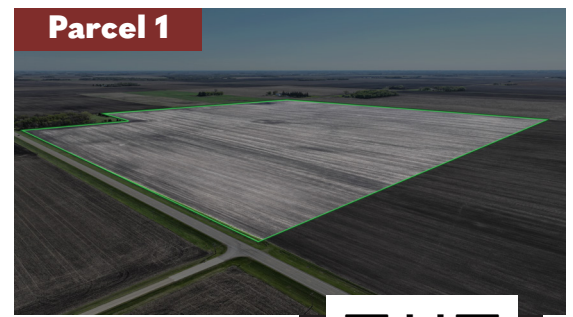
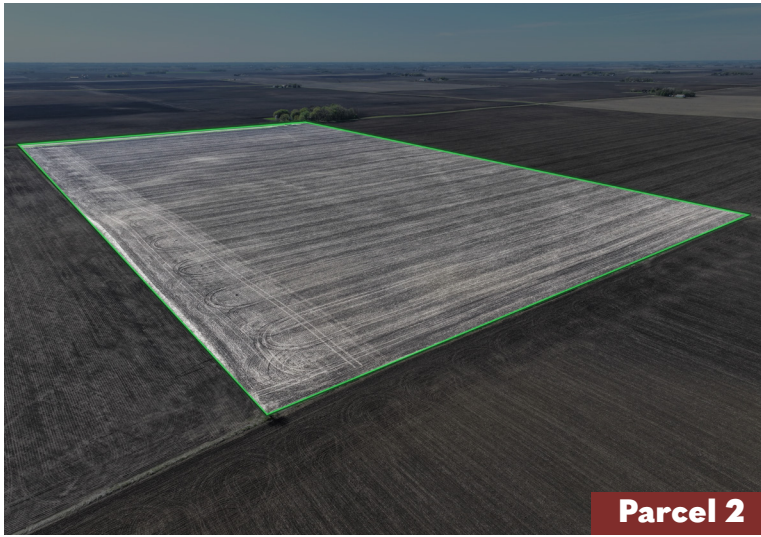


FARMLAND AUCTION



MULTI-PARCEL
311.73± ACRES
Priscilla Lien
Revocable Trust

Winnebago Township, Faribault County, MN
Nashville Township, Martin County, MN



Scan to view this property and register online.

AUCTION LOCATION AND TIME

Thursday, June 18, 2026 @ 11:00 a.m.

The Winnebago Municipal Center
140 S Main St S, Winnebago, MN 56098



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

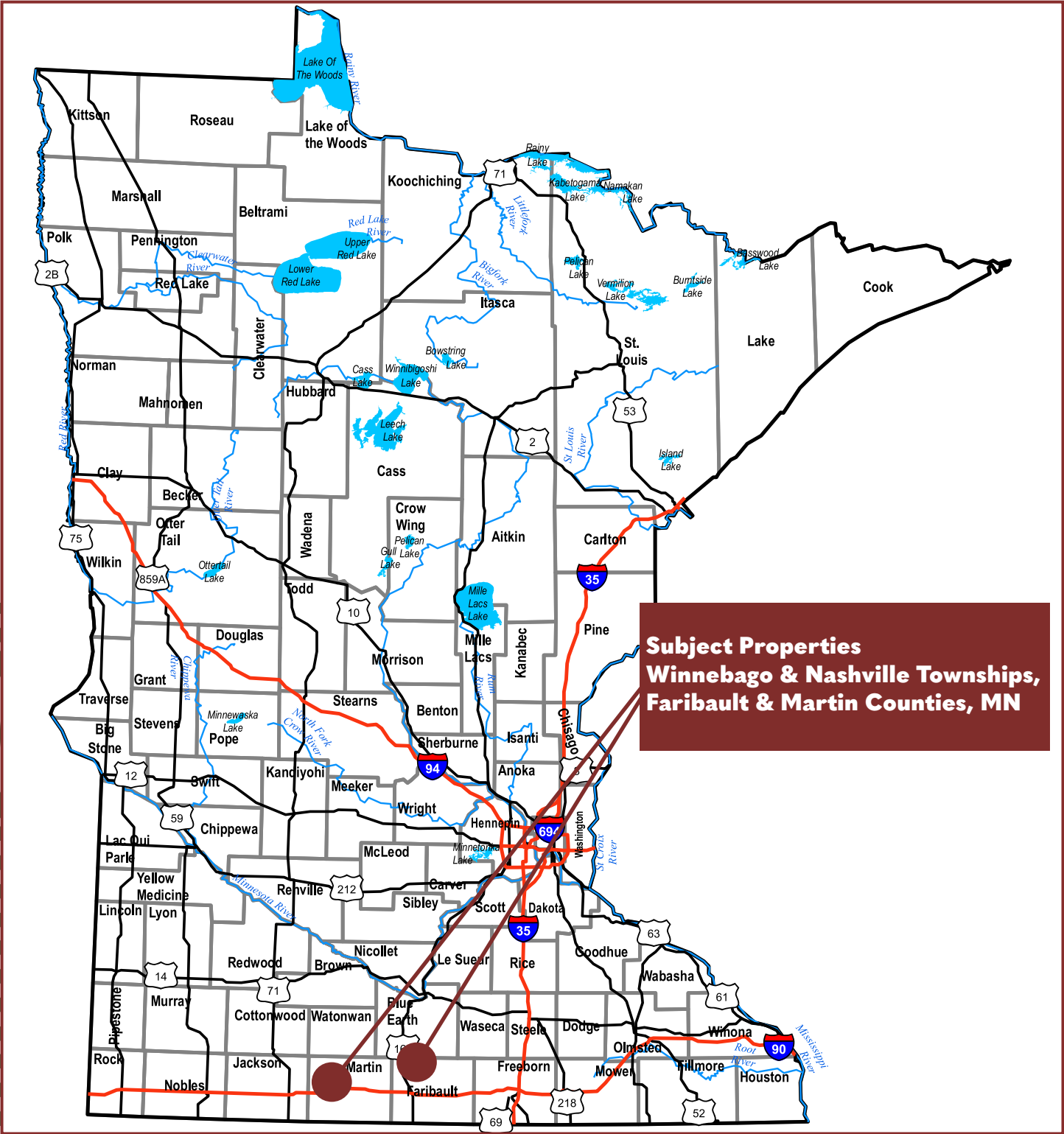
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com

