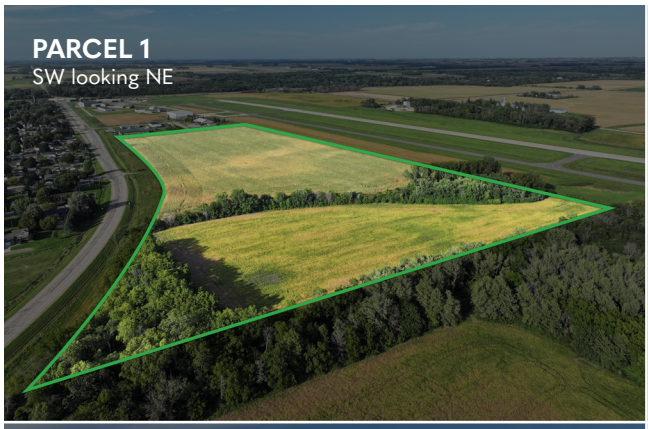
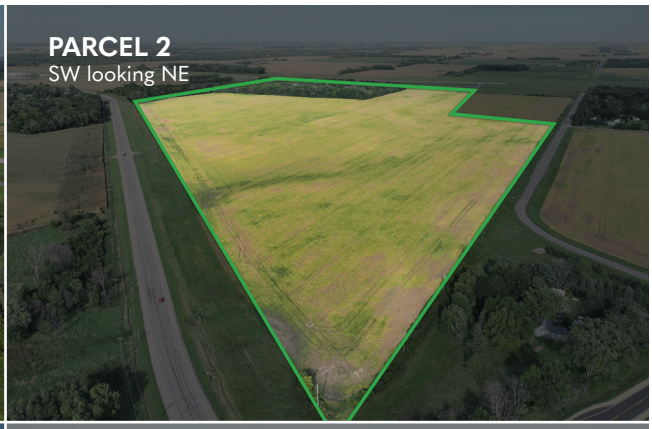
FARMLAND AUCTION

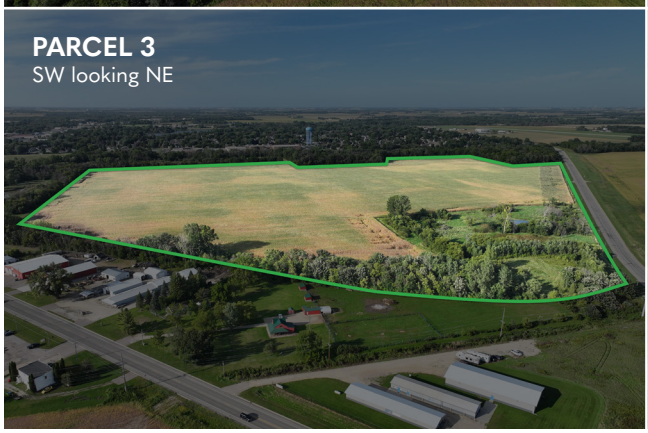
WINGERT LAND SERVICES

397.61± ACRES
Evergreen Farms

Austin Township, Mower County, Minnesota









AUCTION LOCATION AND TIME

Thursday, November 12, 2026 @ 11:00 a.m.

Austin Country Club
1202 28th St. NE, Austin, MN

Scan to view this property and register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

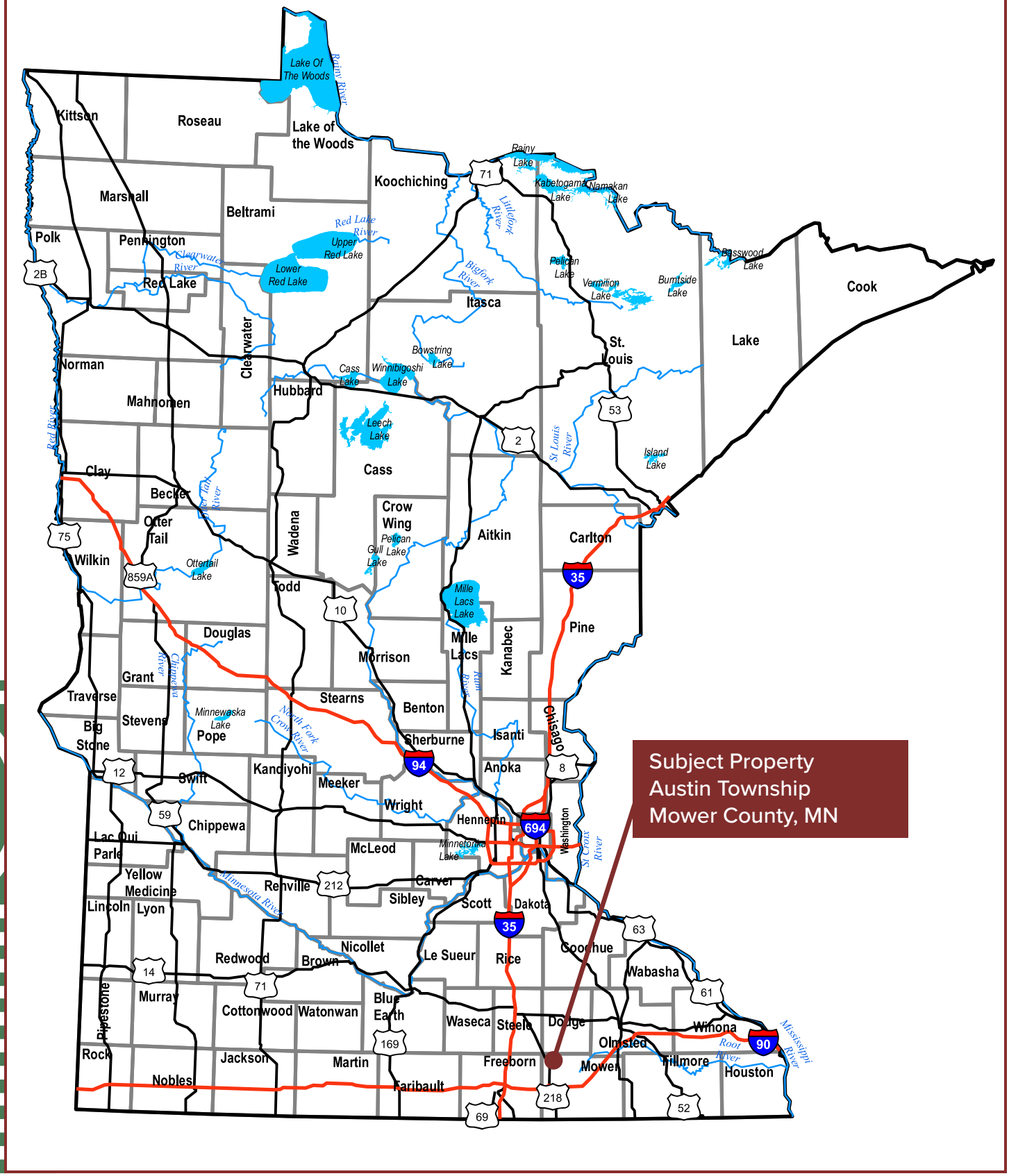
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com

