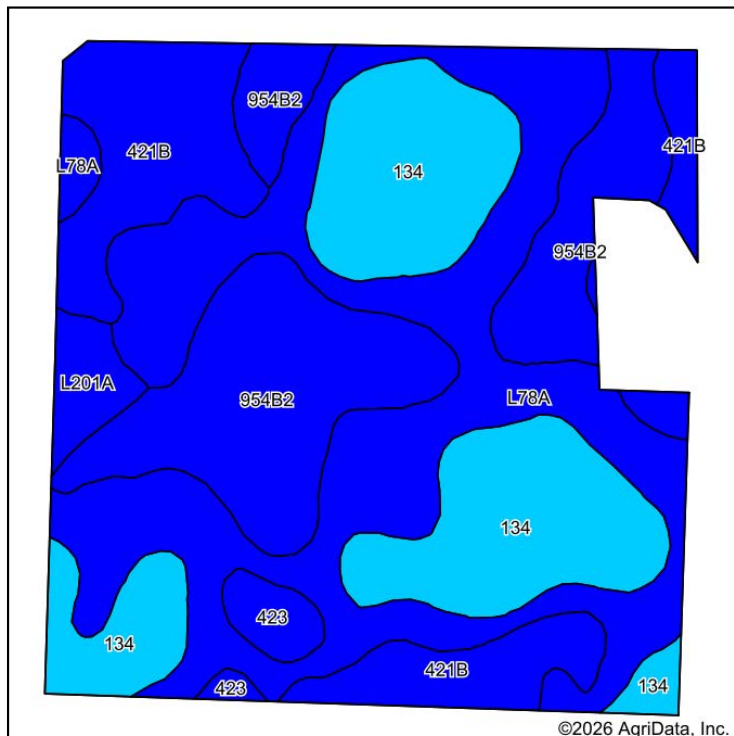
DESCRIPTION:	NW 1/4 less bldg site Sec34-T113N-R38W (Survey Legal to Govern).		
TAX ID#:	02-034-2010		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$9,835.20
	Special Assessment		\$127.66
	Total Estimated Tax & Specials		\$9,962.86
	Taxes are estimated based on 2026 tax year and subject to change.		
FSA INFORMATION:	Total Acres	152.92± acres	
	FSA Tillable Acres	147.37± acres	
	Corn Base Acres	73.74± acres	
	Corn PLC Yield	155.00± bushels	
	Soybean Base Acres	73.31± acres	
	Soybean PLC Yield	44.00± bushels	
	FSA Base Acres and Tillable Acres are an estimate only and subject to reconstitution by FSA office.		
LEASE/RENT INFORMATION:	Leased through the 2026 crop year.		
SOIL DESCRIPTION:	Canisteo clay loam, Okoboji silty clay, Amiret-Swanlake loams, Amiret loam. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	92.0 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Private mains and laterals with outlet to CD-28. See tile map.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland		
	NHEL - No Highly Erodible Lands		
OTHER:	Acres are an estimate. The parcel will be surveyed if purchased separately from Parcel 2. Purchase price will be adjusted by the surveyed acres if there is more than a half acre difference.		
	A tile maintenance agreement between Parcel 1 and Parcel 2 will be drafted if purchased by separate parties. The agreement will allow for the repair, maintenance, and improvement of any existing tile lines.		

Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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Soils Map

Parcel 1



State: **Minnesota**
County: **Yellow Medicine**
Location: **34-113N-38W**
Township: **Echo**
Acres: **142.43**
Date: **7/15/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN173, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L78A	Canisteo clay loam, 0 to 2 percent slopes	49.99	35.1%		> 6.5ft.	Poorly drained	IIw	93	81
134	Okoboji silty clay loam, 0 to 1 percent slopes	34.19	24.0%		> 6.5ft.	Very poorly drained	IIIw	86	77
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	31.58	22.2%		> 6.5ft.	Well drained	Ile	92	81
421B	Amiret loam, 2 to 6 percent slopes	20.83	14.6%		> 6.5ft.	Well drained	Ile	98	83
L201A	Normania loam, 1 to 3 percent slopes	3.08	2.2%		> 6.5ft.	Moderately well drained	Ie	99	83
423	Seaforth loam, 1 to 3 percent slopes	2.76	1.9%		> 6.5ft.	Moderately well drained	IIs	95	84
Weighted Average							2.22	92	*n 80.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 1