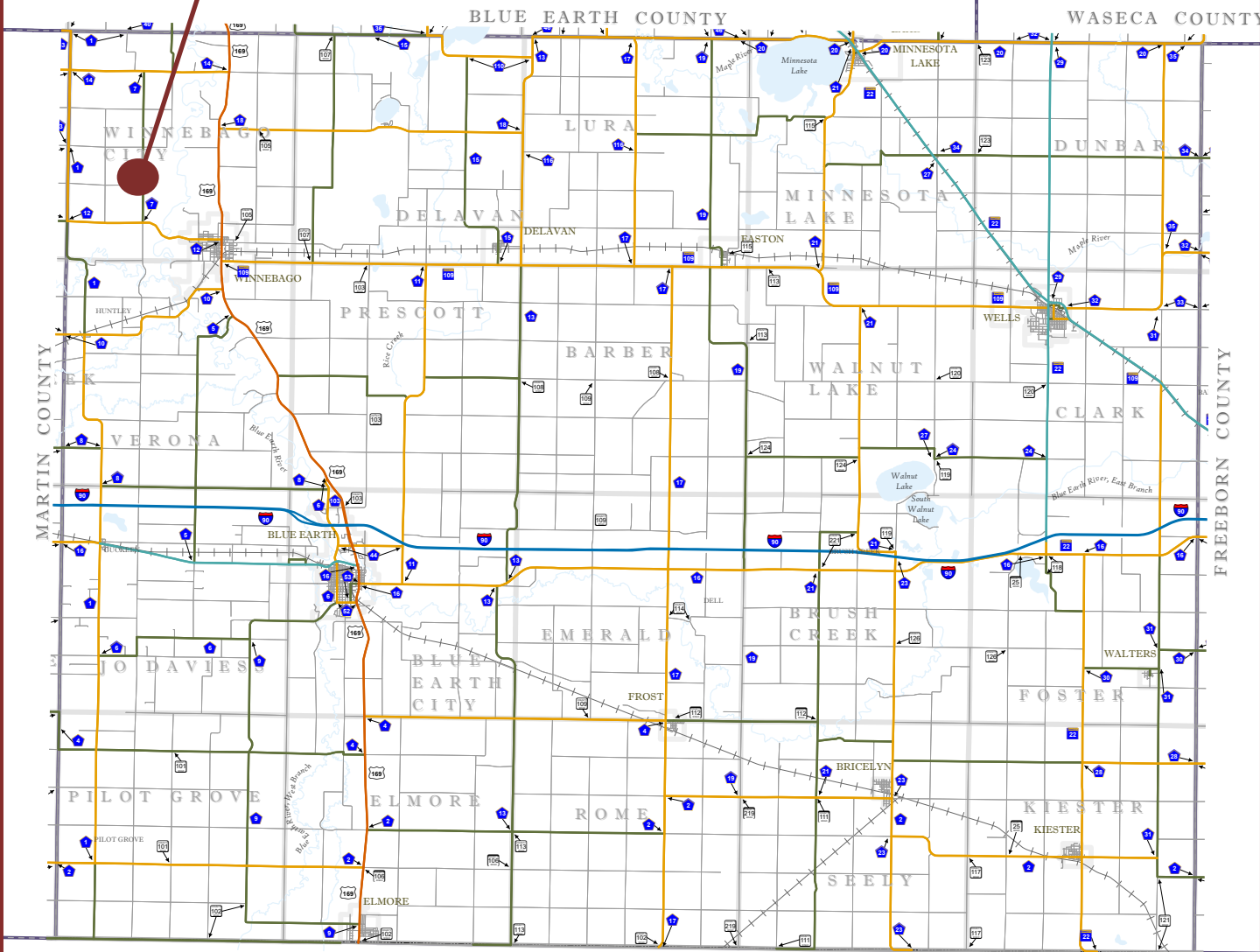




Subject Properties
Winnebago & Nashville Townships,
Faribault & Martin Counties, MN

Faribault County Minnesota

Subject Property



I O W A

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 ADRequest.dot@state.mn.us. (Please request at least one week in advance.)