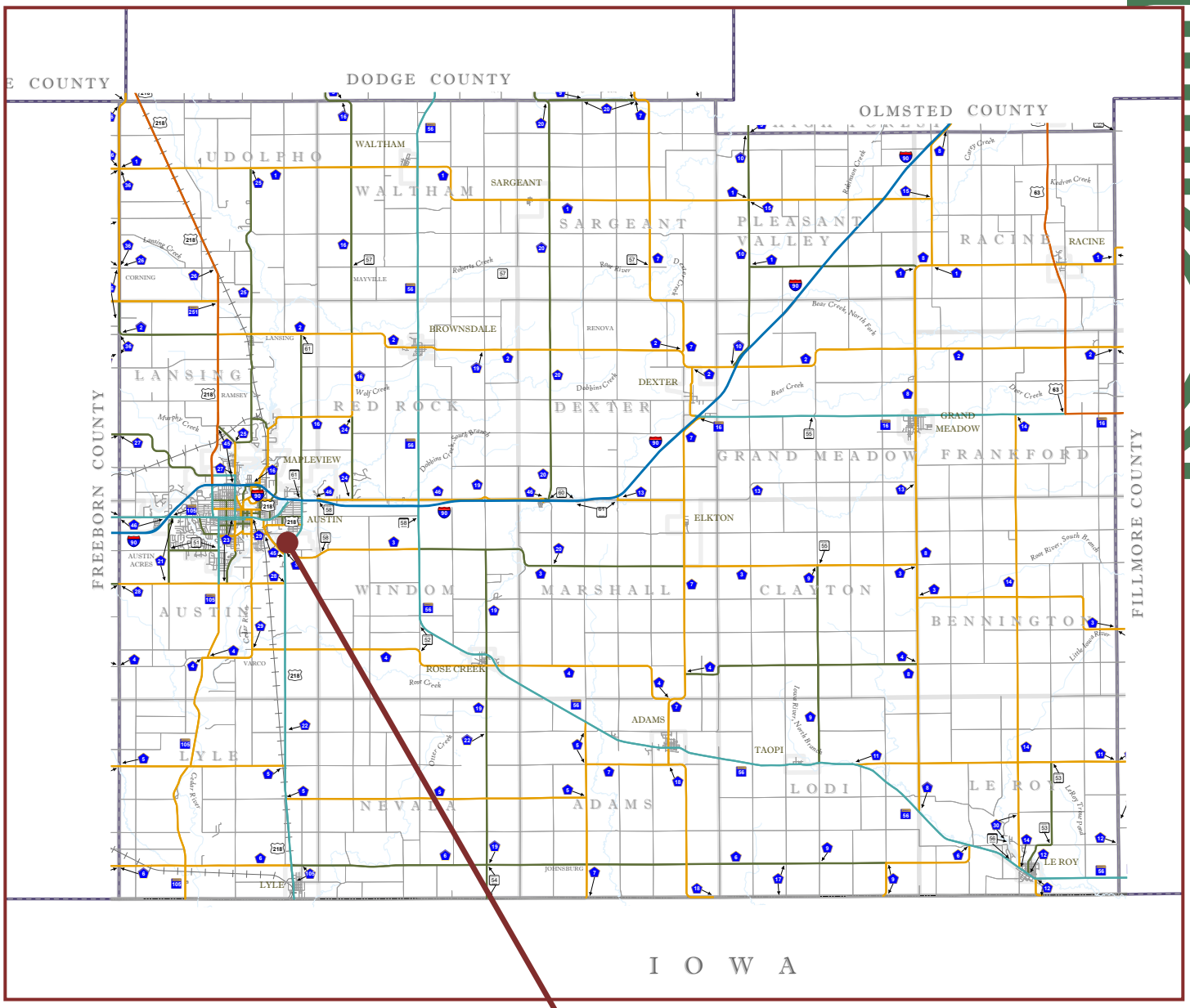
ALC
ACCREDITED LAND CONSULTANT



wingertlandservices.com

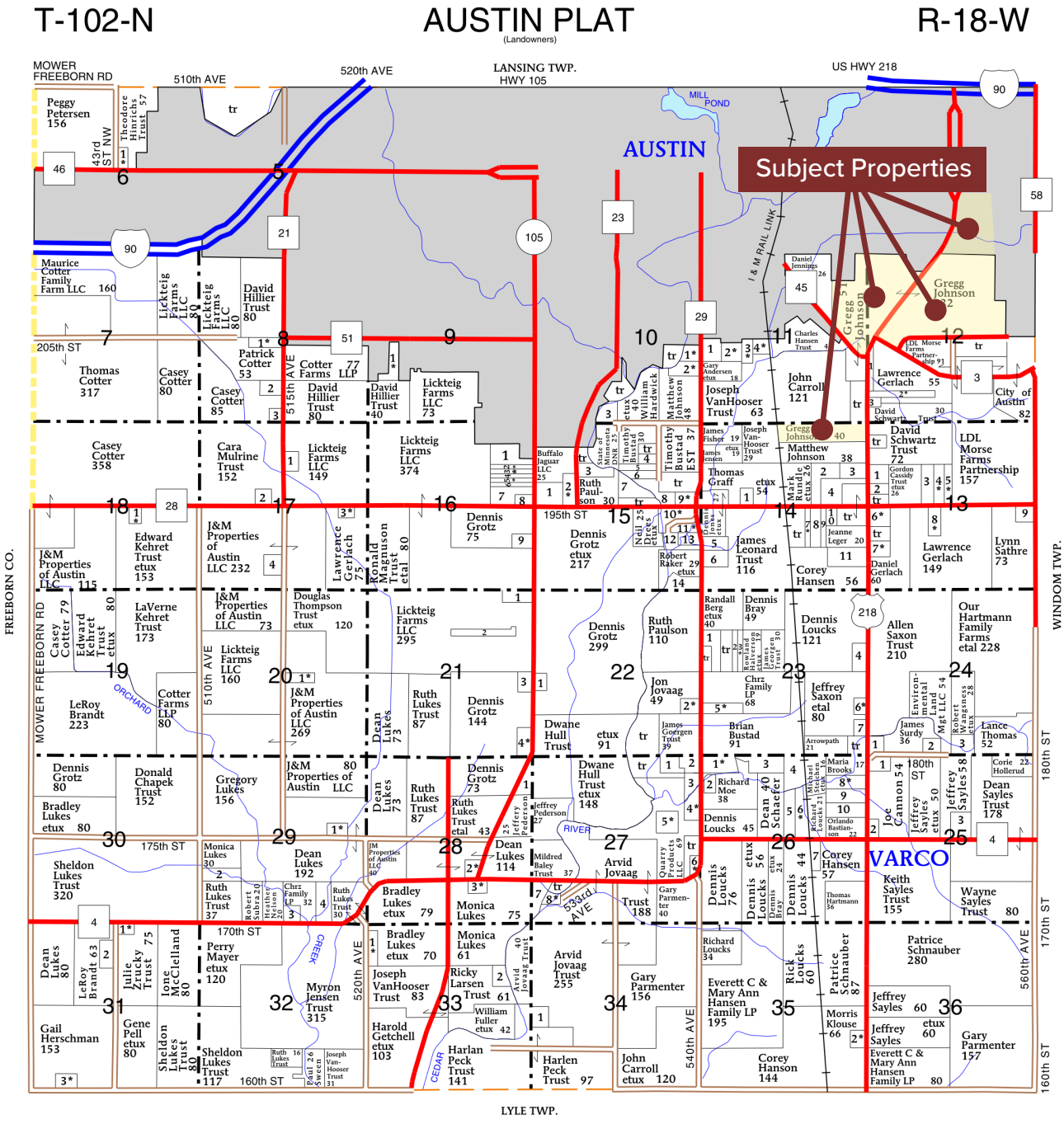
WINGERT
LAND SERVICES

Mower County
Minnesota



Westford Township

Mower County | T102N-R18W



WINGERT
LAND SERVICES

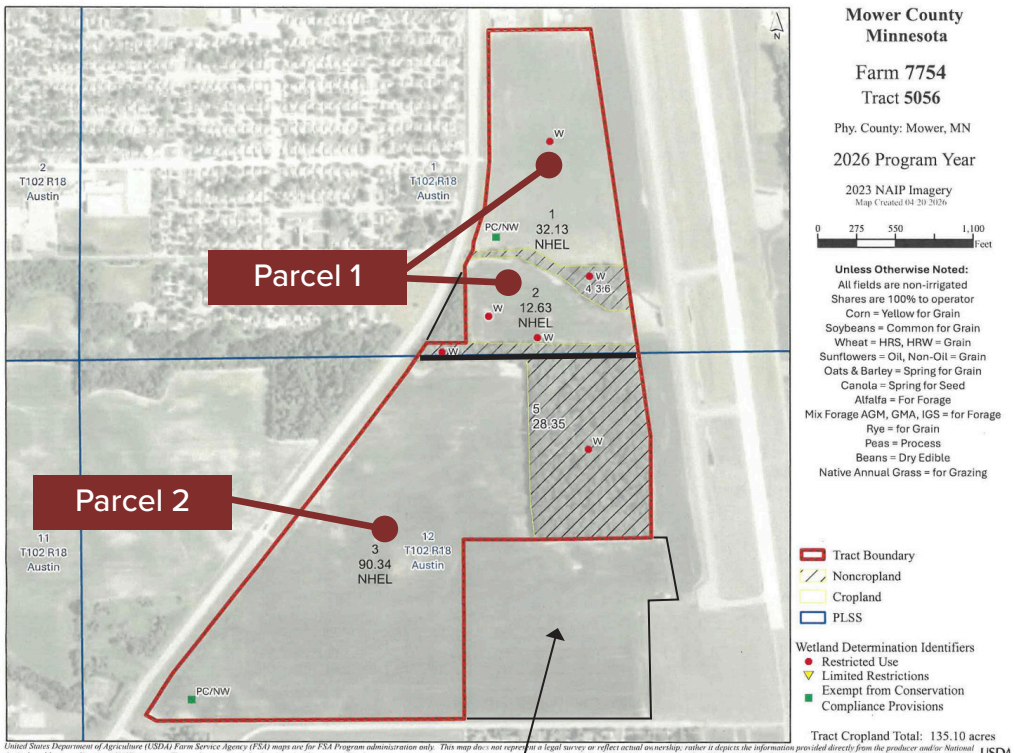
Parcel Boundary Summary



Parcel Boundaries are approximation only

FSA Aerial Map

Parcel 1



Mower County
Minnesota

Farm **7754**
Tract **5056**

Phy. County: Mower, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/20/2026

0 275 550 1,100 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: 135.10 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.



Mower County
Minnesota

Farm **7754**
Tract **5058**

Phy. County: Mower, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/20/2026

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
Cropland
PLSS

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

Tract Cropland Total: 38.52 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.

WINGERT
LAND SERVICES

Property Information
Parcel 1

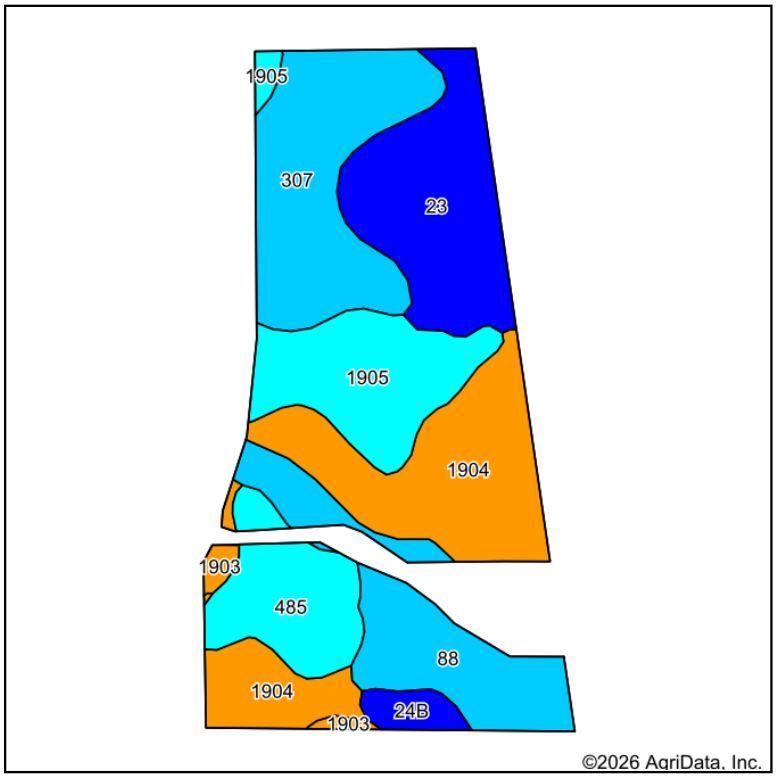
ABBREVIATED LEGAL DESCRIPTION:	Subdivision Name 1 102 18 Subdivision Cd 34855 W1/2 SE1/4 EXC 2AC IN NE COR & EXC 7.75AC & EXC 12AC IN DOC#527501 AND Subdivision Cd 34855 Subdivision Name 1 102 18 1.33AC IN SE COR SW1/4 LYING ELY OF HWY.
TAX ID#:	34-855-0110, 34-855-0071
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes $3,745.50 Special Assessment $8.50 Total Estimated Tax & Specials $3,754.00 *A tax statement was not available for the 1.33 ac PID: 34.855.007
FSA INFORMATION:	Total Acres 59.63± acres FSA Tillable Acres 44.76± acres Corn Base Acres 34.32± acres Corn PLC Yield 139.00± bushels Soybean Base Acres 2.98± acres Soybean PLC Yield 38.00± bushels *Base Acres are an estimate only and subject to change after FSA reconstitution.
LEASE/RENT INFORMATION:	Leased through 2026 crop year.
SOIL DESCRIPTION:	Udolpho silt loam, loamy substratum, Sargeant silt loam, Skyberg silt loam - See Soil Map.
CROP PRODUCTIVITY INDEX (CPI):	81.7 CPI
