

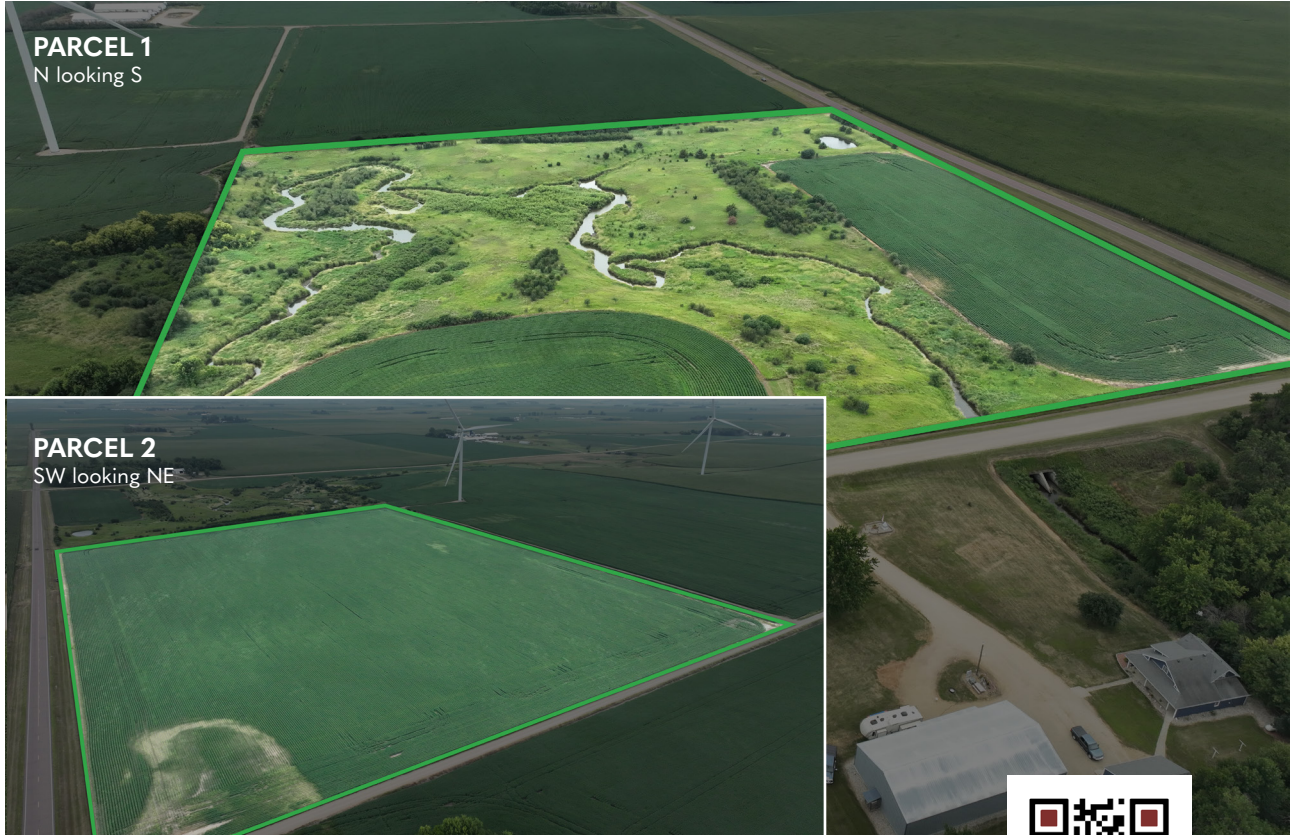
FARMLAND AUCTION



70.00± ACRES

David & Frances Wagner Revocable Trust

Bloom Township, Nobles County, Minnesota



AUCTION LOCATION AND TIME

Tuesday, September 22, 2026 @ 2:00 p.m.

