

# FARMLAND AUCTION



**WINGERT**  
LAND SERVICES

MULTI-PARCEL

**160.00± ACRES**

## Herman Schmidtke Estate

Otisco Township, Waseca County, Minnesota



### AUCTION LOCATION AND TIME

**Thursday, April 16, 2026 @ 11:00 a.m.**

**Waseca County East Annex Building**  
300 N State Street, Waseca, MN 56093

**Owner:** Herman Schmidtke Estate, Matthew Tonn, Trustee



FOR ADDITIONAL INFORMATION CONTACT:

**Chuck Wingert, ALC, Licensed Broker**

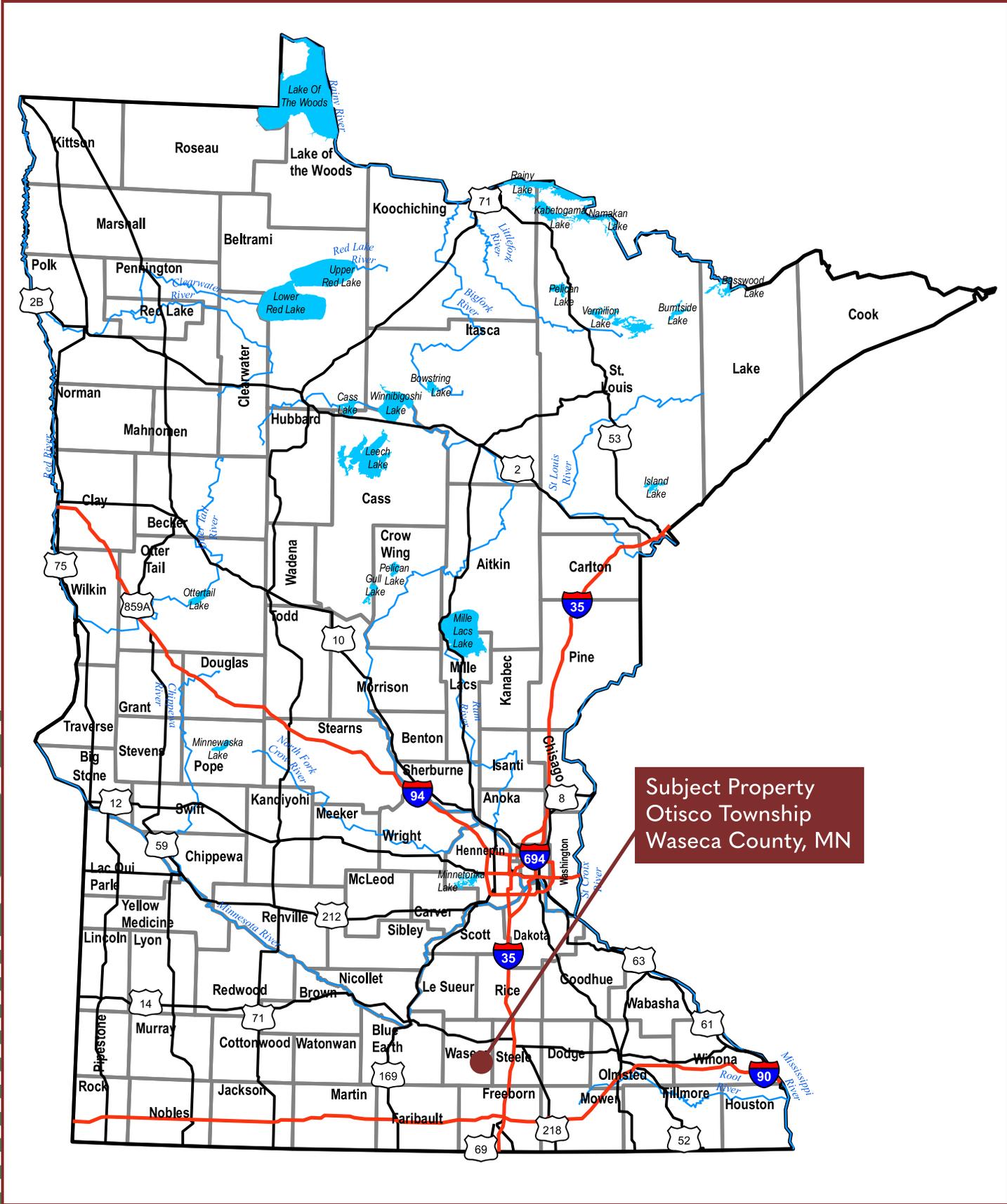
AUCTIONEER #07-24-12

[charles@wingertlandservices.com](mailto:charles@wingertlandservices.com)