TOPOGRAPHY:	Level.
DRAINAGE:	Some pattern tile present with outlet to creek. MNDOT has an Off Take Ditch Easement located on this property allowing the right to enter and cleanout the drainage ditch. See Tile Map.
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands, Tract Contains a Wetland or Farmed Wetland.
OTHER:	MNDOT has purchased access control along Trunk Highway 218. Parcel 1 is subject to a 10’ wide utility easement with the City of Austin. The easement runs parallel to 1st Ave SE. Contact agent for details. Parcel 1 contains a documented MnDOT Off Take Ditch (OTD)– The OTD easement is 50’ wide (25’ from the center of the creek on each side). Buyer of Parcel 1 will sign a drainage maintenance and repair agreement for the tile running between Parcel 1 & Parcel 2 if purchased by separate buyers.

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

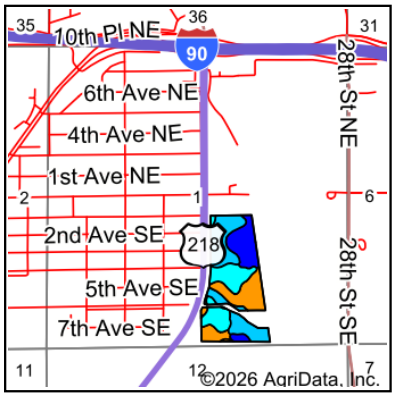
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property “as is, where is, with All Faults” condition.

Soils Map

Parcel 1



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **1-102N-18W**
Township: **Austin**
Acres: **44.76**
Date: **9/6/2026**

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

N W E S

Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
1904	Udolpho silt loam, loamy substratum	10.37	23.2%		> 6.5ft.	Poorly drained	IIw	70	79
307	Sargeant silt loam	8.47	18.9%		> 6.5ft.	Poorly drained	IIIw	86	85
23	Skyberg silt loam, 0 to 3 percent slopes	7.52	16.8%		> 6.5ft.	Somewhat poorly drained	Iw	95	82
88	Clyde silty clay loam, 0 to 3 percent slopes	6.40	14.3%		> 6.5ft.	Poorly drained	IIw	86	90
1905	Brownsdale silt loam	6.12	13.7%		> 6.5ft.	Poorly drained	IIIw	77	88
485	Lawler silt loam	4.39	9.8%		> 6.5ft.	Somewhat poorly drained	IIs	77	81
24B	Kasson silt loam, 1 to 4 percent slopes	0.90	2.0%		> 6.5ft.	Moderately well drained	IIe	95	79
1903	Udolpho silt loam, loamy substratum, swales	0.59	1.3%		> 6.5ft.	Poorly drained	IIIw	70	75
						Weighted Average	**2.17**	**81.7**	***n 83.6**

