

FARMLAND AUCTION

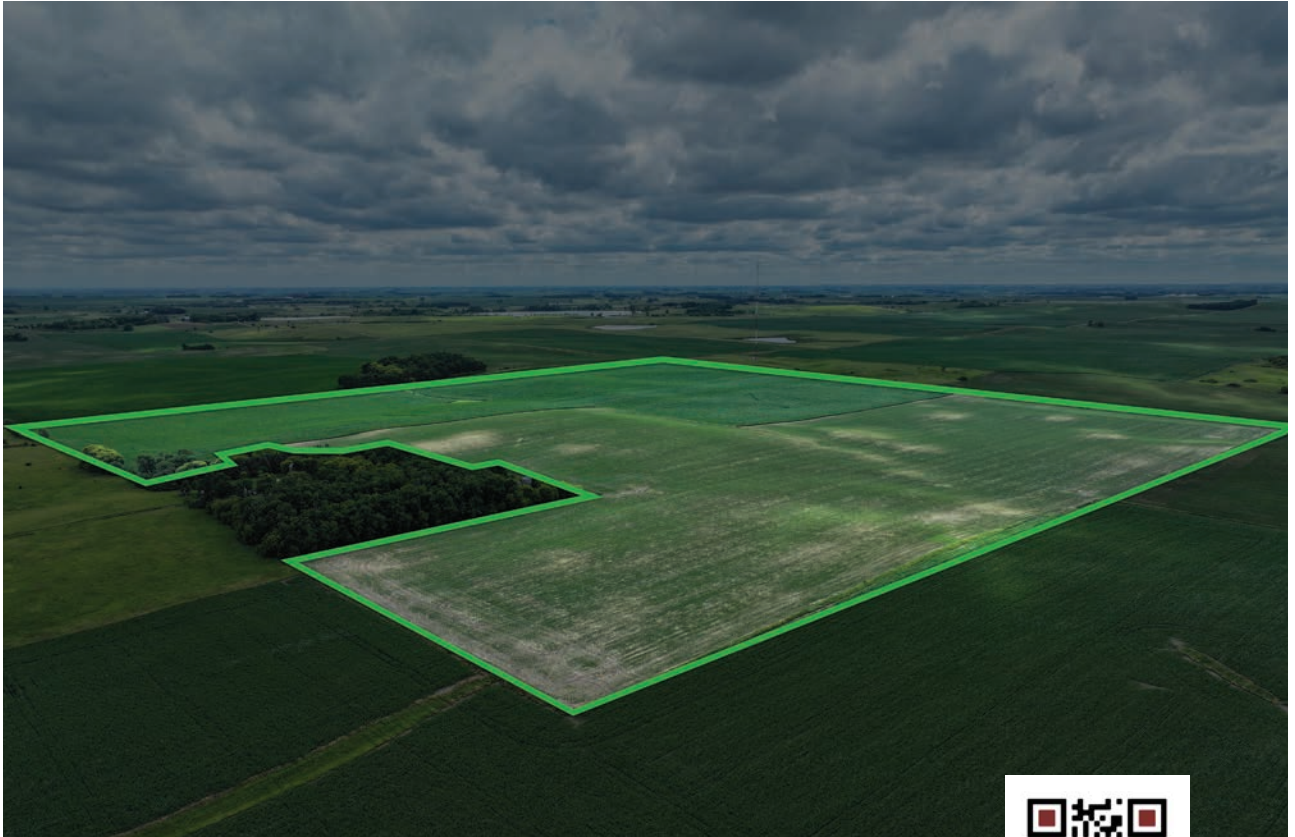


WINGERT
LAND SERVICES

150.31± ACRES

Leo Hofstadter Farm

Dovray Township, Murray County, Minnesota



AUCTION LOCATION AND TIME

Wednesday, August 19, 2026 @ 1:00 p.m.