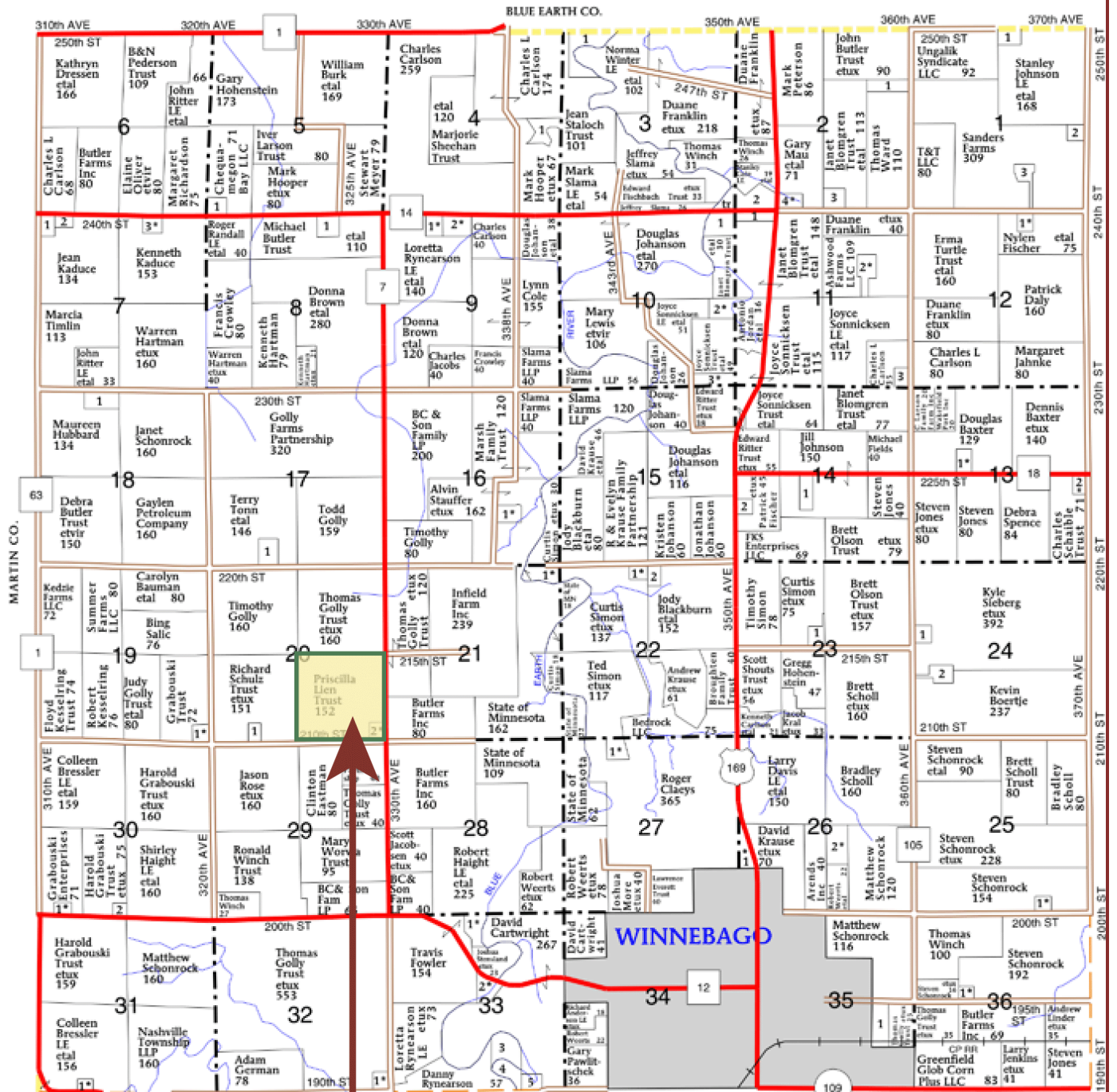
Winnebago Township

Faribault County | T104N-R28W

T-104-N

WINNEBAGO CITY PLAT

R-28-W

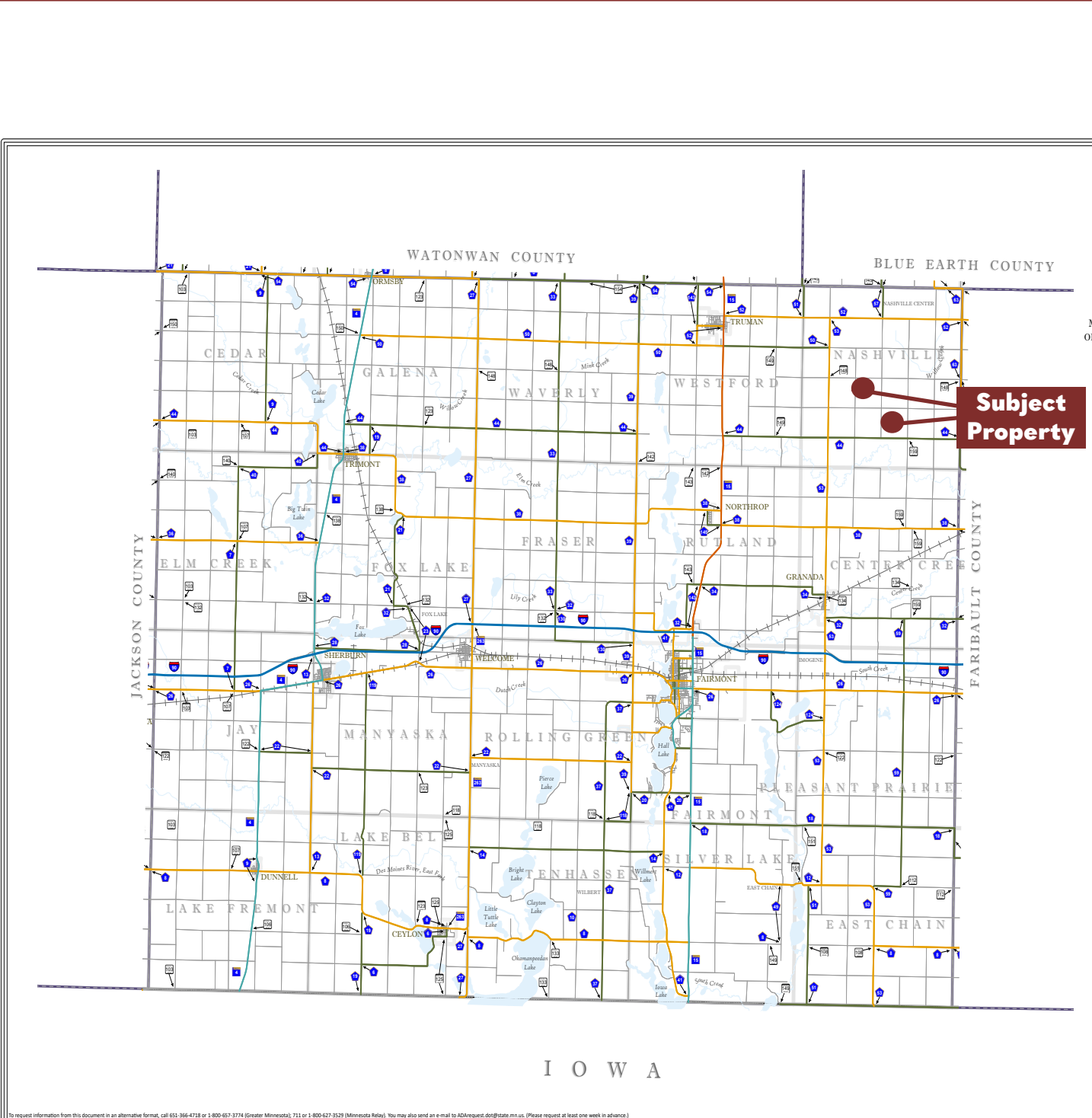
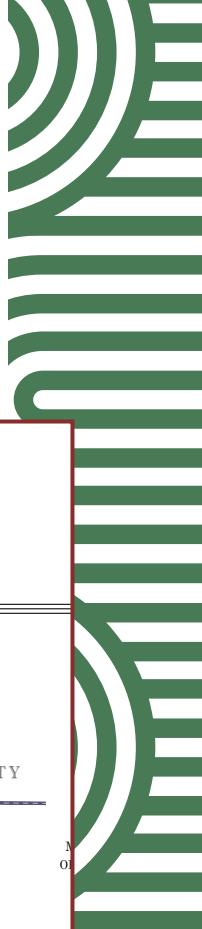


Subject Property

VERONA TWP.

Martin County Minnesota

WINGERT LAND SERVICES



**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 ADRequest.dot@state.mn.us. (Please request at least one week in advance.)