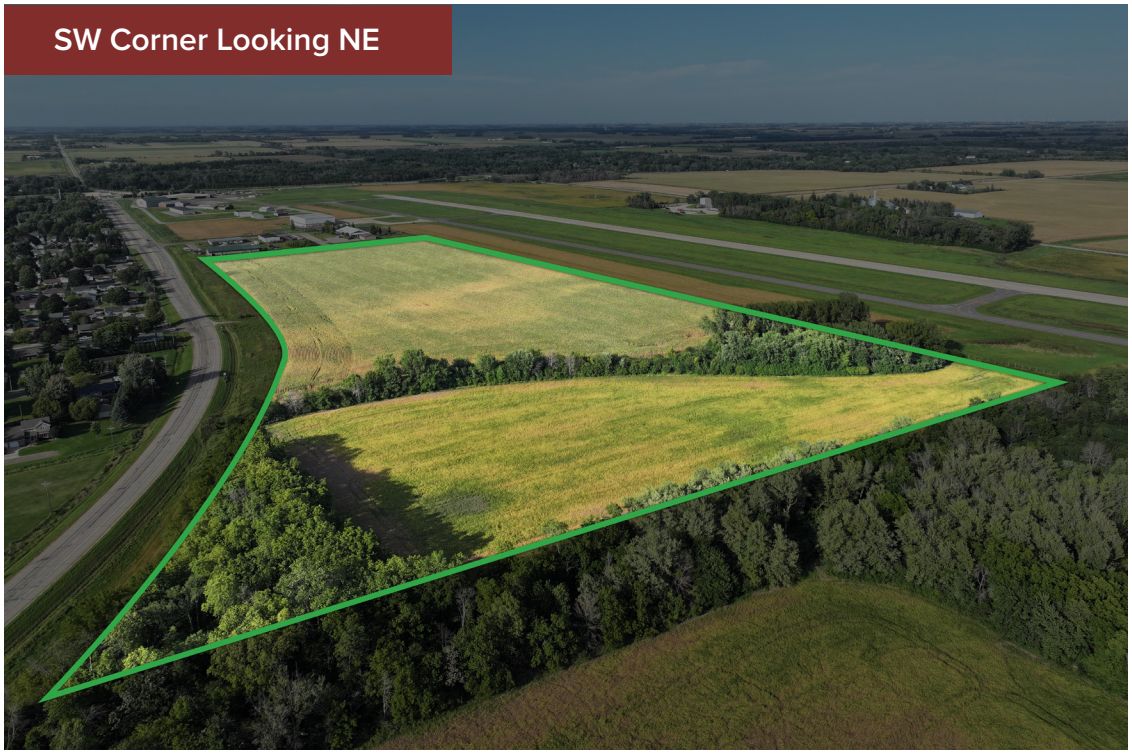
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

WINGERT
LAND SERVICES

Property Images

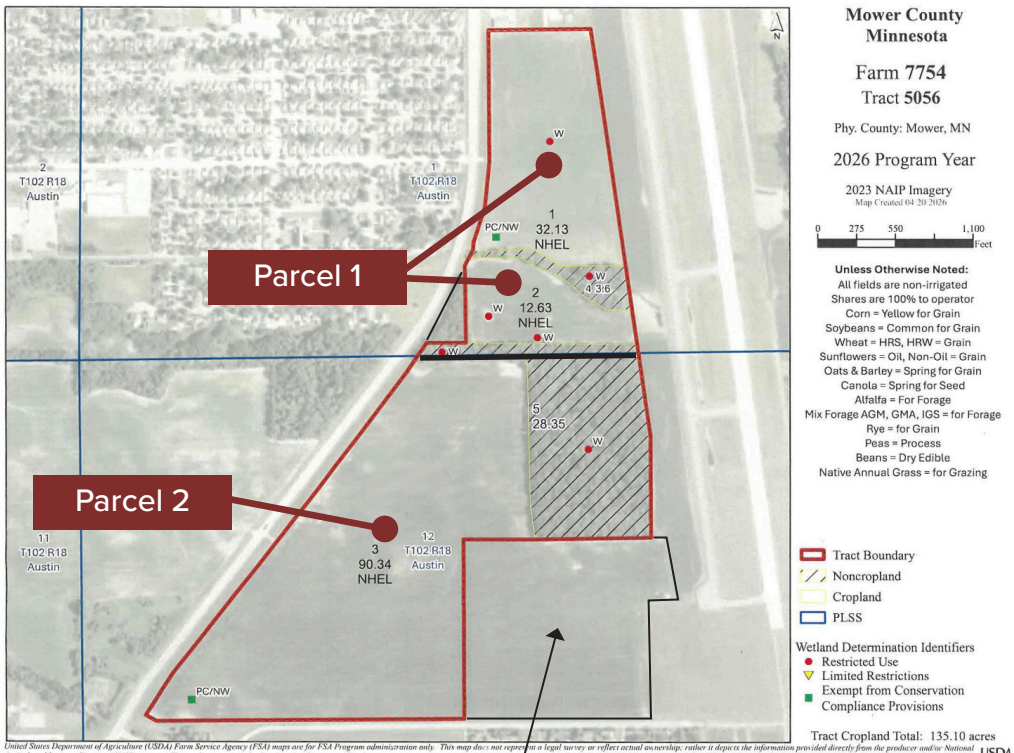
Parcel 1

SW Corner Looking NE



FSA Aerial Map

Parcel 2



Mower County
Minnesota

Farm **7754**
Tract **5056**

Phy. County: Mower, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/20/2026

0 275 550 1,100 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: 135.10 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.



Mower County
Minnesota

Farm **7754**
Tract **5058**

Phy. County: Mower, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/20/2026

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
Cropland
PLSS

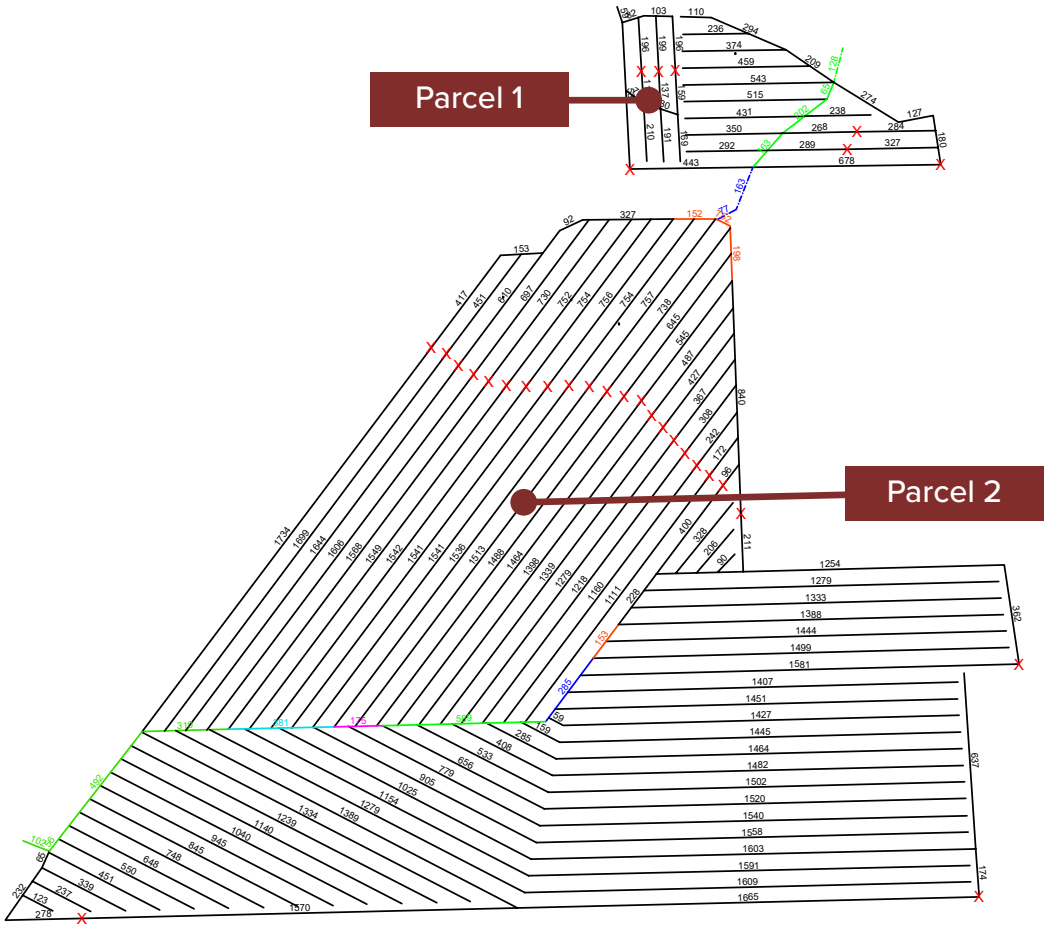
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 38.52 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.