NE Corner Looking SW



SW Corner Looking NE



Property Images

Parcel 1

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NW Corner Looking SE



SE Corner Looking NW





Property Information

Parcel 2

DESCRIPTION:	W 1/2 NE 1/4 NE 1/4 less approximately 0.9 ac of bldg site and SW 1/4 NE 1/4 Sec34-T113N-R38W (Survey Legal to Govern).		
TAX ID#:	02-034-2010		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$3,824.80
	Special Assessment		\$49.64
	Total Estimated Tax & Specials		\$3,874.44
	Taxes are estimated based on 2026 tax year and subject to change.		
FSA INFORMATION:	Total Acres	59.10± acres	
	FSA Tillable Acres	58.50± acres	
	Corn Base Acres	29.26± acres	
	Corn PLC Yield	155.00± bushels	
	Soybean Base Acres	29.09± acres	
	Soybean PLC Yield	44.00± bushels	
	FSA Base Acres and Tillable Acres are an estimate only and subject to reconstitution by FSA office.		
LEASE/RENT INFORMATION:	Leased through the 2026 crop year.		
SOIL DESCRIPTION:	Okoboji silty clay, Canisteo clay loam, Amiret-Swanlake loams. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	90.6 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Private mains and laterals with outlet to CD-28. See tile map.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland NHEL - No Highly Erodible Lands		
OTHER:	This property will be surveyed if purchased separately from Parcel 1. Purchase price will be adjusted by the surveyed acres if there is more than a half acre difference.		
	A tile maintenance agreement between Parcel 1 and Parcel 2 will be drafted if purchased by separate parties. The agreement will allow for the repair, maintenance, and improvement of any existing tile lines.		

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Soils Map

Parcel 2



State: **Minnesota**
County: **Yellow Medicine**
Location: **34-113N-38W**
Township: **Echo**
Acres: **59.42**
Date: **7/15/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN173, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
134	Okoboji silty clay loam, 0 to 1 percent slopes	24.66	41.6%		> 6.5ft.	Very poorly drained	IIIw	86	77
L78A	Canisteo clay loam, 0 to 2 percent slopes	15.24	25.6%		> 6.5ft.	Poorly drained	IIw	93	81
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	11.25	18.9%		> 6.5ft.	Well drained	Ile	92	81
421B	Amiret loam, 2 to 6 percent slopes	8.27	13.9%		> 6.5ft.	Well drained	Ile	98	83
Weighted Average							2.42	90.6	*n 79.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