Westbrook Community Center
849 5th Street, Westbrook, MN 56183

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

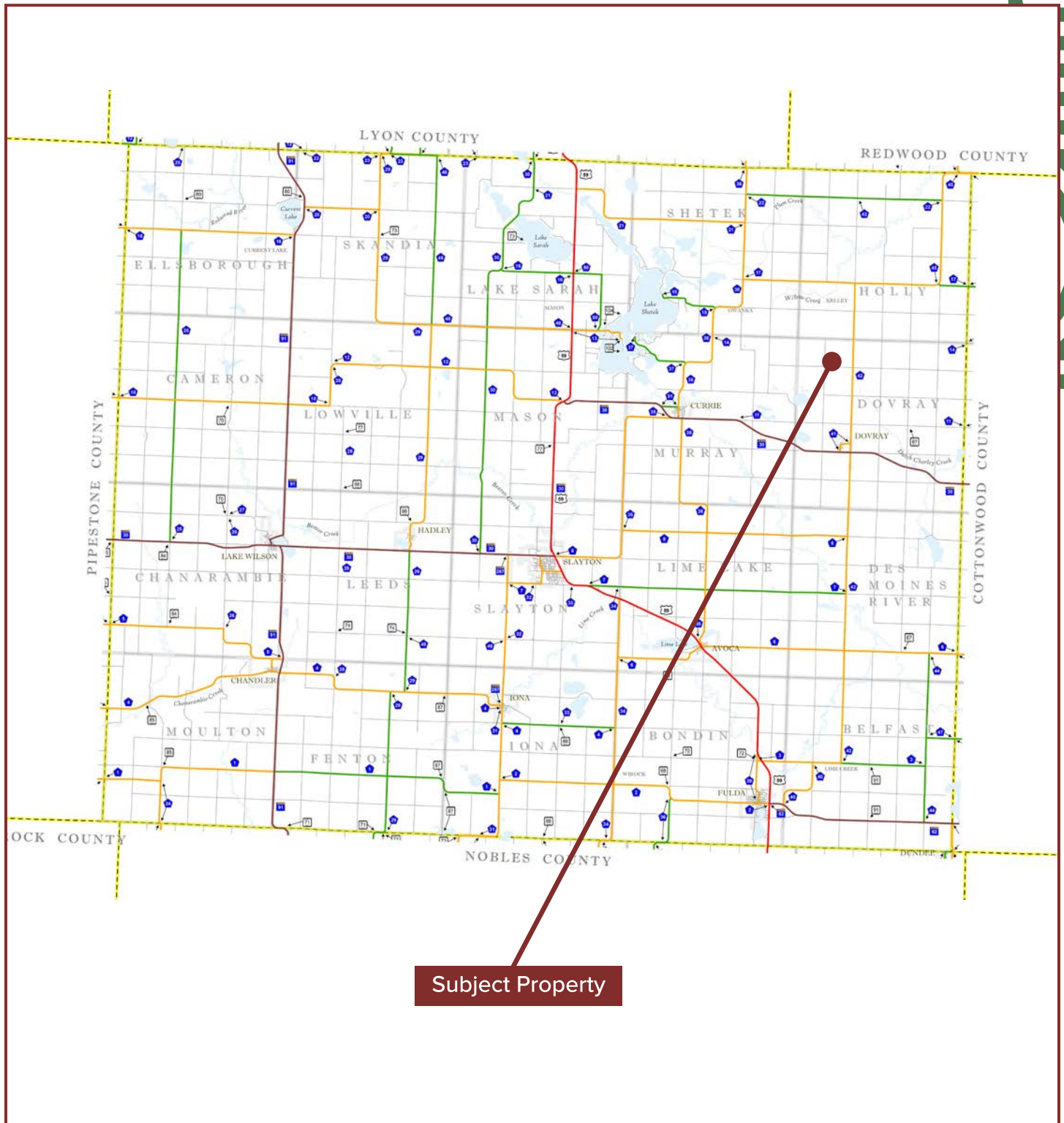
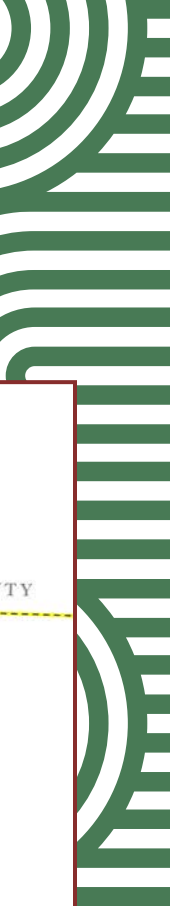
C: 507.317.6266 | O: 507.248.5263