Wilmont Community Center
316 Fourth Avenue, Wilmont, MN 56185



Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Charles Wingert, ALC

BROKER, ACCREDITED LAND CONSULTANT

AUCTIONEER #07-24-12

Charles@wingertlandservices.com

C: 507.381.9790 | O: 507.248.5263



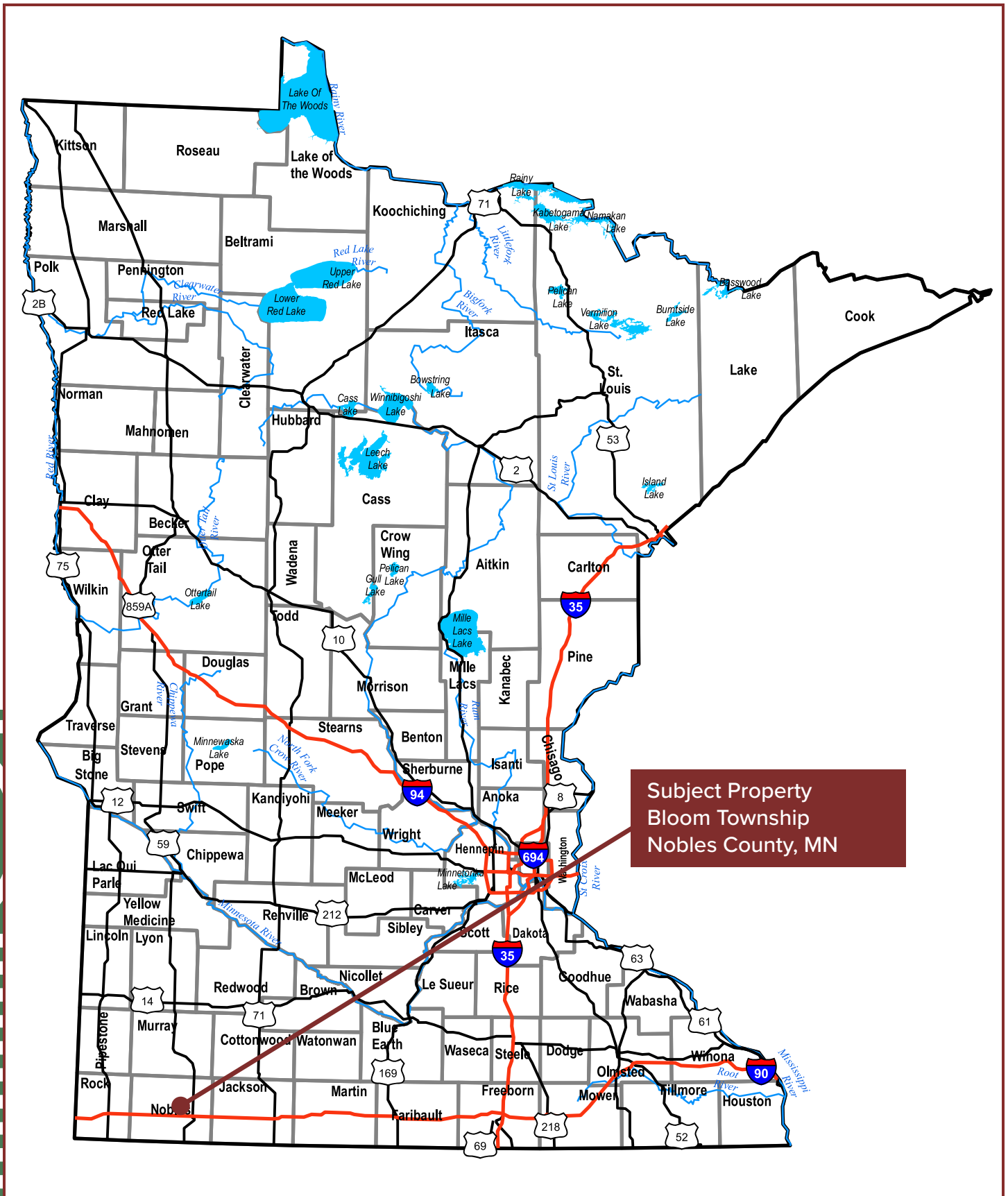
Spencer Mesman