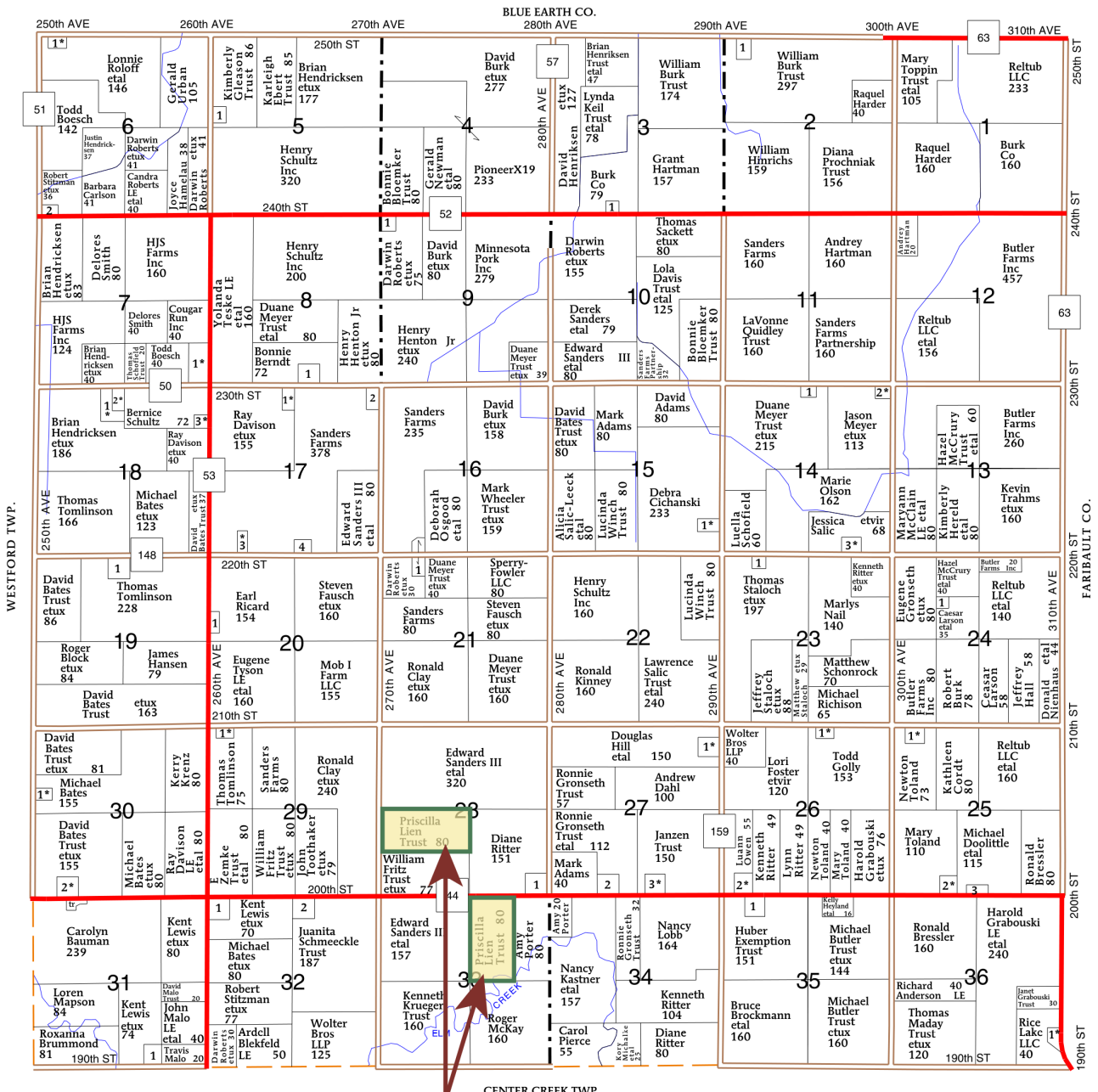
Nashville Township

Martin County | Twp104N-R29W

T-104-N

NASHVILLE PLAT

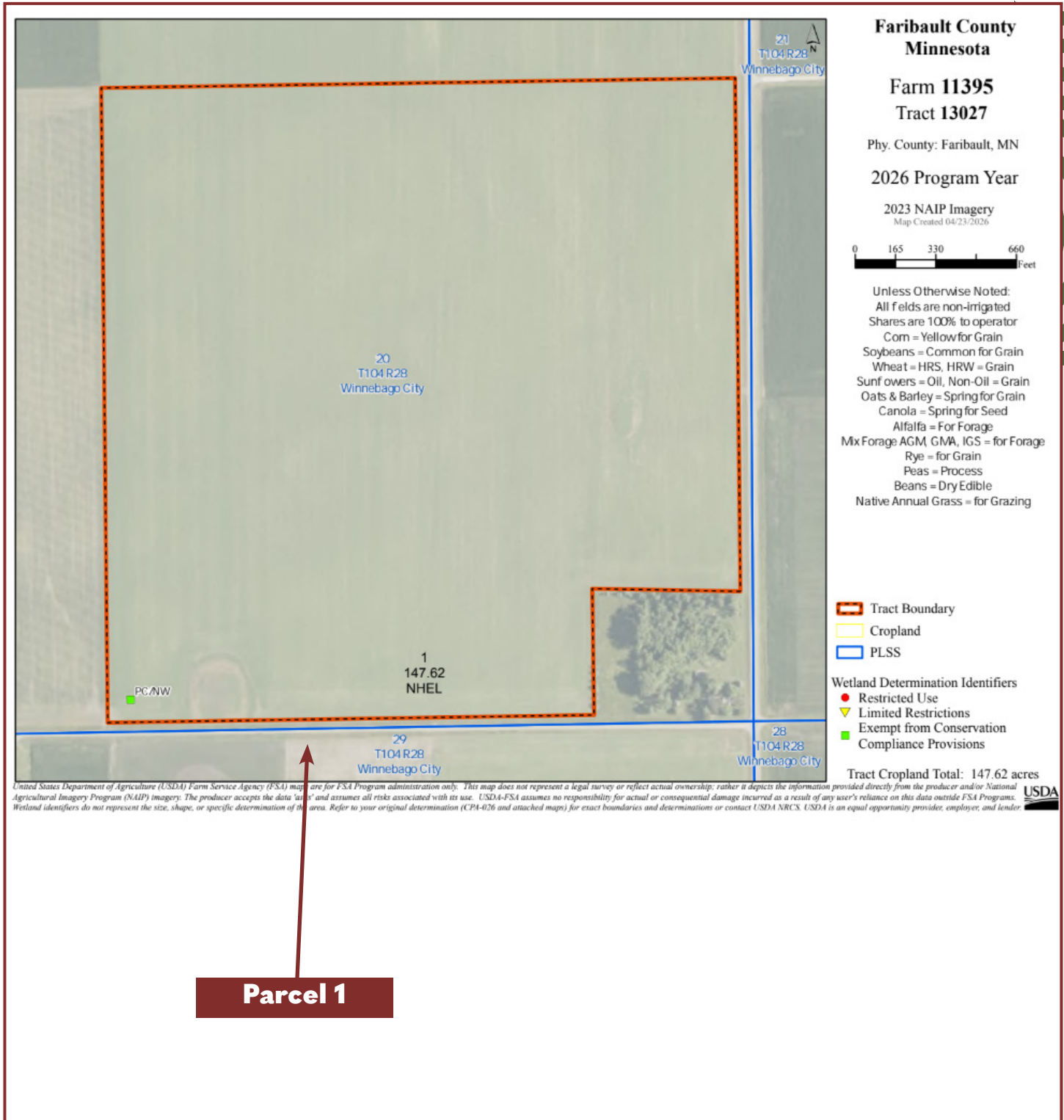
R-29-W



Subject Property

FSA Aerial Map

Parcel 1



FSA Aerial Map

Parcel 2 & 3



**Martin County
Minnesota**

**Farm 12405
Tract 11277**

Phy. County: Martin, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2026



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
Sunf owers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mx 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: 75.07 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 Inventory 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.