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Murray County Minnesota

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Dovray Township

Murray County | T107N-R39W

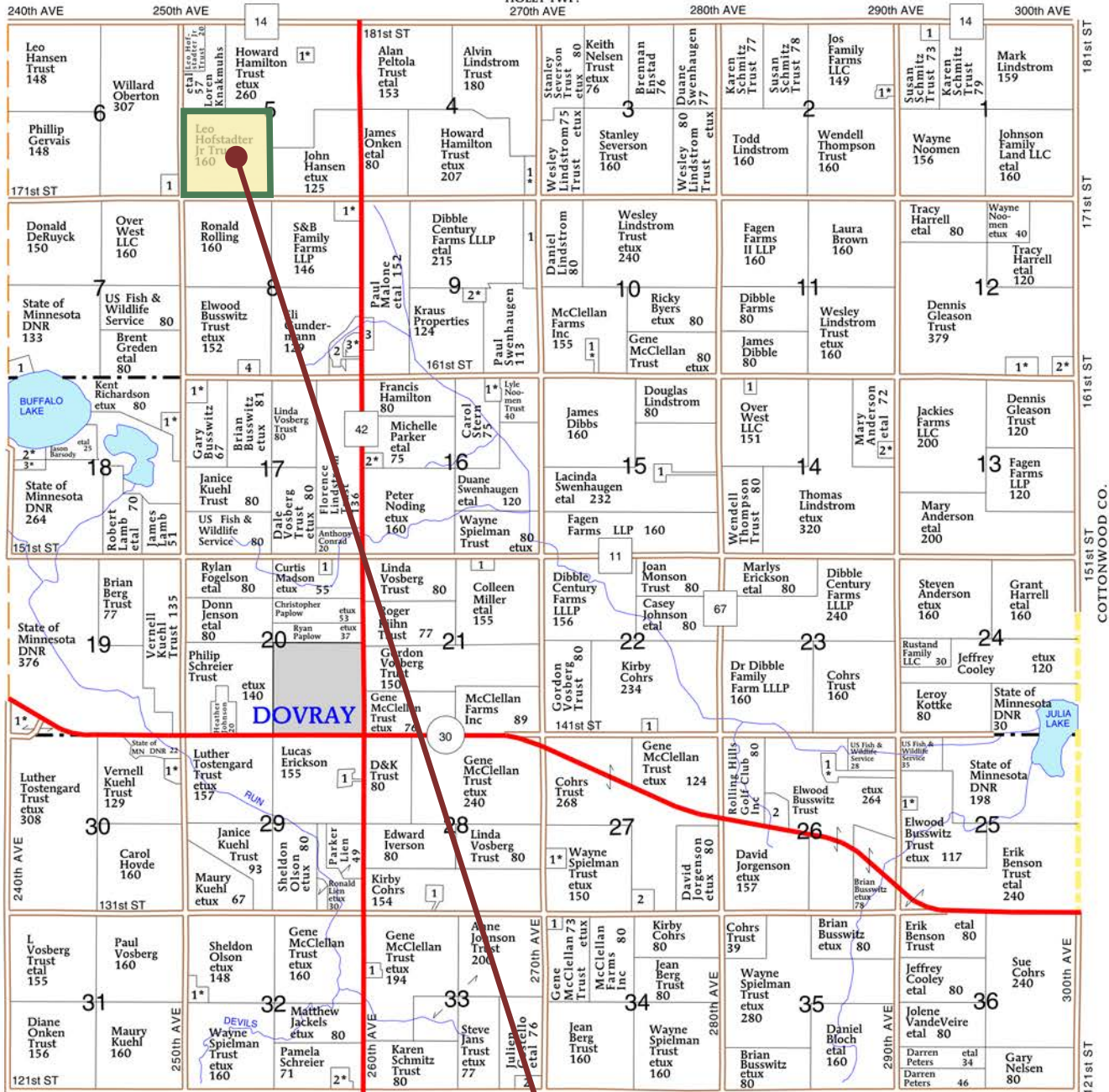
T-107-N

DOVRAY PLAT

R-39-W

(Landowners)

HOLLY TWP.
270th AVE



Subject Property

FSA Aerial Map

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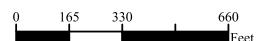
**Murray County
Minnesota**

**Farm 89
Tract 753**

Phy. County: Murray, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/09/2026



Unless Otherwise Noted:

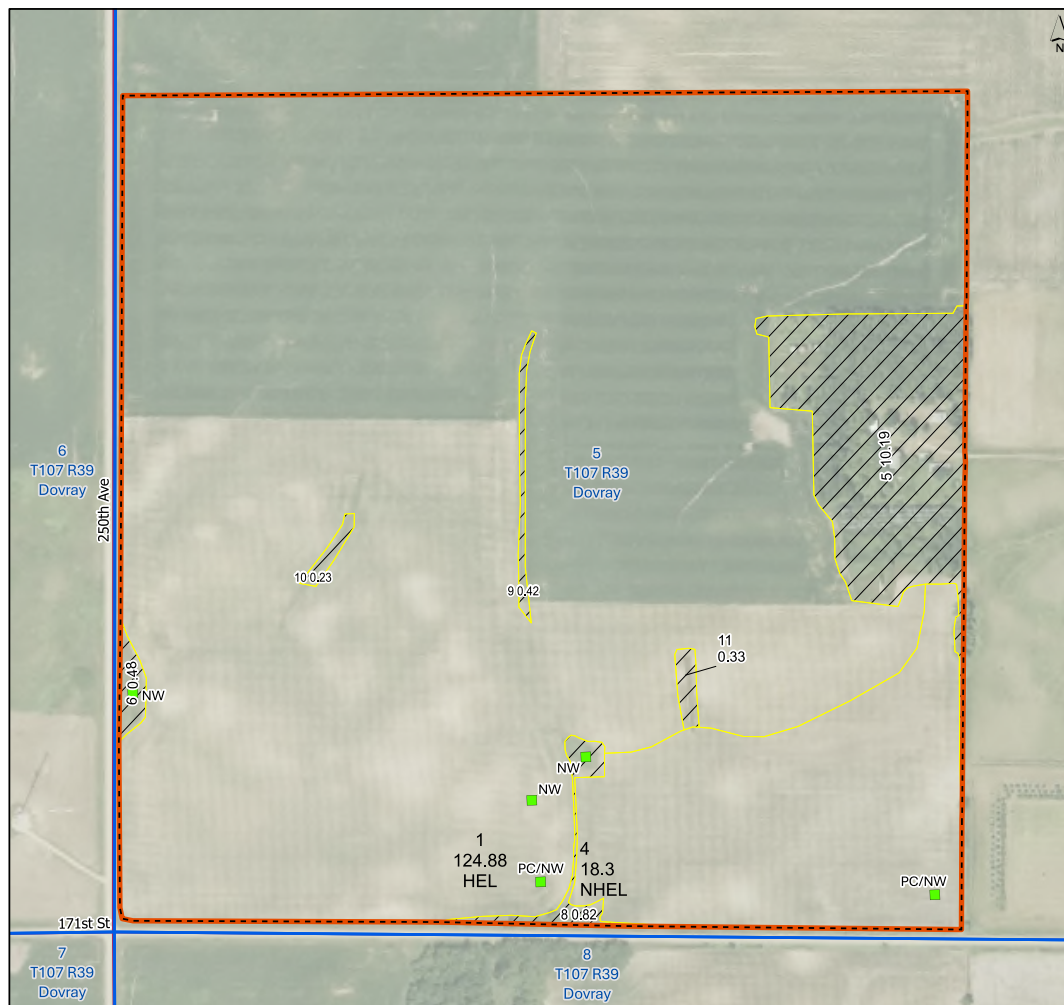
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
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: 143.18 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