Parcel 2

NE Corner Looking SW



SW Corner Looking NE



Property Images
Parcel 2



NW Corner Looking SE



SE Corner Looking NW



Property Information

Parcel 1 & 2 Combination

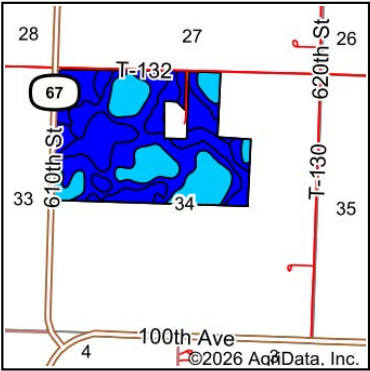
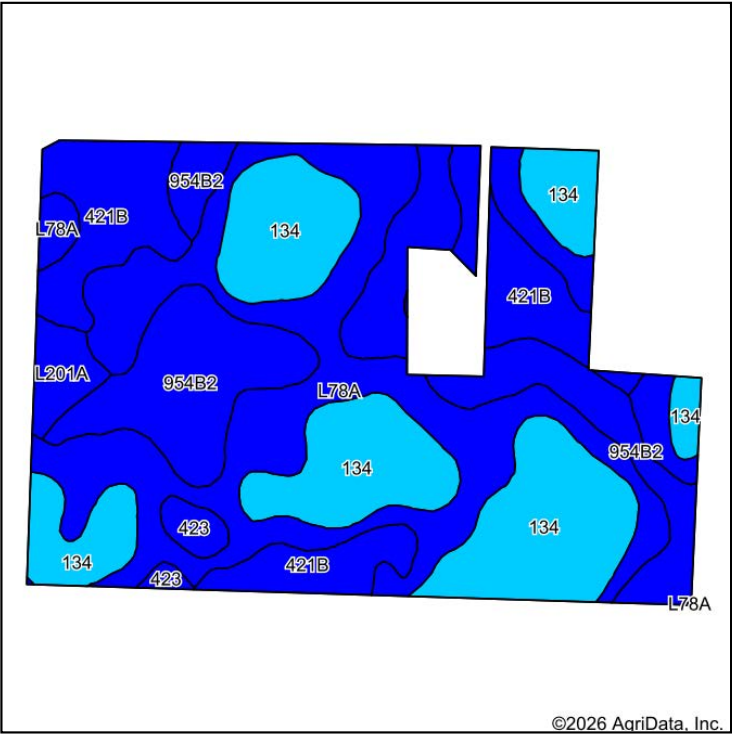
DESCRIPTION:	SW 1/4 NE 1/4, W 1/2 NW 1/4 NE 1/4, NW 1/4 less 7.98 acres Sec34-T113N-R38W		
TAX ID#:	02-034-2010		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$13,660.70
	Special Assessment – Ditch Assessment		\$177.30
	Total Estimated Tax & Specials		\$13,838.00
	Taxes are estimated based on 2026 tax year and subject to change.		
FSA INFORMATION:	Total Acres		212.02± acres
	FSA Tillable Acres		205.96± acres
	Corn Base Acres		103.00± acres
	Corn PLC Yield		155.00± bushels
	Soybean Base Acres		102.40± acres
	Soybean PLC Yield		44.00± bushels
LEASE/RENT INFORMATION:	Leased through the 2026 crop year.		
SOIL DESCRIPTION:	Canisteo clay loam, Okoboji silty clay, Amiret-Swanlake loams, Amiret loam, Normania loam, Seaforth loam. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	91.7 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Private mains and laterals with outlet to CD-28. See tile map.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland NHEL - No Highly Erodible Lands		

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Soils Map
Parcel 1 & 2 Combination



State: **Minnesota**
County: **Yellow Medicine**
Location: **34-113N-38W**
Township: **Echo**
Acres: **209.71**
Date: **6/16/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN173, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L78A	Canisteo clay loam, 0 to 2 percent slopes	67.44	32.2%		> 6.5ft.	Poorly drained	IIw	93	81
134	Okoboji silty clay loam, 0 to 1 percent slopes	60.88	29.0%		> 6.5ft.	Very poorly drained	IIIw	86	77
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	43.13	20.6%		> 6.5ft.	Well drained	Ile	92	81
421B	Amiret loam, 2 to 6 percent slopes	30.88	14.7%		> 6.5ft.	Well drained	Ile	98	83
L201A	Normania loam, 1 to 3 percent slopes	4.38	2.1%		> 6.5ft.	Moderately well drained	Ie	99	83
423	Seaforth loam, 1 to 3 percent slopes	3.00	1.4%		> 6.5ft.	Moderately well drained	IIs	95	84
Weighted Average							2.27	91.7	*n 80.2

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

Property Images

Parcel 1 & 2 Combination

NE Corner Looking SW



SW Corner Looking NE



Property Images

Parcel 1 & 2 Combination

NW Corner Looking SE



SE Corner Looking NW



Auction Instructions

AUCTION LOCATION AND TIME:

Belview Community Center
202 S Main St
Belview, MN 56214

Thursday, August 27, 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 in a multi-parcel format plus combination format and will be offered as Parcel 1 (152.92± acres), Parcel 2 (59.10± acres) and Parcel 1+2 (212.02± 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, August 26, 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

Seller shall pay 2026 real estate taxes and special assessments and shall receive all lease income for 2026. 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

The remaining balance of the purchase price, without interest, will be due on or before Tuesday, October 13, 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.