Parcel 3

Parcel 2



**Martin County
Minnesota**

**Farm 12405
Tract 11278**

Phy. County: Martin, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2026



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
Sunf owers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
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Mx 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: 79.88 acres

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Property Information

Parcel 1

DESCRIPTION:	SE 1/4 Excluding Bld Site Sec20-T104N-R28W	
TAX ID#:	20-02-0300	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$7,804.68
	Special Assessment – 2025	\$1,513.32
	Total Estimated Tax & Specials	\$9,318.00
	The assessment is part of a three-year payment schedule that began in 2025 for benefits related to CD 201. This assessment is scheduled to be paid off with the 2027 taxes due and payable in that year.	
FSA INFORMATION:	Total Acres	151.73± acres
	FSA Tillable Acres	147.62± acres
	Corn Base Acres	75.92± acres
	Corn PLC Yield	158.00± bushels
	Soybean Base Acres	70.78± acres
	Soybean PLC Yield	47.00± bushels
LEASE/RENT INFORMATION:	Farm is leased for 2026 crop year. Lease income and taxes to be prorated to date of closing. Available to farm or lease in 2027.	
SOIL DESCRIPTION:	Waldorf Silty Clay, Webster Clay Loam, Nicollet Clay Loam, Clarion Loam, See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	91.7 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Pattern tile with outlet to CD 201. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands PC/NW - Prior Converted/No Wetland	
OTHER:	N/A	

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

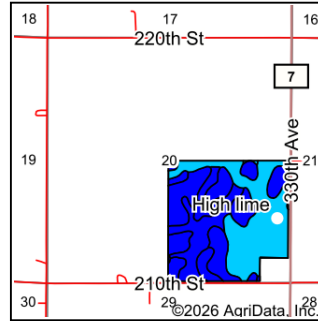
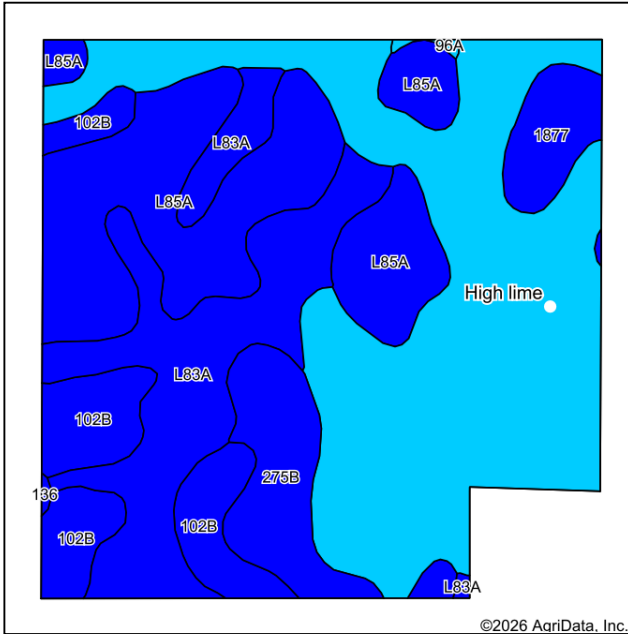
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Soils Map

Parcel 1

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **20-104N-28W**
 Township: **Winnebago City**
 Acres: **147.62**
 Date: **4/9/2026**



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

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
229	Waldorf silty clay loam, 0 to 2 percent slopes	58.06	39.2%		> 6.5ft.	Poorly drained	Ilw	85	70
L85A	Nicollet clay loam, 1 to 3 percent slopes	33.64	22.8%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L83A	Webster clay loam, 0 to 2 percent slopes	25.96	17.6%		> 6.5ft.	Poorly drained	Ilw	93	83
102B	Clarion loam, 2 to 6 percent slopes	14.86	10.1%		> 6.5ft.	Moderately well drained	Ile	95	83
275B	Ocheyedan loam, 2 to 6 percent slopes	9.60	6.5%		> 6.5ft.	Well drained	Ile	93	78
1877	Fostoria loam	5.12	3.5%		> 6.5ft.	Somewhat poorly drained	I	100	84
96A	Collinwood silty clay loam, 1 to 3 percent slopes	0.23	0.2%		> 6.5ft.	Somewhat poorly drained	Ilw	86	71
136	Madelia silty clay loam, 0 to 2 percent slopes	0.15	0.1%		> 6.5ft.	Poorly drained	Ilw	94	91
Weighted Average							1.74	91.7	*n 77.1

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

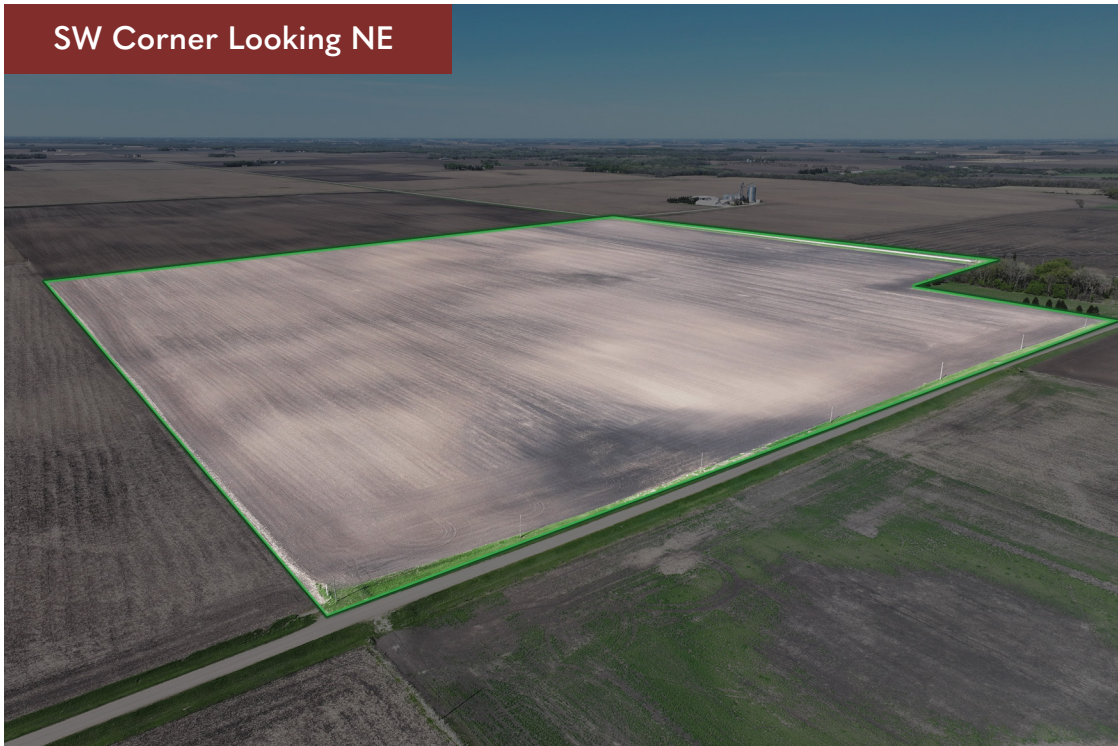
*c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
CAC	High lime	An area of soil containing enough calcium carbonate to effervesce strongly when treated with cold, dilute hydrochloric acid. Typically 0.25 to 4 acres.