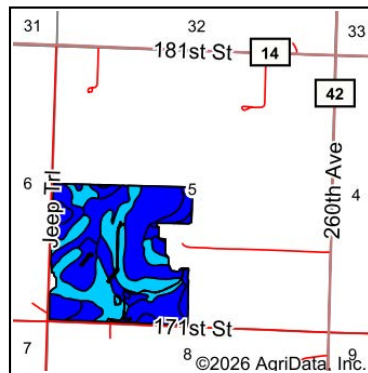
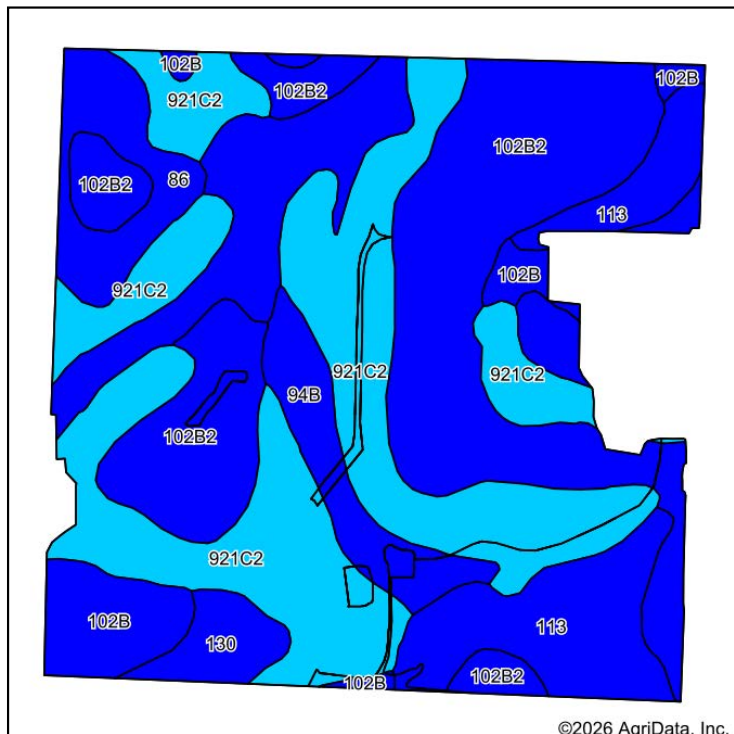
DESCRIPTION:	150.31 acres located in SW 1/4 Sec5-T107N-R39W (Survey Legal to Govern).		
TAX ID#:	06-005-0050		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$5,272.00
	Special Assessment		\$208.84
	Total Estimated Tax & Specials		\$5,480.84
	Estimated taxes and special assessment are according to Murray County tax assessor.		
FSA INFORMATION:	Total Acres		150.31± acres
	FSA Tillable Acres		143.18± acres
	Corn Base Acres		70.81± acres
	Corn PLC Yield		159.00± bushels
	Soybean Base Acres		71.49± acres
	Soybean PLC Yield		43.00± bushels
LEASE/RENT INFORMATION:	Farm is leased for the 2026 crop year. Open to farm or lease in 2027.		
SOIL DESCRIPTION:	Clarion-Storden complex, Clarion loam, Webster clay loam, Canisteo clay loam, Terril loam, Nicollet clay loam. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	92.2 CPI		
TOPOGRAPHY:	Rolling		
DRAINAGE:	Private mains and laterals with outlet to CD-65. See Tile Maps.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland		
	HEL - Highly Erodible Lands		
	NHEL - No Highly Erodible Lands		
OTHER:	The property has been surveyed and the tillable acres have been split from the building site. See Survey Map.		

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.

wingertlandservices.com

Soils Map



State: **Minnesota**
County: **Murray**
Location: **5-107N-39W**
Township: **Dovray**
Acres: **144.68**
Date: **5/7/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