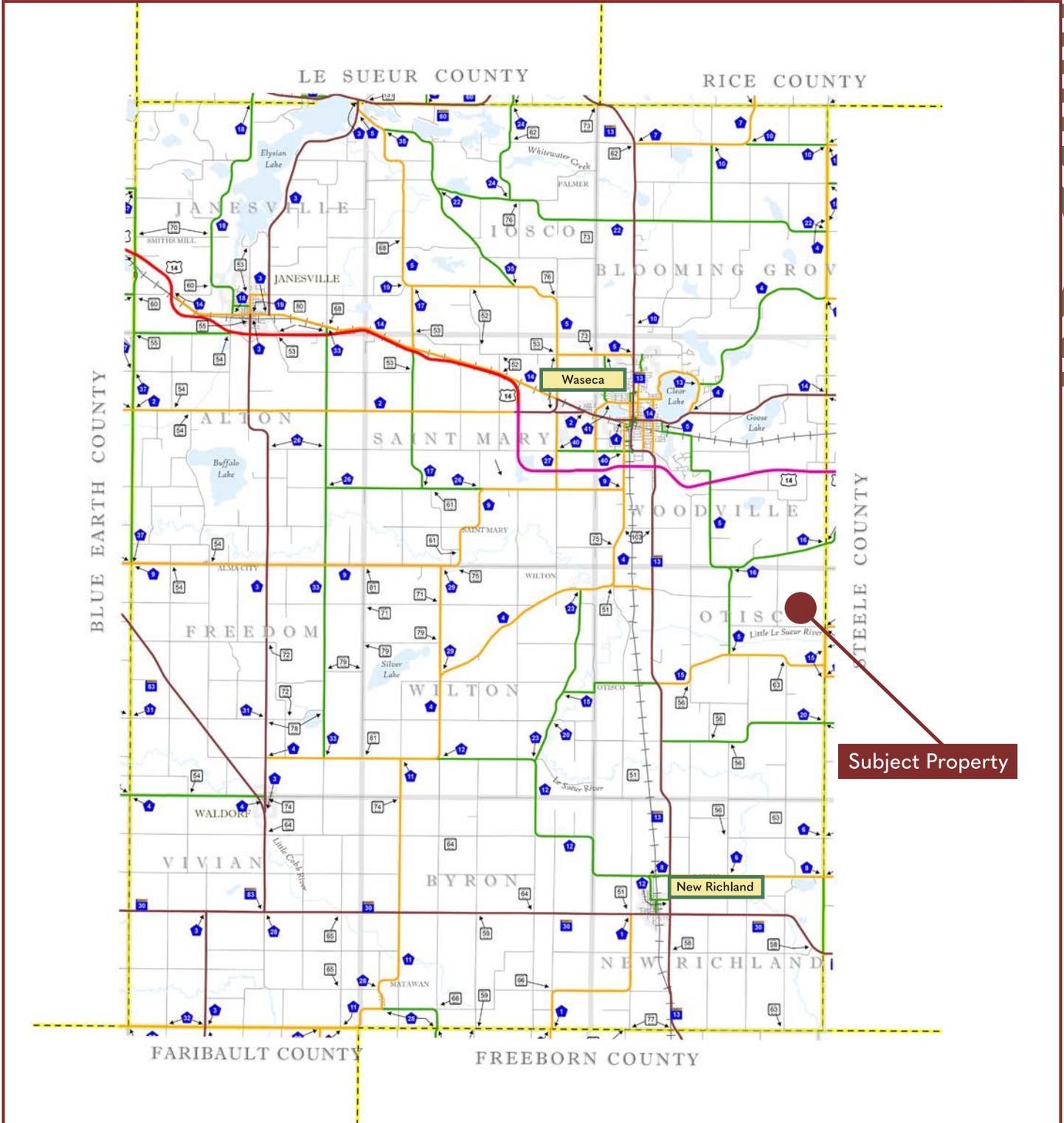
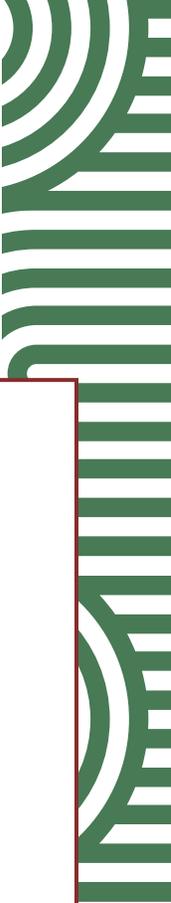
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# Waseca County Minnesota