Soils data provided by USDA and NRCS.

Property Images

Parcel 1



Property Images

Parcel 1



NW Corner Looking SE



SE Corner Looking NW



Property Information

Parcel 2

DESCRIPTION:	N 1/2 SW 1/4 Sec 28-T104N-R29W	
TAX ID#:	13-028-0600	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$4,476.00
	Special Assessment – 2025	N/A
	Total Estimated Tax & Specials	\$4,476.00
FSA INFORMATION:	Total Acres	80.00± acres
	FSA Tillable Acres	79.88± acres
	Corn Base Acres	42.71± acres
	Corn PLC Yield	191.00± bushels
	Soybean Base Acres	35.77± acres
	Soybean PLC Yield	53.00± bushels
LEASE/RENT INFORMATION:	Farm is leased for 2026 crop year. Lease income and taxes to be prorated to date of closing. Available to farm or lease in 2027.	
SOIL DESCRIPTION:	Canisteo-Glenco, Clarion-Swanlake, Crippin Loam, See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	92.3 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Outlet to CD 50. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands PC/NW - Prior Converted/No Wetland	
OTHER:	N/A	

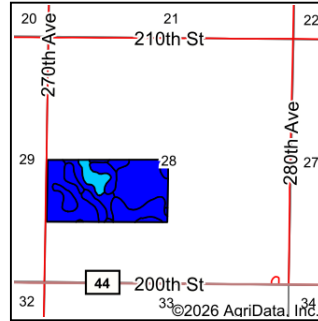
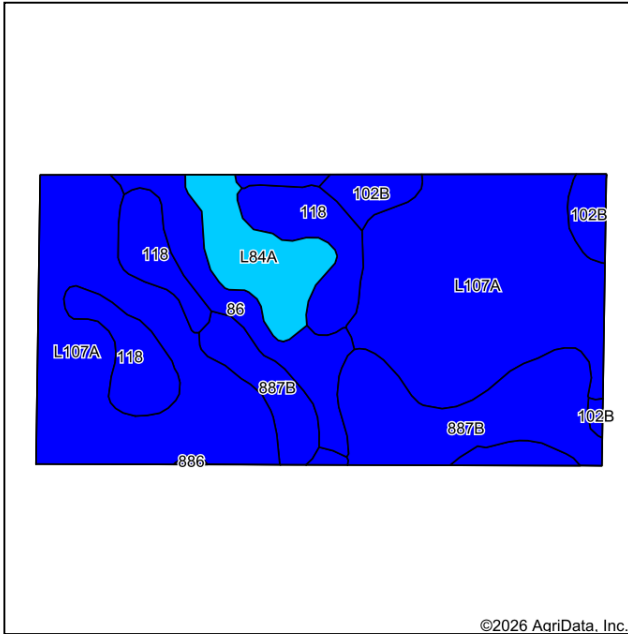
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wingertlandservices.com

Soils Map Parcel 2

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **28-104N-29W**
 Township: **Nashville**
 Acres: **79.88**
 Date: **4/9/2026**



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.

Area Symbol: MN091, 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	41.20	51.6%		> 6.5ft.	Poorly drained	IIw	91	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.28	16.6%		> 6.5ft.	Moderately well drained	Ile	92	82
118	Crippin loam, 1 to 3 percent slopes	10.27	12.9%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
86	Canisteo clay loam, 0 to 2 percent slopes	6.31	7.9%		> 6.5ft.	Poorly drained	IIw	93	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.47	6.8%		> 6.5ft.	Very poorly drained	IIw	86	77
102B	Clarion loam, 2 to 6 percent slopes	3.25	4.1%		> 6.5ft.	Moderately well drained	Ile	95	83
886	Nicollet-Crippin complex	0.10	0.1%		> 6.5ft.	Somewhat poorly drained	I	100	83
Weighted Average							1.94	92.3	*n 81.6