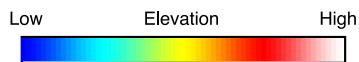
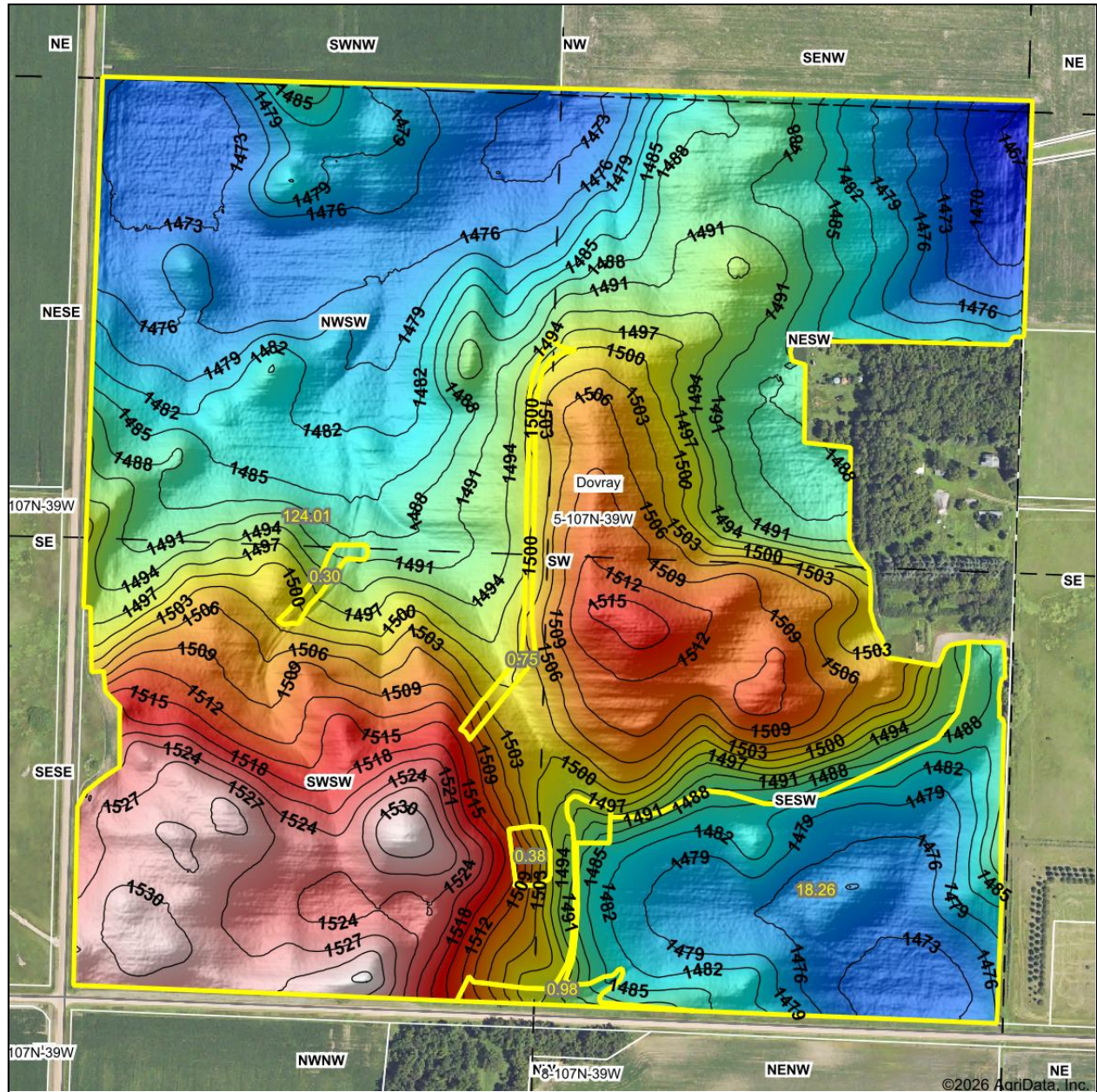
Area Symbol: MN101, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	47.72	32.9%		> 6.5ft.	Well drained	IIIe	87	71
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	43.50	30.1%		> 6.5ft.	Moderately well drained	IIe	95	73
113	Webster clay loam, 0 to 2 percent slopes	28.11	19.4%		> 6.5ft.	Poorly drained	IIw	93	83
102B	Clarion loam, 2 to 6 percent slopes	8.16	5.6%		> 6.5ft.	Moderately well drained	IIe	95	83
86	Canisteo clay loam, 0 to 2 percent slopes	7.04	4.9%		> 6.5ft.	Poorly drained	IIw	93	81
94B	Terril loam, 2 to 6 percent slopes	6.73	4.7%		> 6.5ft.	Well drained	IIe	99	88
130	Nicollet clay loam, 1 to 3 percent slopes	3.42	2.4%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
Weighted Average							2.31	92.2	*n 76.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,465.7
Max: 1,533.5
Range: 67.8
Average: 1,493.7
Standard Deviation: 17.16 ft