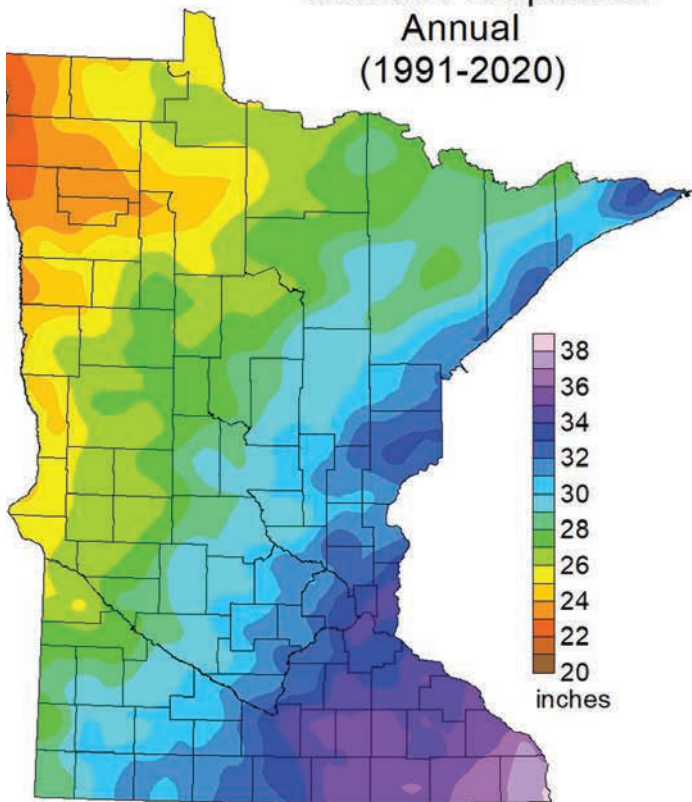


Notes

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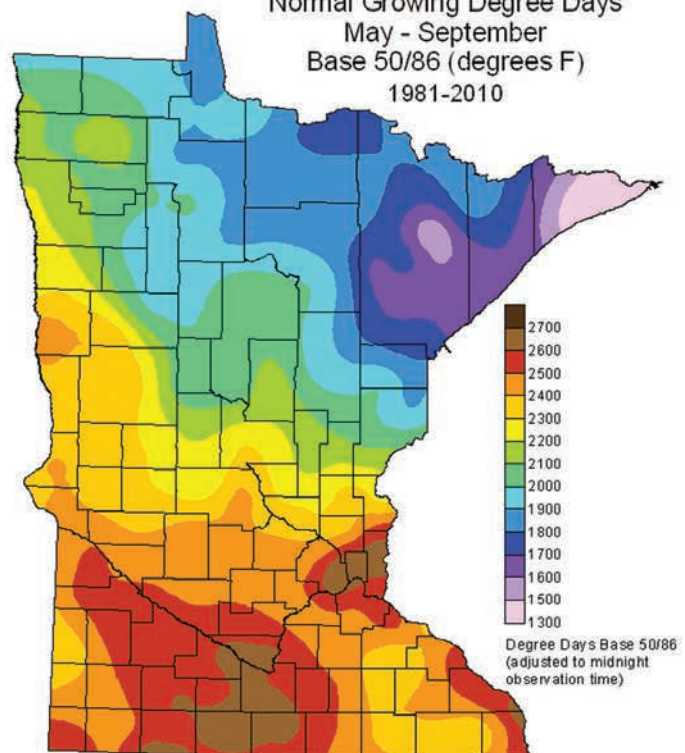
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Normal Precipitation Annual (1991-2020)



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.

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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