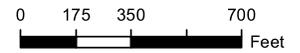
# FSA Aerial Map

## Certified Wetland Determination

USDA United States Department of Agriculture  
Waseca County, Minnesota

**Farm 673**  
**Tract 2152**

2026 Program Year  
Map Created February 24, 2026



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 CZ  
 Canola = Spring for seed

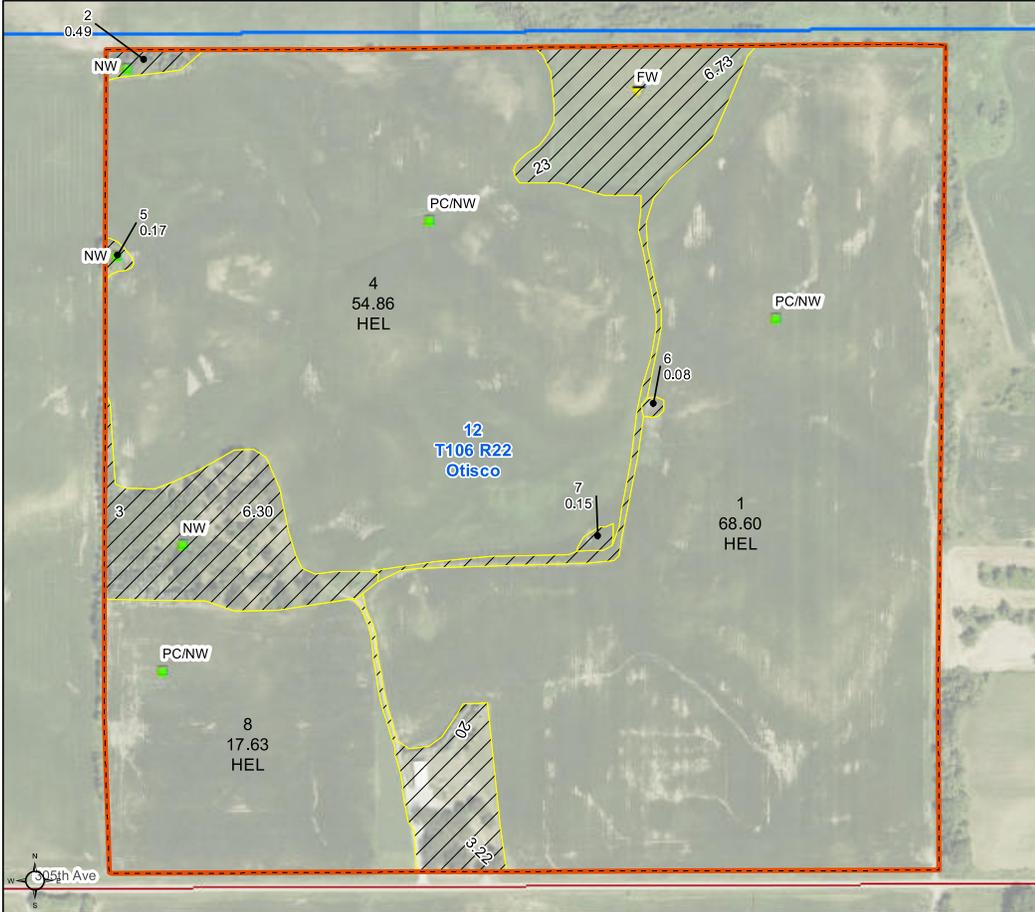
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 141.09 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