LAND SPECIALIST

spencer@wingertlandservices.com

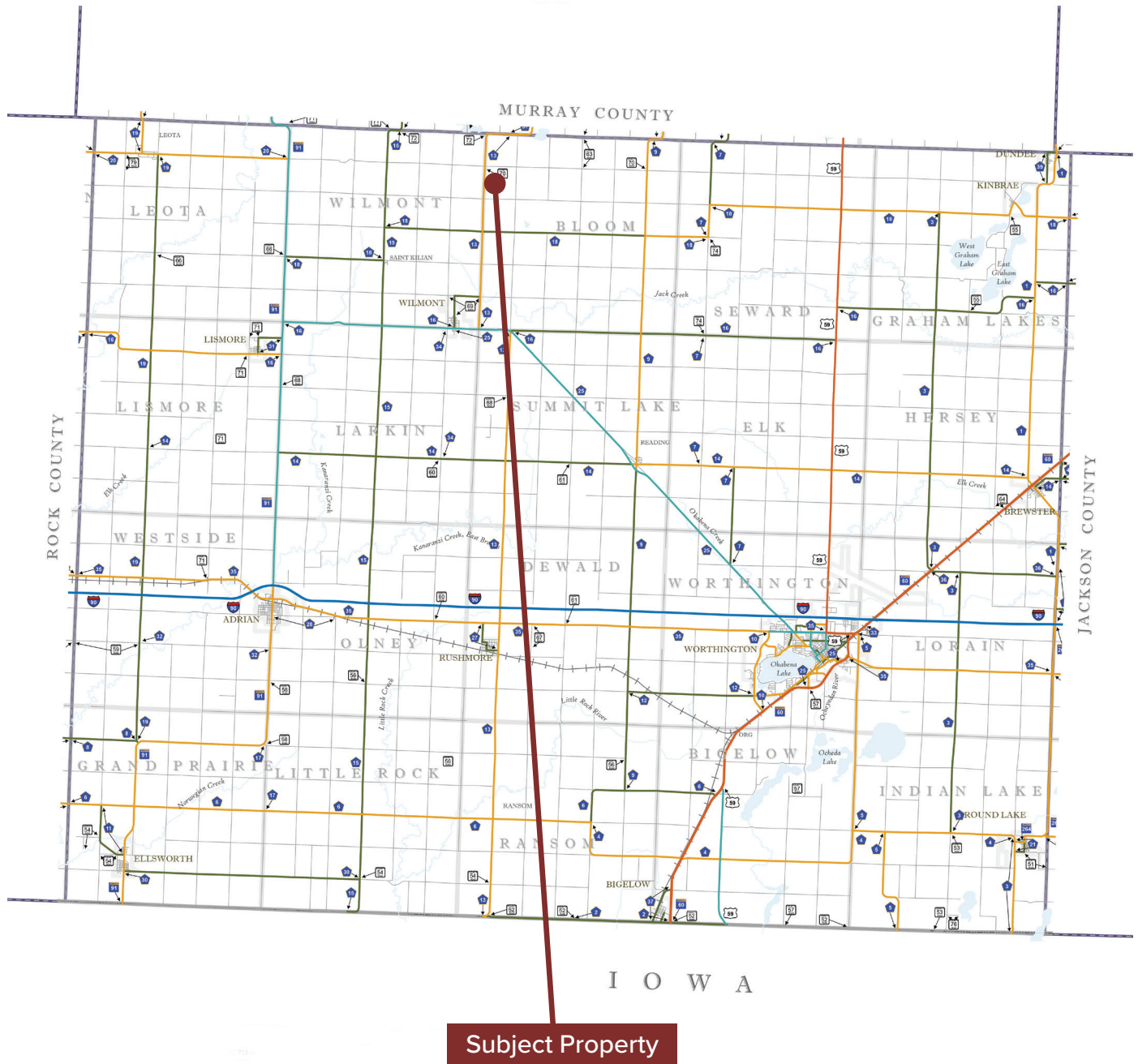
C: 507.220.2781 | O: 507.248.5263

wingertlandservices.com



Nobles County Minnesota

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Bloom Township

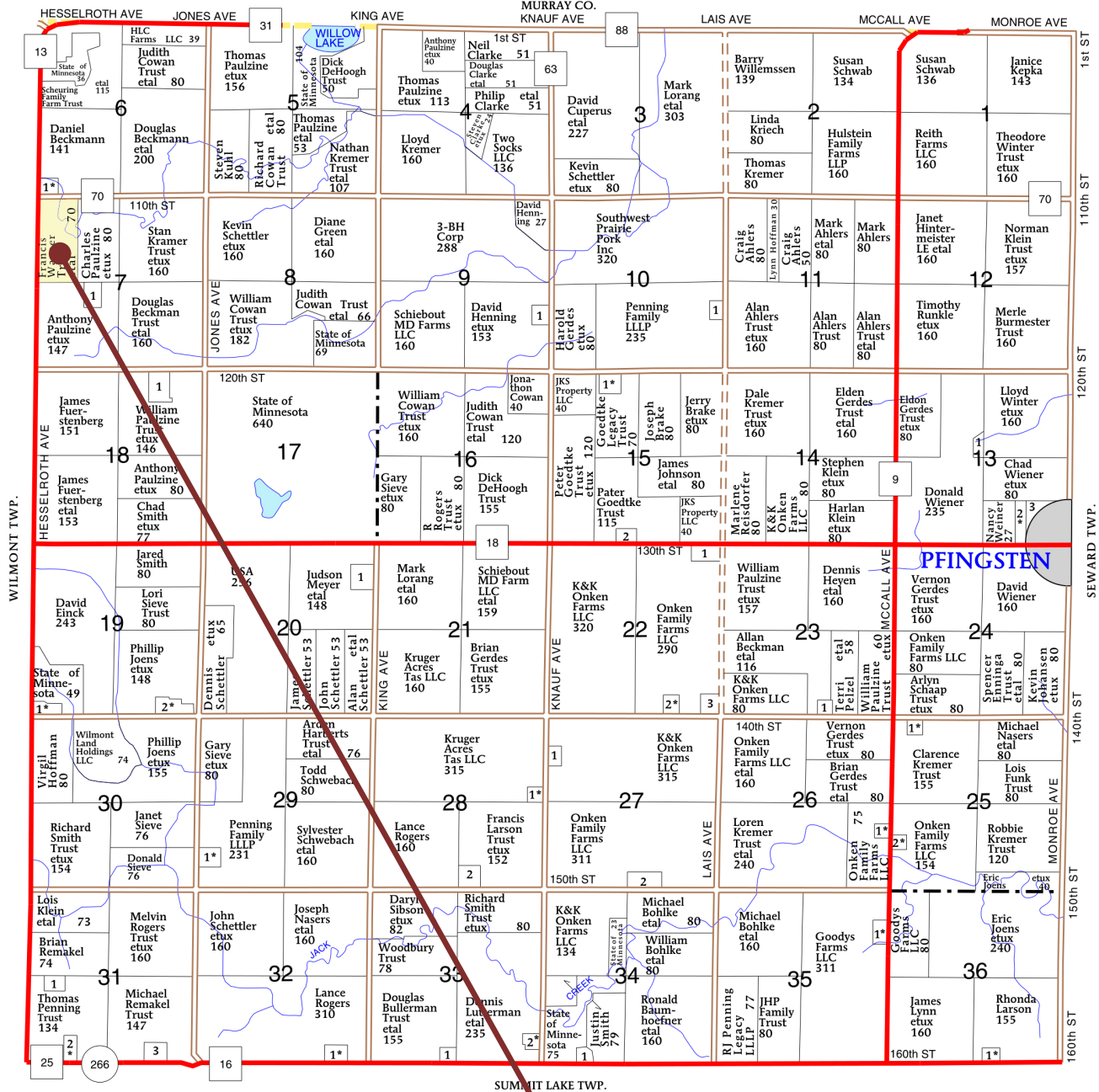
Nobles County | T104N-R41W

T-104-N

BLOOM PLAT

R-41-W

(Landowners)



Subject Property

FSA Aerial Map

Parcel 1

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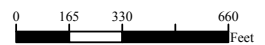
**Murray County
Minnesota**

**Farm 8724
Tract 12367**

Phy. County: Nobles, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/10/2026



Unless Otherwise Noted:

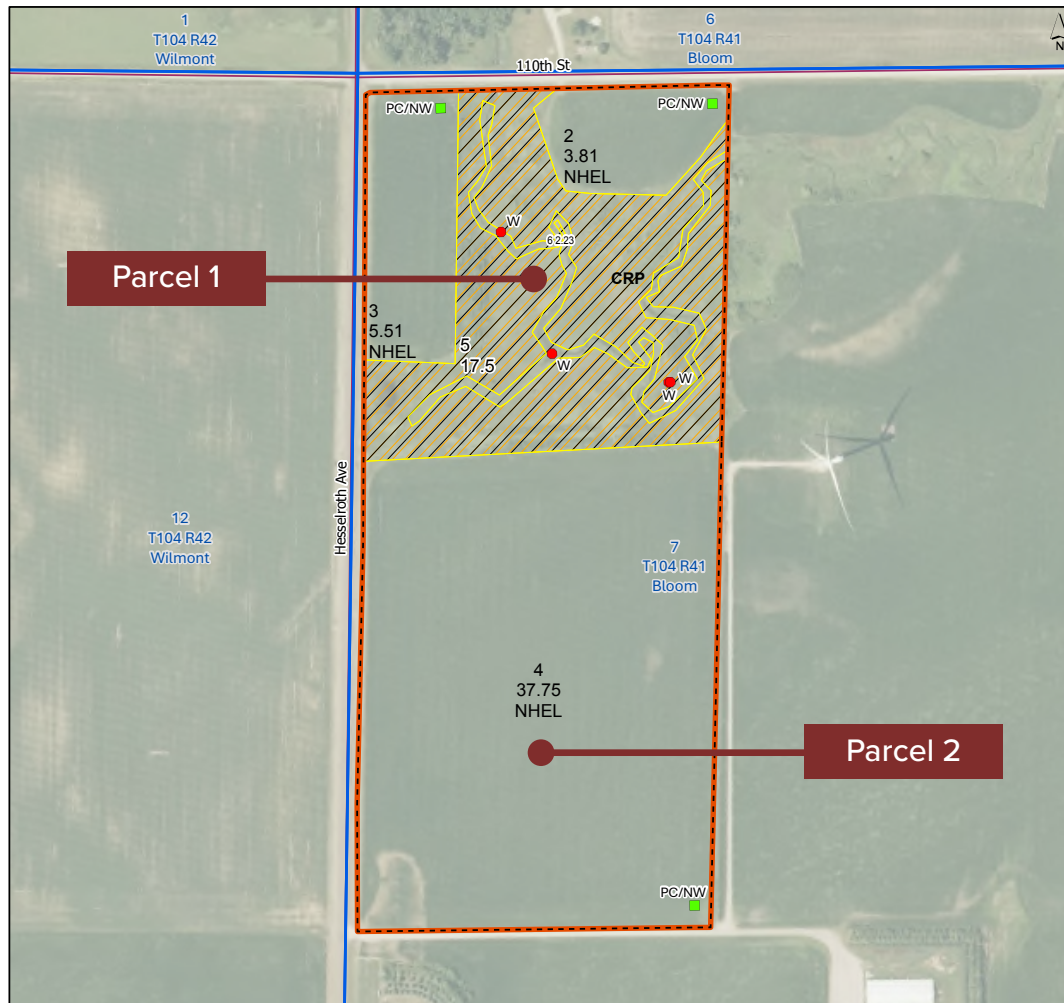
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

- Tract Boundary
- Noncropland
- Cropland
- CRP
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 47.07 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 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 1