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

Property Images

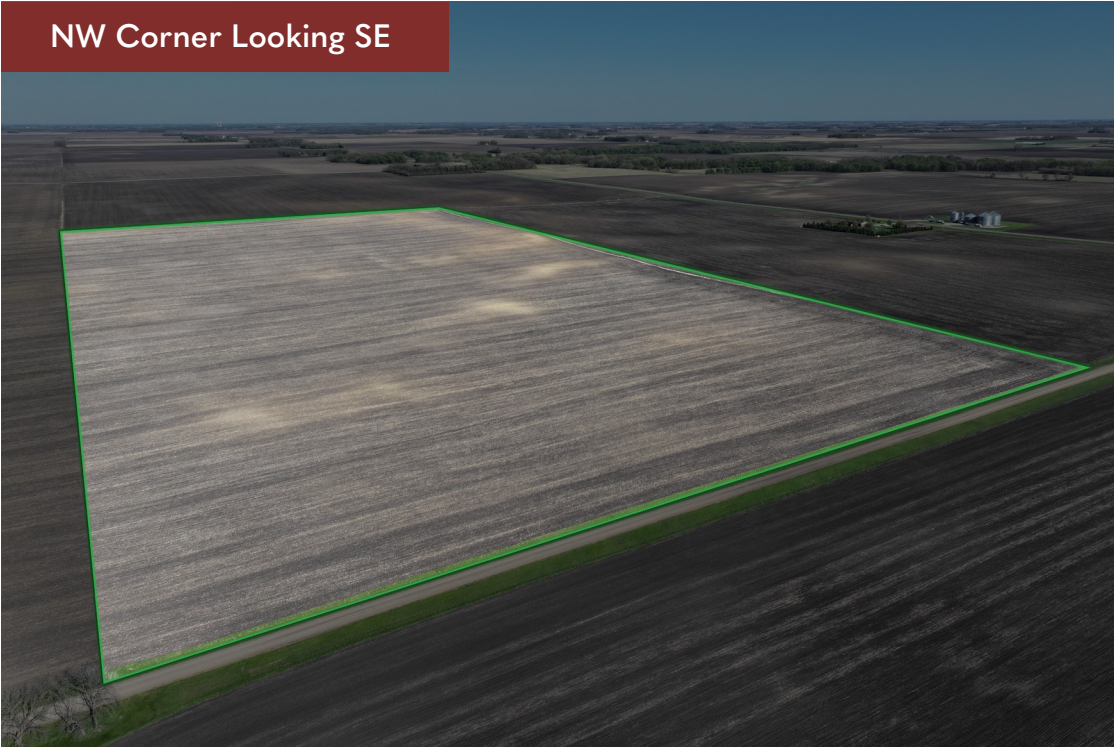
Parcel 2



Property Images

Parcel 2

NW Corner Looking SE



SE Corner Looking NW



Property Information

Parcel 3

DESCRIPTION:	W 1/2 NE 1/4 Sec 33-T104N-R29W	
TAX ID#:	13-033-0300	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$4,194.00
	Special Assessment – 2025	N/A
	Total Estimated Tax & Specials	\$4,194.00
FSA INFORMATION:	Total Acres	80.00± acres
	FSA Tillable Acres	75.07± acres
	Corn Base Acres	40.07± acres
	Corn PLC Yield	191.00± bushels
	Soybean Base Acres	33.56± acres
	Soybean PLC Yield	53.00± bushels
LEASE/RENT INFORMATION:	Farm is leased for 2026 crop year. Lease income and taxes to be prorated to date of closing. Available to farm or lease in 2027.	
SOIL DESCRIPTION:	Clarion Loam, Webster Clay Loam, Delft Clay Loam, Clarion-Storden, See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	91.4 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Outlet to CD 50 and Elm Creek. See Tile Map.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands PC/NW - Prior Converted/No Wetland Wetland (at outlet to river)	
OTHER:	N/A	

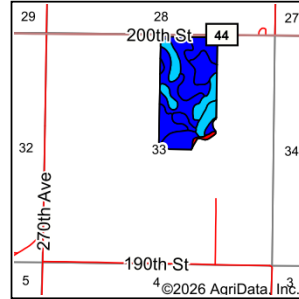
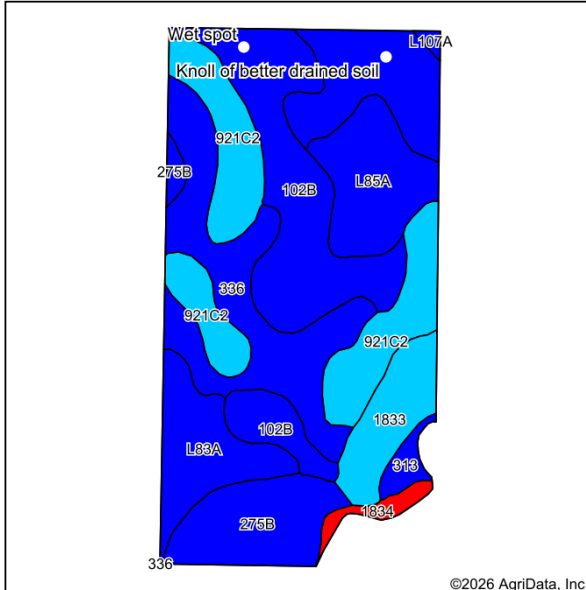
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Soils Map

Parcel 3

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **33-104N-29W**
 Township: **Nashville**
 Acres: **75.07**
 Date: **4/9/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 22

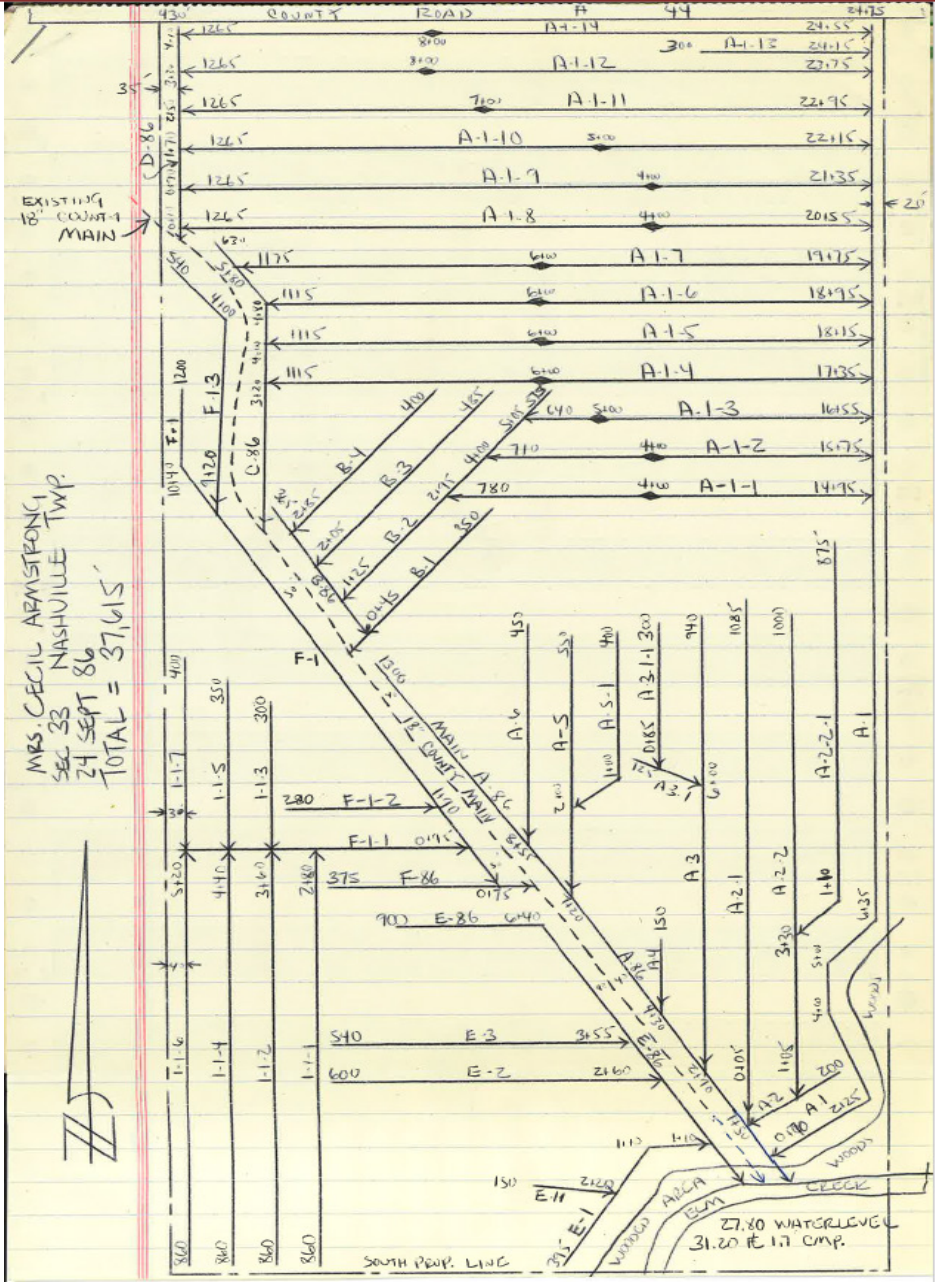
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
102B	Clarion loam, 2 to 6 percent slopes	15.52	20.6%		> 6.5ft.	Moderately well drained	Ile	95	83	
L83A	Webster clay loam, 0 to 2 percent slopes	13.04	17.4%		> 6.5ft.	Poorly drained	Ilw	93	83	
336	Delft clay loam, 0 to 2 percent slopes	12.73	17.0%		> 6.5ft.	Poorly drained	Ilw	94	79	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.72	16.9%		> 6.5ft.	Well drained	Ille	87	71	
275B	Ocheyedan loam, 1 to 5 percent slopes	7.17	9.6%		> 6.5ft.	Well drained	Ile	93	79	
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.90	9.2%		> 6.5ft.	Somewhat poorly drained	Iw	99	81	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.67	6.2%		> 6.5ft.	Poorly drained	Ilw	83	83	
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.05	1.4%		> 6.5ft.	Poorly drained	Vw	20	40	
313	Spillville loam, 0 to 2 percent slopes, occasionally flooded	1.04	1.4%		> 6.5ft.	Somewhat poorly drained	Ilw	91	87	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.23	0.3%		> 6.5ft.	Poorly drained	Ilw	91	81	
Weighted Average								2.12	91.4	*n 79.2