## Parcel 1

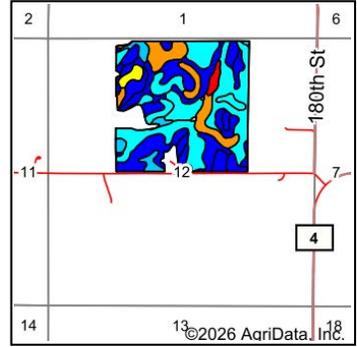
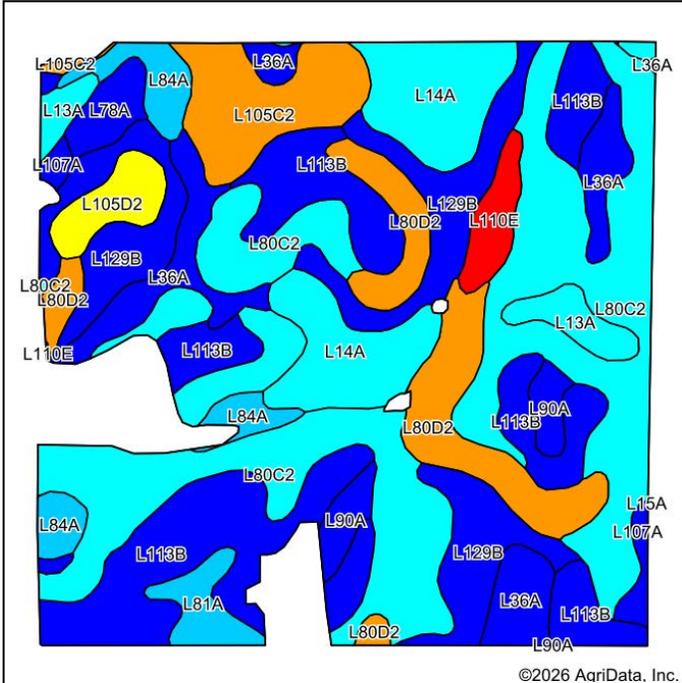
<b>DESCRIPTION:</b>	W 1/2 of NE 1/4 and E 1/2 of NW 1/4 exc 5 acre building site tract, Sec12-T106N-R22W	
<b>TAX ID#:</b>	080120300 (160 acres), Assessor will recalculate taxes if sold as two parcels	
<b>REAL ESTATE TAXES:</b>	Estimated Ag Non-Homestead Taxes	\$10,000.00*
	Special Assessment – 2025	\$95.20**
	Total Estimated Tax & Specials	\$10,095.20
	*Assessor estimated for 2026 (not including 5-acre building site)	
	**Not determined for 2026	
<b>FSA INFORMATION:</b>	Total Acres	155.00± acres
	FSA Tillable Acres	141.09± acres
	Corn Base Acres	114.01± acres
	Corn PLC Yield	123.00± bushels
	Soybean Base Acres	9.12± acres
	Soybean PLC Yield	32.00± bushels
	Wheat Base Acres	17.96± acres
	Wheat PLC Yield	38.00± bushels
<b>LEASE/RENT INFORMATION:</b>	Farm is open for 2026.	
<b>SOIL DESCRIPTION:</b>	Lester loam, Terril loam, Reedslake-LeSeuer complex, Houghton muck, Hamel, Klossner muck, Cordova clay loam. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	82.5 CPI	
<b>TOPOGRAPHY:</b>	Level to rolling.	
<b>DRAINAGE:</b>	JD#5 south and JD#10 north. Private mains and substantial random tile. See Tile Map. Additional maps available.	
<b>CRP:</b>	N/A	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	PC/NW - Prior Converted/No Wetland HEL - Highly Erodible Lands	
<b>OTHER:</b>	Seller paid real estate taxes in 2025 and received 2025 income. Buyer will pay 2026 real estate taxes and special assessments and receive 2026 income for Parcel 1.	

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.

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# Soils Map Parcel 1



State: **Minnesota**  
 County: **Waseca**  
 Location: **12-106N-22W**  
 Township: **Otisco**  
 Acres: **148**  
 Date: **2/26/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN161, 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
L80C2	Lester loam, 6 to 10 percent slopes, moderately eroded	43.80	29.5%		> 6.5ft.	Well drained	IIIe	76	77
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	26.14	17.7%		> 6.5ft.	Moderately well drained	Ile	98	81
L129B	Terril loam, 2 to 6 percent slopes	16.25	11.0%		> 6.5ft.	Well drained	Ile	99	88
L14A	Houghton muck, 0 to 1 percent slopes	12.80	8.6%		> 6.5ft.	Very poorly drained	IIIw	74	79
L80D2	Lester loam, 10 to 16 percent slopes, moderately eroded	11.06	7.5%		> 6.5ft.	Well drained	IVe	67	73
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	9.57	6.5%		> 6.5ft.	Somewhat poorly drained	IIw	97	89
L105C2	Lester-Hawick complex, 6 to 12 percent slopes, eroded	7.41	5.0%		> 6.5ft.	Well drained	IIIe	63	59
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.56	3.1%		> 6.5ft.	Very poorly drained	IIIw	86	77
L13A	Klossner muck, 0 to 1 percent slopes	3.07	2.1%		> 6.5ft.	Very poorly drained	IIIw	77	84
L105D2	Lester-Hawick complex, 12 to 18 percent slopes, eroded	2.74	1.9%		> 6.5ft.	Well drained	IVe	52	55
L90A	Le Sueur loam, 1 to 3 percent slopes	2.61	1.8%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
L81A	Cordova clay loam, 0 to 2 percent slopes	2.29	1.5%		> 6.5ft.	Poorly drained	IIw	87	85
L110E	Lester-Ridgton complex, 18 to 25 percent slopes	2.24	1.5%		> 6.5ft.	Well drained	VIe	41	65
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.98	1.3%		> 6.5ft.	Poorly drained	IIw	93	81
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.48	1.0%		> 6.5ft.	Poorly drained	IIw	91	81
<b>Weighted Average</b>							<b>2.71</b>	<b>82.5</b>	<b>*n 78.7</b>