WINGERT
LAND SERVICES

Tile Map
Parcel 2



Existing Tile	0 Ft. 3" Perf	0 Ft. 3" NP	0 Ft. 3" Sock
Ditches & W\W	103613 Ft. 4" Perf	0 Ft. 4" NP	0 Ft. 4" Sock
Parcel Boundry	562 Ft. 5" Perf	0 Ft. 5" NP	0 Ft. 5" Sock
Elec & Tele Cable	285 Ft. 6" Perf	241 Ft. 6" NP	0 Ft. 6" Sock
Gas Line Trees	1018 Ft. 8" Perf	128 Ft. 8" NP	0 Ft. 8" Sock
	175 Ft. 10" Perf	0 Ft. 10" NP	0 Ft. 10" Sock
	381 Ft. 12" Perf	0 Ft. 12" NP	0 Ft. 12" Sock
	0 Ft. 15" Perf	0 Ft. 15" NP	0 Ft. 15" Sock
	0 Ft. 18" Perf	0 Ft. 18" NP	0 Ft. 18" Sock
	0 Ft. 12" DW		
	960 Ft. 15" DW		
	0 Ft. 18" DW		

0 220 440 880
1 inch = 440 ft.

EllingsON COMPANIES
56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

au12n½.dwg
Revision: Final
10-19-10
Job# 10569
Drawn by: C. Laue

Greg Johnson Renter:
State: MN County: Mower Twp: Austin Sec: 12
Acres: 123 Spacings: 60 D-C: 3/8

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 Information

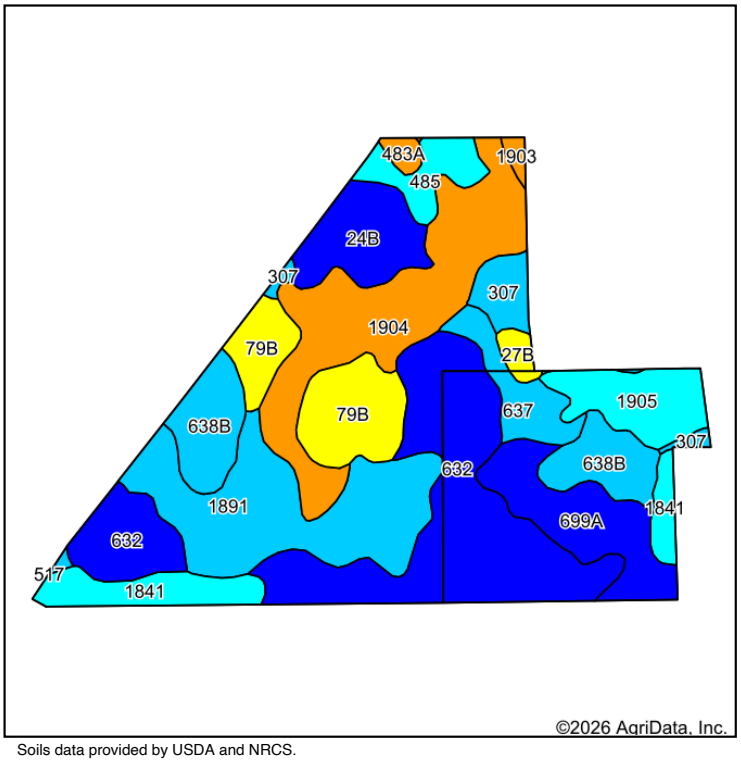
Parcel 2

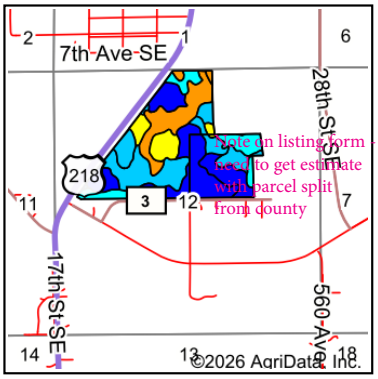
ABBREVIATED LEGAL DESCRIPTION:	NW ¼ laying east of HWY 218 and NW ¼ NE ¼ and W1775FT S1/2 NE1/4 EXC TRI PC SE SIDE & EXC 9.25 AC SE COR & EXC 3.5AC IN DOC#527500 ALL in Section 12-Township 102N-Range 18W	
TAX ID#:	02-009-0010, 02-009-0010	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	$10,175.09
	Special Assessment	$8.50
	Total Estimated Tax & Specials	$10,183.59
	*Taxes are estimated based on 2026 tax year and subject to change	
FSA INFORMATION:	Total Acres	171.06± acres
	FSA Tillable Acres	128.86± acres
	Corn Base Acres	88.88± acres
	Corn PLC Yield	139.00± bushels
	Soybean Base Acres	15.72± acres
	Soybean PLC Yield	40.00± bushels
	*Deeded acres are estimated. According to Mower County GIS, there are approximately .6 ± acres located on the other side of	
LEASE/RENT INFORMATION:	Leased through 2026 crop year.	
SOIL DESCRIPTION:	Kensett variant silt loam; Udolpho silt loam, Faxon variant silty clay loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	83.4 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Pattern tiled with private mains and laterals with outlet to wetland.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands, Wetland for Farmed Wetland present.	
OTHER:	Property to be surveyed if purchased separately from Parcel 3. The total purchase price shall be adjusted based on the per-acre auction price multiplied by the total surveyed acres.	
	MNDOT has purchased access control along Trunk Highway 218.	
	If Parcel 2 & 3 are purchased by separate buyers PID: 02.009.0010 will need to be split at the centerline of HWY 218. Parcel split approval is currently pending with Mower County, City of Austin, & MnDOT.	
	If Parcel 1 and Parcel 2 are purchased by separate buyers, the Buyer of Parcel 2 shall grant the Buyer of Parcel 1 a permanent, non-exclusive easement for ingress and egress through the existing right-of-way on Parcel 2 to access the portion of Parcel 1 located south of the creek. The easement shall be documented in a written agreement identifying its location and permitted uses, and recorded at closing.	
	Buyer of Parcel 2 will sign a drainage maintenance and repair agreement for the tile running between Parcel 1 & Parcel 2 if purchased by separate buyers.	

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
Parcel 2





Note on listing form - need to get estimate with parcel split from county

State: **Minnesota**
County: **Mower**
Location: **12-102N-18W**
Township: **Austin**
Acres: **128.86**
Date: **9/6/2026**

Soils data provided by USDA and NRCS.