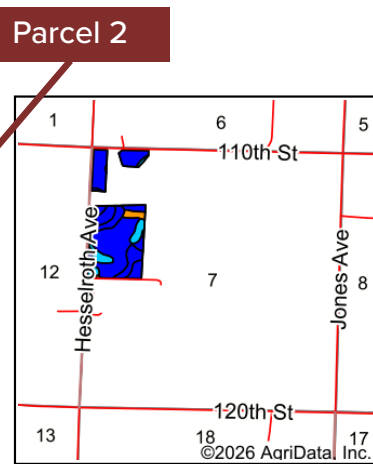
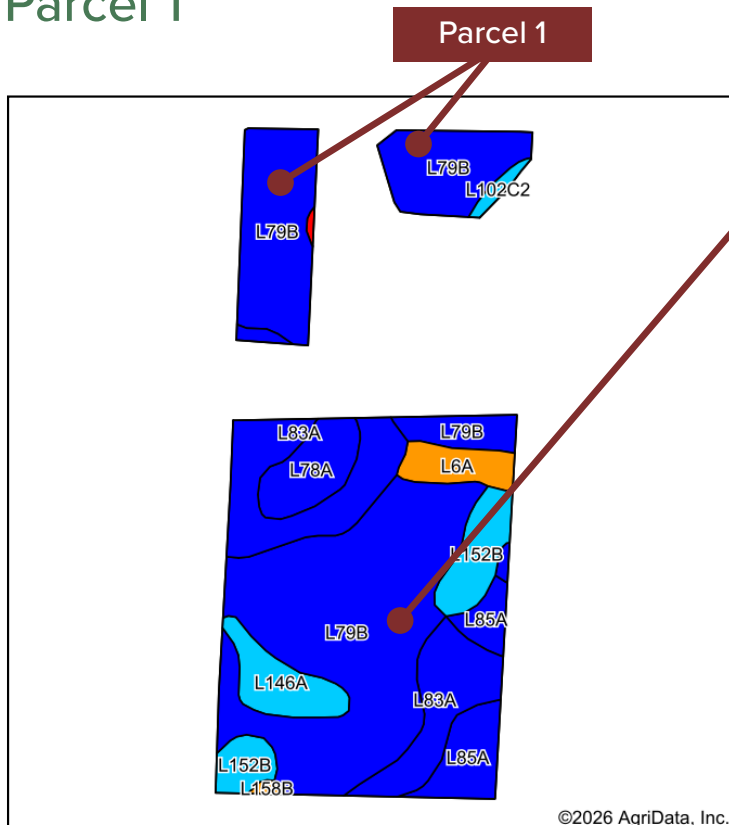
DESCRIPTION:	North 30+/- acres of W1/2 of NW1/4 Section 7, T104N-R41W		
TAX ID#:	02-0032-000		
REAL ESTATE TAXES:	Estimated Ag Full Homestead Taxes (if sold as separate parcel)		\$345.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$345.00
	*If sold as separate parcel, Treasurer will recalculate taxes for 2027.		
FSA INFORMATION:	Total Acres		29.53± acres
	FSA Tillable Acres		9.32± acres
	Corn Base Acres		4.69 ± acres
	Corn PLC Yield		150.00± bushels
	Soybean Base Acres		4.63± acres
	Soybean PLC Yield		45.00± bushels
	*If sold as two parcels, farm service agency will recalculate bases for each parcel.		
LEASE/RENT INFORMATION:	Property leased for 2026. No lease for 2027. The 70 acres are part of the Nobles 2 Power Partners Wind Farm. The property received \$2,903.52 as the lease payment for 2026. Estimated payment to Parcel 1, if sold separately . = \$1,224.87. Note: FSA will recalculate taxes for 2027 if property is sold as two parcels.		
SOIL DESCRIPTION:	Clarion, Webster, Nicollet, Canisteo, Glencoe, Biscay, Coland, Lowein-Round lake.		
CROP PRODUCTIVITY INDEX (CPI):	94.1 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Natural Stream - Tile unknown.		
CRP:	17.50 acres were enrolled in CRP 9-30-2015. \$81.20/acre payment. \$1,421 Annual. Contract expires 9-30-2030.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands, NHEL - Non-highly Erodible Lands. There are three areas within the CRP acres that are classified as Wetlands.		
OTHER:	Heron Lake Watershed Restoration Project helped plant trees and create a pond on the CRP acres. If Parcel 1 & Parcel 2 are sold to separate buyers, a drainage easement agreement will be drafted allowing Parcel 2 to outlet tile into the stream on 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.

Soils Map

Parcel 1



State: **Minnesota**
County: **Nobles**
Location: **7-104N-41W**
Township: **Bloom**
Acres: **47.07**
Date: **8/20/2026**