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

# Tile Map

## Parcel 1



**This tile map is an approximation only and not drawn to scale.**

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

# Property Images

## Parcel 1



# Property Images

## Parcel 1

NW Corner Looking SE



SE Corner Looking NW



# Property Images

## Parcel 1



Black Walnut and Evergreen Trees



# Property Information

## Parcel 2

<b>DESCRIPTION:</b>	5± acre building site tract located in SE 1/4 of NW 1/4, Sec12-T106N-R22W. If building site is sold as separate parcel, the building site will be surveyed.	
<b>TAX ID#:</b>	080120300 (160 acres), Assessor will recalculate taxes if sold as two parcels	
<b>REAL ESTATE TAXES:</b>	Estimated 2026 Non-Homestead Taxes – Building Site Only (assessor estimated for 2026)	\$1,000.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$1,000.00
<b>LEASE/RENT INFORMATION:</b>	<b>Tower Lease #1:</b> Annual Payment of \$1,180.00 <b>Tower Lease #2:</b> Annual Payment of \$5,770.00 (includes \$600 for electricity) <b>Tower Lease #3:</b> Annual Payment of \$2,256.13 (includes \$600 for electricity)  Tower lease income will be prorated to date of closing. Lease information will be available upon request.	
<b>SOIL DESCRIPTION:</b>	Lester loam, Terril loam, Reedslake-LeSeuer complex, Houghton muck, Hamel, Klossner muck, Cordova clay loam. See Soils Map.	
<b>TOPOGRAPHY:</b>	Level to rolling.	
<b>DRAINAGE:</b>	4" tile to old garage, drains west and south	
<b>OTHER:</b>	<ul style="list-style-type: none"><li>• Two 40'x80' machine sheds</li><li>• 22'x14' old garage</li><li>• 10'x16' shed</li><li>• 180' tower with 18'x12' building</li></ul> See photos.  If Parcel 1 and Parcel 2 are sold to separate buyers, Seller and Buyer will prorate real estate taxes, special assessments and income to date of closing.  If Parcel 1 and Parcel 2 are sold to separate buyers, Seller will have Parcel 2 surveyed.	

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# Property Images

## Parcel 2



Building Site and Tower



40'x80' Machine Shed: 2023-24



# Property Images

## Parcel 2

40'x80' Machine Shed: 1971



10'x16' Shed



22'x14' Garage



180' Tower



# Auction Instructions



## AUCTION LOCATION AND TIME:

Waseca County East Annex Building  
300 N State Street  
Waseca, MN 56093

**Thursday, April 16, 2026 @ 11:00 a.m.**

## AGENT CONTACT:

Chuck Wingert, ALC, Licensed Broker  
Auctioneer #07-24-12

C: 507.381.9790

O: 507.248.5263

charles@wingertlandservices.com

## Auction Format

This auction will be offered in a multi-parcel plus combination format and will be offered as Parcel 1 (155.00± acres), Parcel 2 (5.00± acres), and Parcel 1+2 (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](http://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, April 15, 2026.

If online registration is not possible, please contact Chuck Wingert or 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 will retain all 2025 lease income and will pay all real estate taxes and special assessments certified for payment with 2025 taxes. Buyer will be responsible for real estate taxes due and payable in 2026 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

Tower lease income will be prorated to date of closing.

The remaining balance of the purchase price, without interest, will be due on or before Tuesday, May 19, 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. We hope the information provided was thorough and that the property captured your attention.

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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