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

N W E S

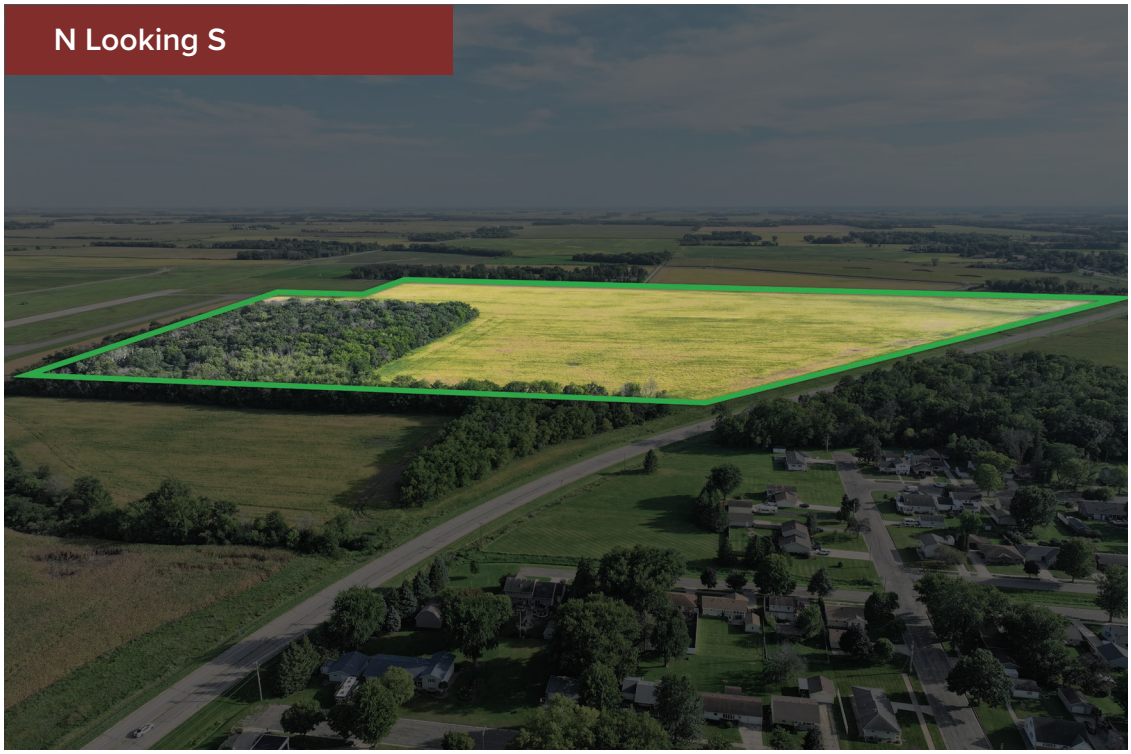
Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
632	Kensett variant silt loam	29.18	22.4%		> 6.5ft.	Somewhat poorly drained	Ie	96	78
1904	Udolpho silt loam, loamy substratum	19.53	15.2%		> 6.5ft.	Poorly drained	IIw	70	79
1891	Faxon variant silty clay loam	18.80	14.6%		> 6.5ft.	Poorly drained	IIIw	84	79
79B	Billett fine sandy loam, 2 to 6 percent slopes	9.88	7.7%		> 6.5ft.	Well drained	IIIs	60	71
638B	Taopi silt loam, 1 to 6 percent slopes	9.63	7.5%		> 6.5ft.	Well drained	IIe	90	70
699A	Rossfield silt loam, 0 to 2 percent slopes	9.10	7.1%		> 6.5ft.	Well drained	I	94	73
24B	Kasson silt loam, 1 to 4 percent slopes	6.81	5.3%		> 6.5ft.	Moderately well drained	IIe	95	79
1841	Hayfield loam, loamy substratum	6.27	4.9%		> 6.5ft.	Somewhat poorly drained	IIs	79	75
1905	Brownsdale silt loam	6.16	4.8%		> 6.5ft.	Poorly drained	IIIw	77	88
637	Schley silt loam	4.27	3.3%		> 6.5ft.	Somewhat poorly drained	IIw	84	88
485	Lawler silt loam	3.59	2.8%		> 6.5ft.	Somewhat poorly drained	IIs	77	81
307	Sargeant silt loam	3.29	2.6%		> 6.5ft.	Poorly drained	IIIw	86	85
27B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.06	0.8%		> 6.5ft.	Well drained	IIIe	60	61
483A	Waukee loam, 0 to 2 percent slopes	0.78	0.6%		2.7ft. (Strongly contrasting textural stratification)	Well drained	IIs	69	84
1903	Udolpho silt loam, loamy substratum, swales	0.51	0.4%		> 6.5ft.	Poorly drained	IIIw	70	75
						Weighted Average	**2.01**	**83.4**	***n 77.7**