5-107N-39W
Murray County
Minnesota

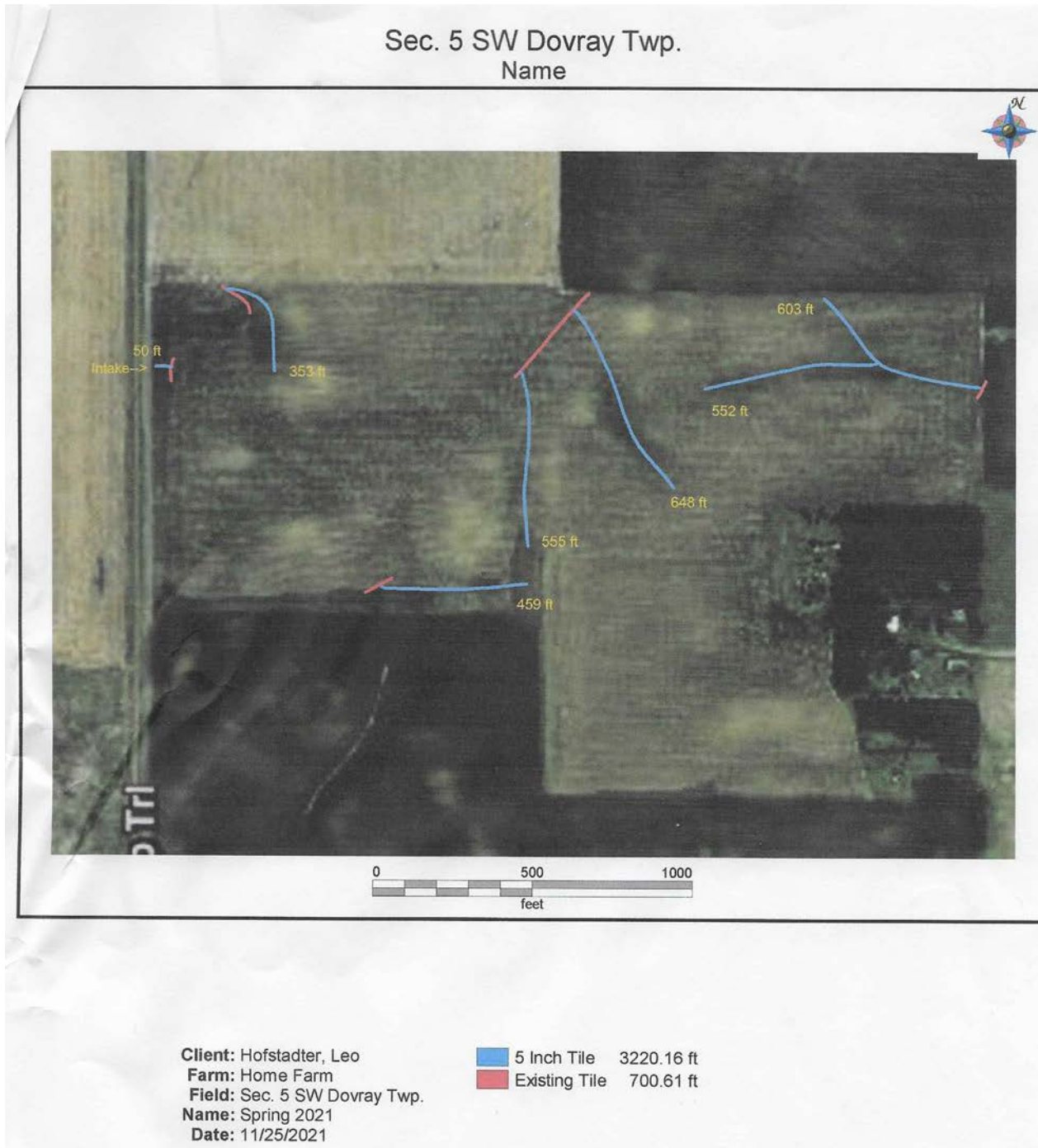
Boundary Center: 44° 5' 53.38, -95° 33' 28.64

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Tile Map

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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



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.

[illegible]

Building Site Not Included in Sale

LEGAL DESCRIPTION - TRACT B
That part of the Southwest Quarter of Sections 5, Township 107 North, Range 39 West, Murray County, Minnesota described as follows:
Commencing at the South Quarter corner of said Section 5, thence North 0 degrees 08 minutes 08 seconds 08 seconds, bearings based on the
Murray County Survey of 1911, to the intersection of the 100 foot line of said Southwest Quarter, a distance of
114.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described, thence continuing North
0 degrees 08 minutes 08 seconds West, along said edge line, a distance of 805.00 feet to an iron monument, thence South 89 degrees 51 minutes 52
seconds East, along said edge line, a distance of 145.00 feet to an iron monument, thence South 0 degrees 08 minutes 08 seconds East,
along said edge line, a distance of 100.00 feet to an iron monument, thence North 89 degrees 51 minutes 52 seconds East, a distance of
370.00 feet to an iron monument, thence North 89 degrees 51 minutes 52 seconds East a distance of 100.00 feet to an iron monument, thence
North 12 degrees 00 minutes 00 seconds East, a distance of 95.11 feet to an iron monument, thence North 89 degrees 51 minutes 52 seconds East