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

Symbol	Name	Description
--------	------	-------------

Soils data provided by USDA and NRCS.

Tile Map
Parcel 3



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 3



Property Images

Parcel 3



NW Corner Looking SE



SE Corner Looking NW



Auction Instructions

AUCTION LOCATION AND TIME:

The Winnebago Municipal Center
140 S Main St S,
Winnebago, MN 56098

Thursday, June 18, 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

Three individual parcels will be offered through a multi-parcel auction. Parcel 1: 151.73± ac, Parcel 2: 80.00± ac, & Parcel 3: 80.00± ac.

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, June 17, 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.

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 Wednesday, August 4th, 2026, at which time marketable title shall be conveyed.

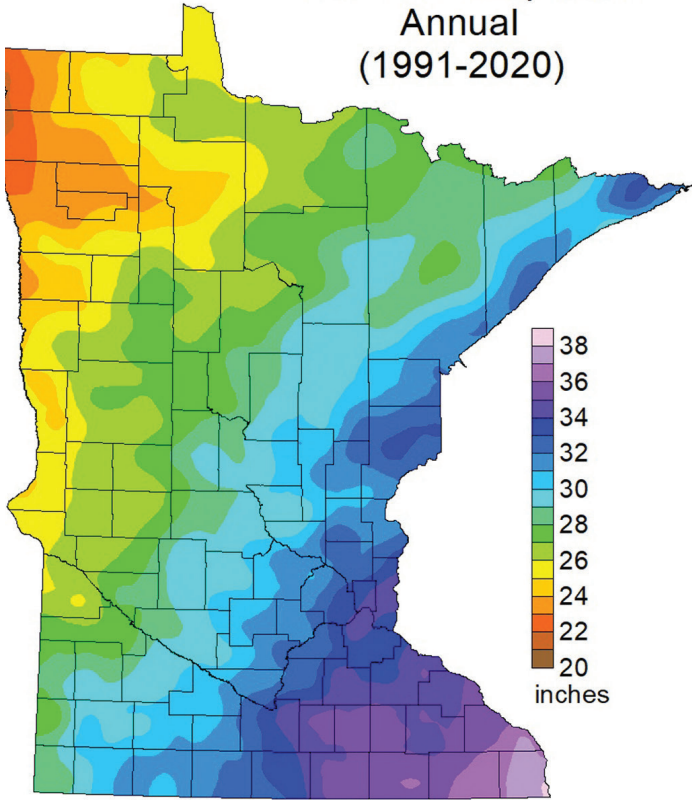
Seller Rights

The Seller reserves the right to reject any or all bids and to waive any irregularities in the bidding process.

Announcements & Information

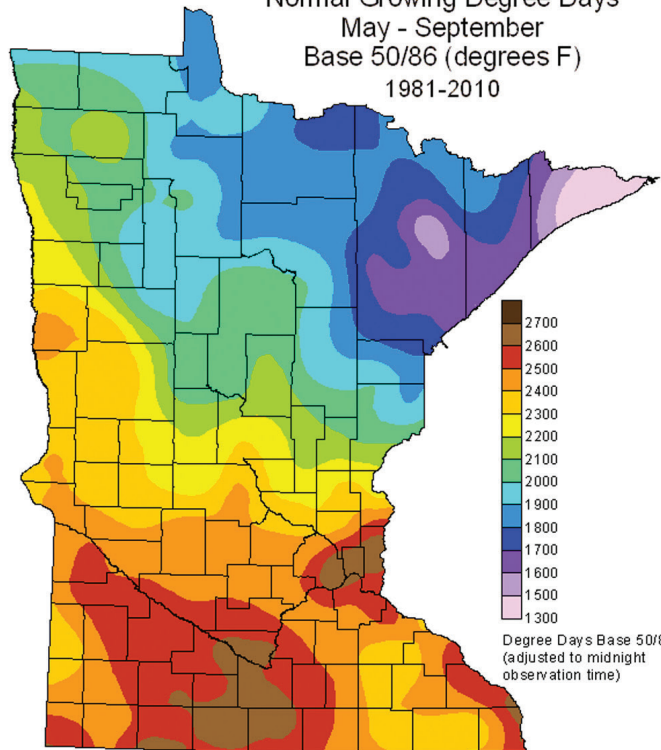
Announcements made on the day of the auction take precedence over any printed material. Information provided within this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy.

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



State Climatology Office - MNDNR



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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Broker, Accredited Land Consultant
Licensed in MN
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Licensed Broker and Appraiser
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507.829.5227



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