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

Property Images
Parcel 2

N Looking S



SE Corner Looking NW



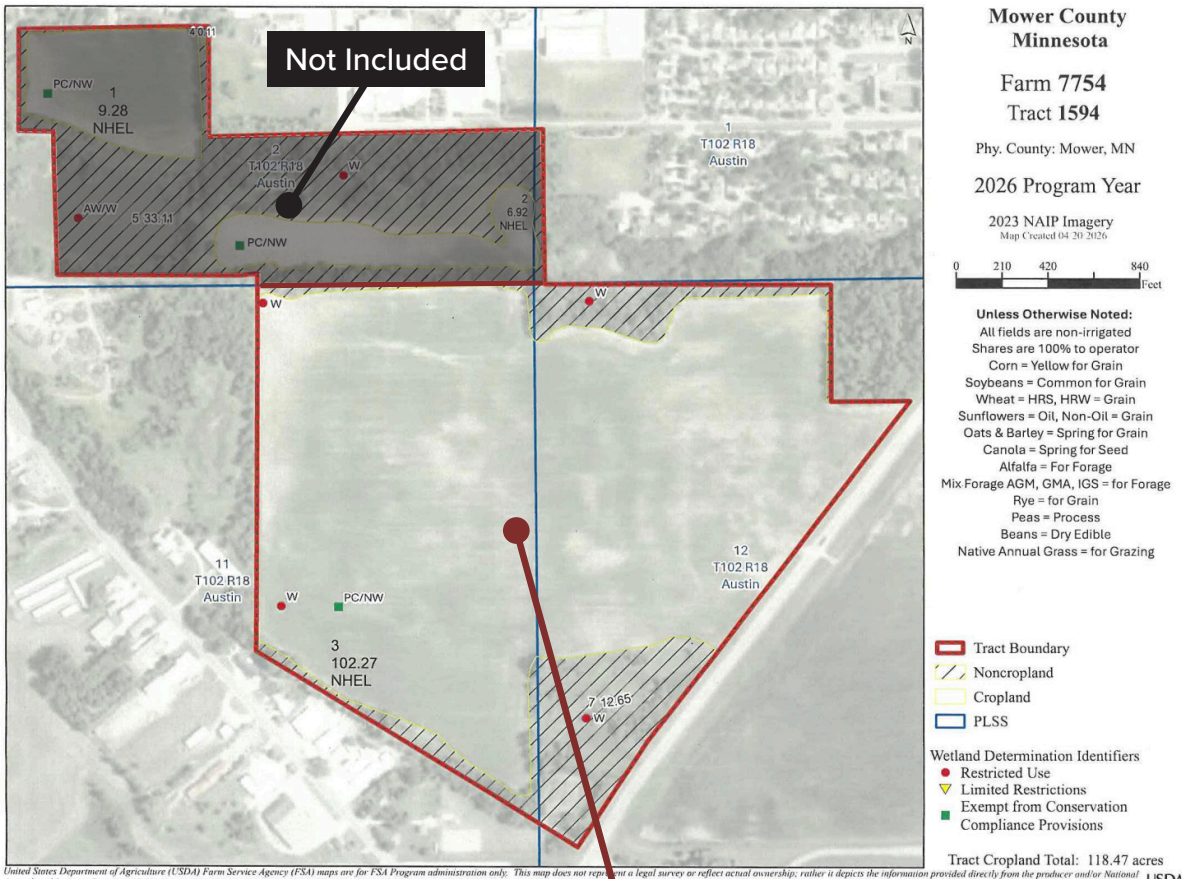
WINGERT
LAND SERVICES

Property Images
Parcel 2



FSA Aerial Map

Parcel 3



WINGERT
LAND SERVICES

Property Information
Parcel 3

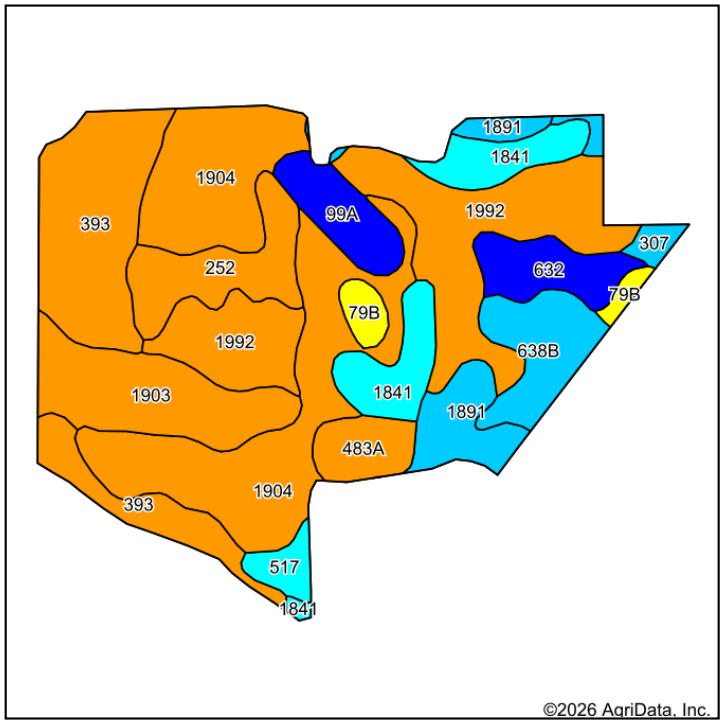
ABBREVIATED LEGAL DESCRIPTION:	NW ¼ Laying West of HWY 218 Section 12 Exc Subdivision Name EVERGREEN ESTATES Block 001 Subdivision Cd 34253 OUTLOT A AND Exc. Lots 003, 004, 005, 006 Block 001 Subdivision Cd 34253 AND PIDs 02.008.0100 AND 34.885.0080.	
TAX ID#:	02-009-0010, 02-008-0100, 34-885-0080, 02.009.0011	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes Special Assessment Total Estimated Tax & Specials *Taxes are estimated based on 2026 tax year and subject to change.	$7,983.91 $25.50 $8,009.41
FSA INFORMATION:	Total Acres FSA Tillable Acres Corn Base Acres Corn PLC Yield Soybean Base Acres Soybean PLC Yield *Deeded acres are estimated. FSA Tillable and Base Acres are estimated and subject to change based on reconstitution.	126.82± acres 101.55 ± acres 66.38± acres 139.00± bushels 25.21± acres 40.00± bushels
LEASE/RENT INFORMATION:	Leased through 2026 crop year.	
SOIL DESCRIPTION:	Udolpho silt Loam, Sargeant variant silt loam, Hayfield loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	73.7 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Outlet to wetland on property, minimal to no tile present.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands, Farm Contains a Wetland or Farmed Wetland.	
OTHER:	Property to be surveyed if purchased separately from Parcel 2. The total purchase price shall be adjusted based on the per-acre auction price multiplied by the total surveyed acres. MNDOT has purchased access control along Trunk Highway 218. If Parcel 2 & 3 are purchased by separate buyers PID: 02.009.0010 will need to be split at the centerline of HWY 218. Parcel split approval is currently pending with Mower County, City of Austin, & MnDOT.	

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

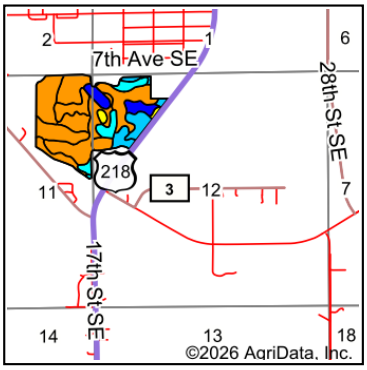
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property “as is, where is, with All Faults” condition.

Soils Map

Parcel 3



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **12-102N-18W**
Township: **Austin**
Acres: **102.61**
Date: **9/6/2026**

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

Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
1904	Udolpho silt loam, loamy substratum	23.75	23.1%		> 6.5ft.	Poorly drained	IIw	70	79
1992	Sargeant variant silt loam	17.64	17.2%		> 6.5ft.	Poorly drained	IIIw	69	68
393	Udolpho silt loam	15.06	14.7%		> 6.5ft.	Poorly drained	IIw	70	76
1903	Udolpho silt loam, loamy substratum, swales	8.82	8.6%		> 6.5ft.	Poorly drained	IIIw	70	75
1841	Hayfield loam, loamy substratum	6.91	6.7%		> 6.5ft.	Somewhat poorly drained	IIs	79	75
252	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.87	5.7%		> 6.5ft.	Poorly drained	IIw	62	81
638B	Taopi silt loam, 1 to 6 percent slopes	5.09	5.0%		> 6.5ft.	Well drained	IIe	90	70
1891	Faxon variant silty clay loam	4.71	4.6%		> 6.5ft.	Poorly drained	IIIw	84	79
632	Kensett variant silt loam	3.86	3.8%		> 6.5ft.	Somewhat poorly drained	Ie	96	78
99A	Racine silt loam, 0 to 2 percent slopes	3.68	3.6%		> 6.5ft.	Well drained	Is	98	73
483A	Waukee loam, 0 to 2 percent slopes	2.80	2.7%		2.7ft. (Strongly contrasting textural stratification)	Well drained	IIs	69	84
79B	Billett fine sandy loam, 2 to 6 percent slopes	1.76	1.7%		> 6.5ft.	Well drained	IIIs	60	71
517	Shandep clay loam	1.46	1.4%		> 6.5ft.	Very poorly drained	IIIw	78	81
307	Sargeant silt loam	1.20	1.2%		> 6.5ft.	Poorly drained	IIIw	86	85
						Weighted Average	**2.27**	**73.7**	***n 75.6**

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

WINGERT
LAND SERVICES

Property Images
Parcel 3

SW Corner Looking NE



NW Corner Looking SE



Property Images
Parcel 3

NE Corner Looking SW



WINGERT
LAND SERVICES

FSA Aerial Map

Parcel 4



Mower County
Minnesota

Farm **7754**
Tract **1835**

Phy. County: Mower, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04 20 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: 38.65 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
Parcel 4

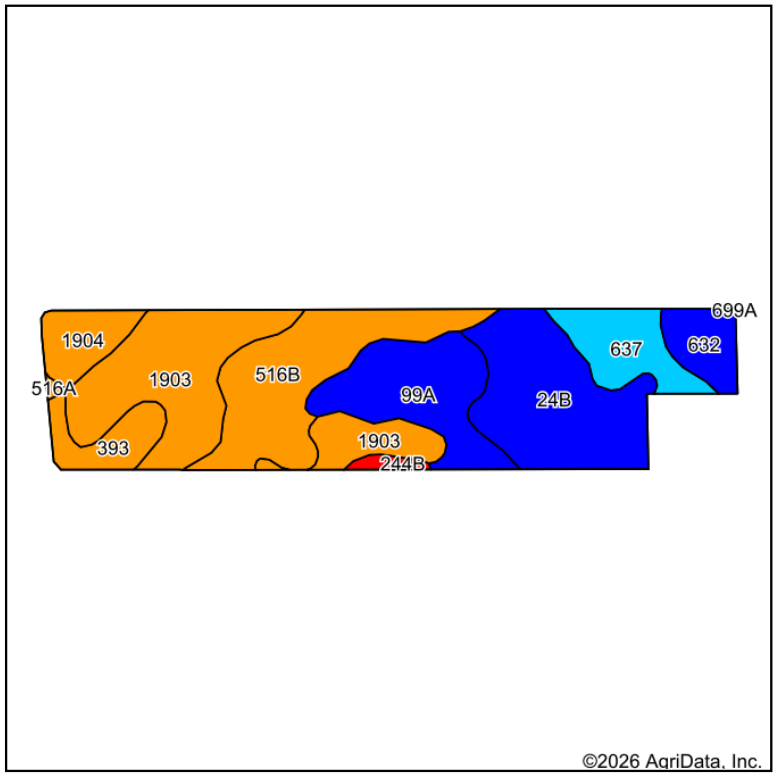
DESCRIPTION:	N 1/2 N 1/2 NE 1/4 East of RR Excluding 2.7 ac in SE corner, Section 14-Township 102N-Range 18W	
TAX ID#:	02-011-0091	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	$2,883.50
	Special Assessment	$8.50
	Total Estimated Tax & Specials	$2,892.00
OTHER:	Special assessment remaining of $1,067.10 payable until	
FSA INFORMATION:	Total Acres	40.10± acres
	FSA Tillable Acres	38.65± acres
	Corn Base Acres	14.90± acres
	Corn PLC Yield	139.00± bushels
	Soybean Base Acres	13.50± acres
	Soybean PLC Yield	40.00± bushels
LEASE/RENT INFORMATION:	Leased through 2026 crop year.	
SOIL DESCRIPTION:	Udolpho silt Loam, Kasson silt loam, Dowagiac loam, Racien silt loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	80.0 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains and laterals. See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands.	