PAGE: 1 OF 1



(507) 235-3780
ADSEN
 AND SONS

26147 HofstadterLeo[Section5-107-39][Drawing(4-14-2026)].dwg

Property Images

NE Corner Looking SW



SW Corner Looking NE



Property Images

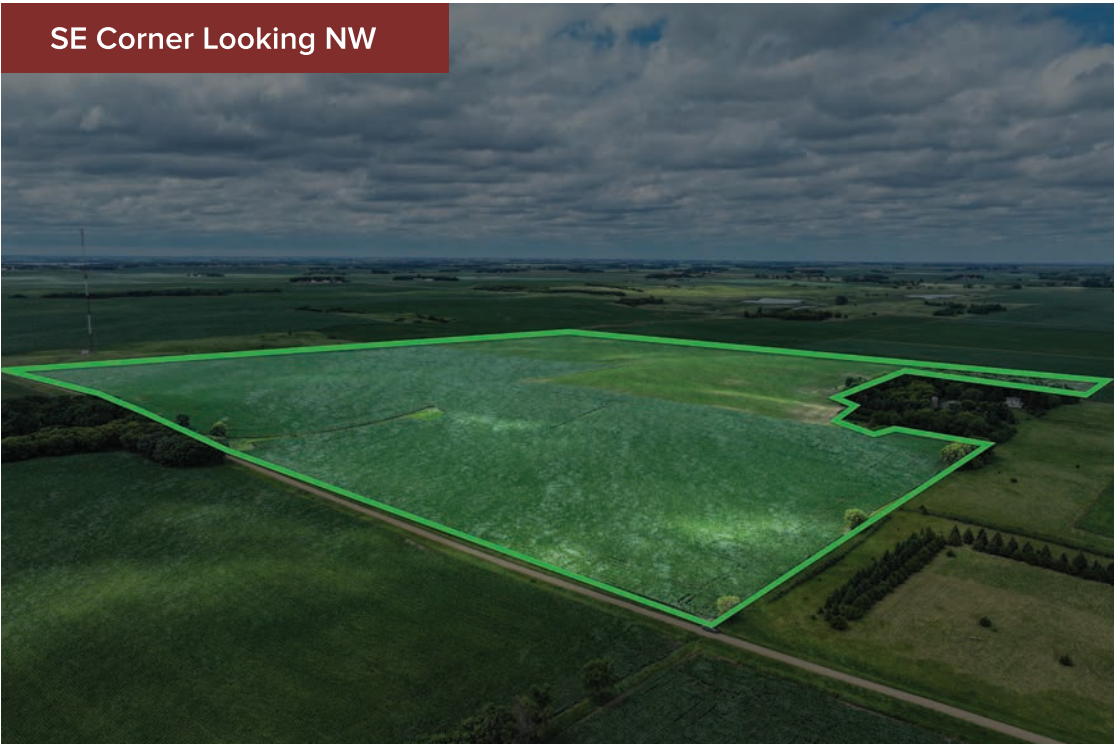
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NW Corner Looking SE



SE Corner Looking NW



Auction Instructions

AUCTION LOCATION AND TIME:

Westbrook Community Center
849 5th Street
Westbrook, MN 56183

Wednesday, August 19, 2026 @ 1:00 p.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 (150.31± 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, August 18, 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. 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 3% 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 Friday, October 9, 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.

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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.



Chuck Wingert, ALC
Broker, Accredited Land Consultant
Licensed in MN
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Broker, Accredited Land Consultant
Licensed in MN, IA
geoff@wingertlandservices.com
507.317.6266



Anna Mead
Land Specialist, Licensed in MN
anna@wingertlandservices.com
507.441.5262



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



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



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



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



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



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



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



Dan Stensland
Land Specialist, Licensed in MN, IA
dan@wingertlandservices.com
507.525.4061



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



507.248.5263 | wingertlandservices.com