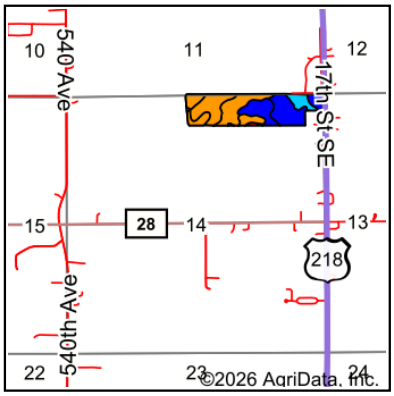
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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.

WINGERT
LAND SERVICES

Soils Map
Parcel 4





State: **Minnesota**
County: **Mower**
Location: **14-102N-18W**
Township: **Austin**
Acres: **38.65**
Date: **9/6/2026**

Soils data provided by USDA and NRCS.

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

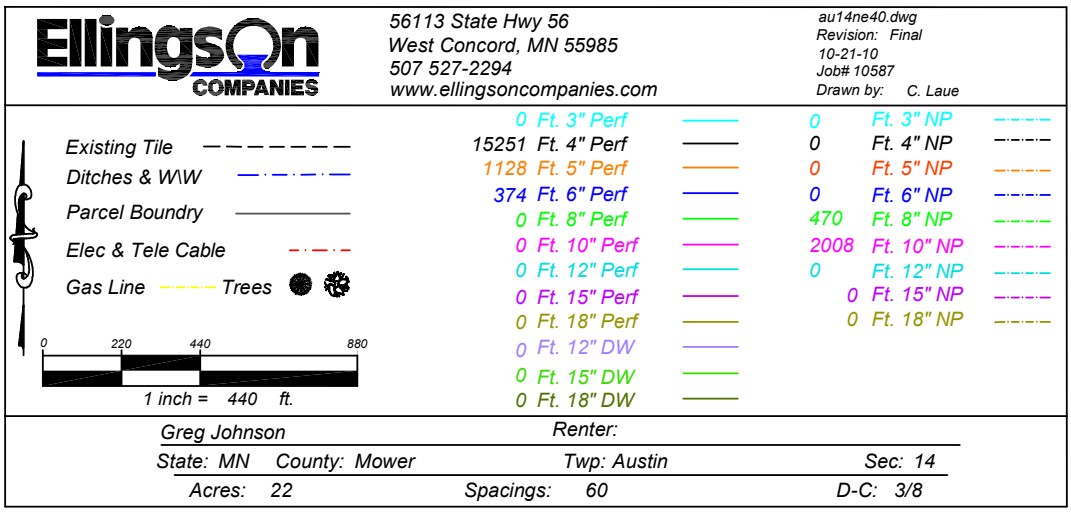
N W E S

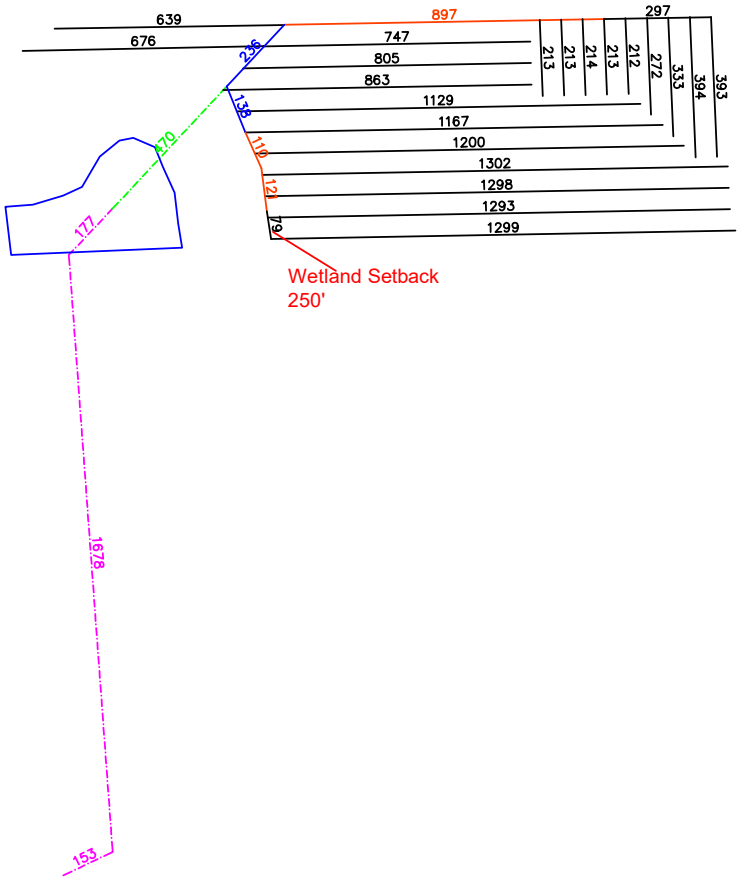
Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
1903	Udolpho silt loam, loamy substratum, swales	9.18	23.7%		> 6.5ft.	Poorly drained	IIIw	70	75
24B	Kasson silt loam, 1 to 4 percent slopes	7.75	20.1%		> 6.5ft.	Moderately well drained	IIe	95	79
516B	Dowagiac loam, 2 to 6 percent slopes	7.07	18.3%		> 6.5ft.	Well drained	IIe	64	68
99A	Racine silt loam, 0 to 2 percent slopes	5.49	14.2%		> 6.5ft.	Well drained	Is	98	73
637	Schley silt loam	2.98	7.7%		> 6.5ft.	Somewhat poorly drained	IIw	84	88
1904	Udolpho silt loam, loamy substratum	1.94	5.0%		> 6.5ft.	Poorly drained	IIw	70	79
393	Udolpho silt loam	1.92	5.0%		> 6.5ft.	Poorly drained	IIw	70	76
632	Kensett variant silt loam	1.86	4.8%		> 6.5ft.	Somewhat poorly drained	Ie	96	78
244B	Lilah sandy loam, 2 to 6 percent slopes	0.36	0.9%		> 6.5ft.	Excessively drained	IVs	43	53
516A	Dowagiac loam, 0 to 2 percent slopes	0.10	0.3%		> 6.5ft.	Well drained	IIs	66	69
						Weighted Average	**2.07**	**80**	***n 75.4**

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

Tile Map
Parcel 4





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.

WINGERT
LAND SERVICES

Property Images
Parcel 4

NW Corner Looking SE



NE Corner Looking SW



Property Images
Parcel 4

E Looking W



SW Corner Looking NE



Auction Instructions

AUCTION LOCATION AND TIME:

Austin Country Club
1202 28th St. NE
Austin, MN

Thursday, Nov. 12, 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 and will be offered as Parcel 1 (59.63± acres), Parcel 2 (171.06± acres), Parcel 3 (126.82± acres), and Parcel 4 (40.10± 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 10:00 a.m., Wednesday, November 11, 2026.

If online registration is not possible, please contact Geoff Mead at Wingert Land Services.

Bidding
All bids submitted at registration must be stated as a price per deeded acre and rounded to the nearest $100. The highest registered bid will establish the opening bid for the live auction. All registered bidders will then have the opportunity to raise their bid through a live, competitive auction format.

Property Condition
The property will be sold "as is, where is."

Taxes & Lease Income
Seller shall pay 2026 real estate taxes and special assessments. 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, December 29, 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.

WINGERT
LAND SERVICES

Thank you.

Thank you for allowing us the opportunity to present this property to you.
If you have questions or would like additional details, we're here to help.

WINGERT
LAND SERVICES



Chuck Wingert, ALC
Founder & Senior Land Advisor
Broker
Licensed in Minnesota
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Chief Executive Officer
Managing Broker
Licensed in Minnesota, Iowa
geoff@wingertlandservices.com
507.317.6266



Anna Mead
Chief Operating Officer
Land Specialist
Licensed in Minnesota
anna@wingertlandservices.com
507.441.5262



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



Briana Brandts
Land Specialist
Licensed in Minnesota
bria@wingertlandservices.com
507.621.0255



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



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



Nick Meixell
Land Specialist
Licensed in Minnesota
nick@wingertlandservices.com
507.380.7638



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



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



Jake Sitarz
Land Specialist
Licensed in Minnesota
jakes@wingertlandservices.com
763.898.2733



Dan Stensland
Land Specialist
Licensed in Minnesota, Iowa
dan@wingertlandservices.com
507.525.4061



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