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



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 24

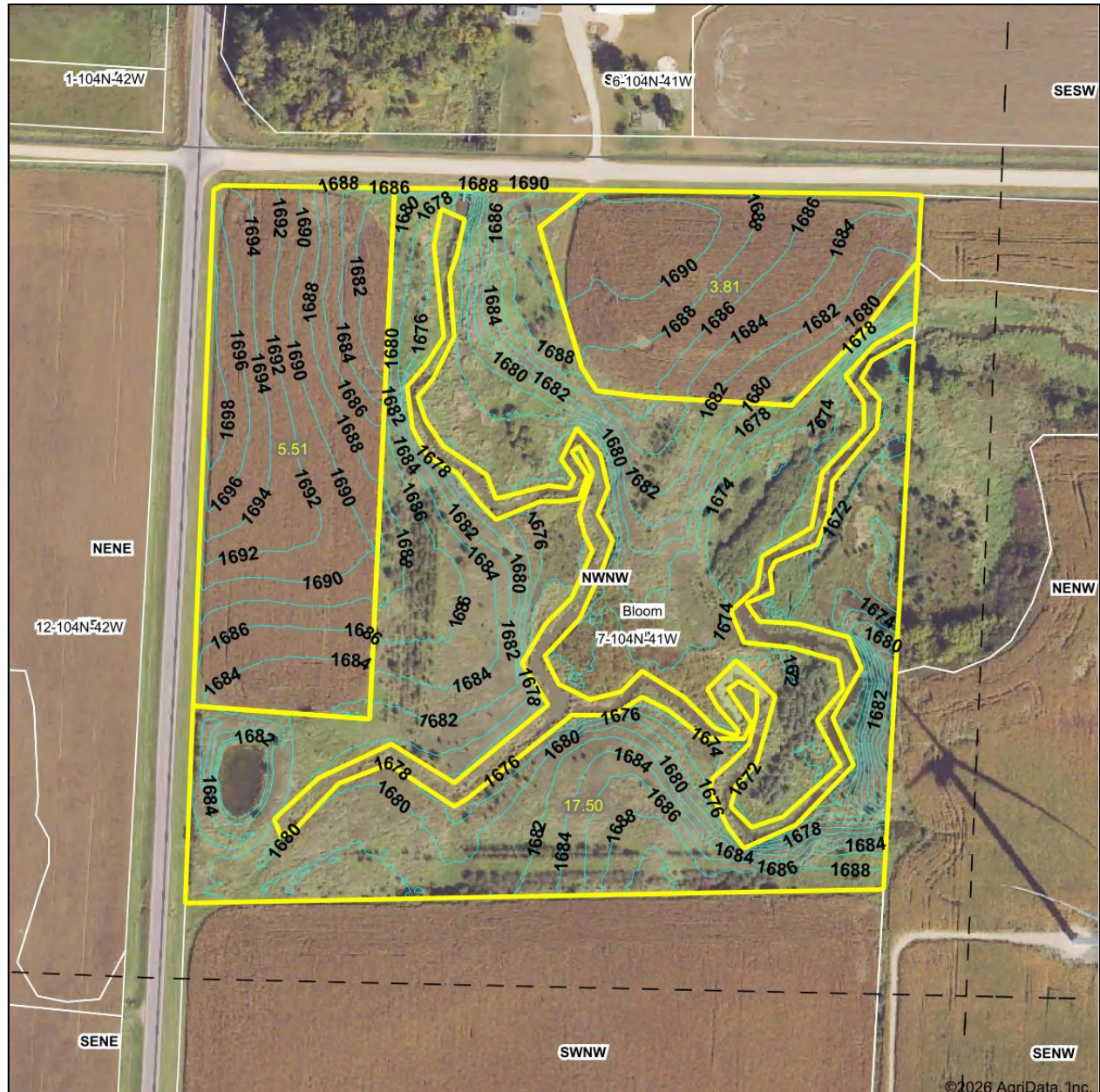
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L79B	Clarion loam, 2 to 6 percent slopes	26.81	57.0%		> 6.5ft.	Moderately well drained	Ile	95	83
L83A	Webster clay loam, 0 to 2 percent slopes	8.26	17.5%		> 6.5ft.	Poorly drained	Ilw	93	83
L152B	Lowlein-Round lake complex, 1 to 6 percent slopes	2.92	6.2%		> 6.5ft.	Moderately well drained	Ile	84	73
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.75	5.8%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.26	4.8%		> 6.5ft.	Poorly drained	Ilw	93	81
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	2.10	4.5%		> 6.5ft.	Very poorly drained	Illw	86	80
L6A	Biscay clay loam, 0 to 2 percent slopes	1.46	3.1%		> 6.5ft.	Poorly drained	Ilw	70	69
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.32	0.7%		> 6.5ft.	Well drained	Ille	87	71
L158B	Round lake sandy loam, 1 to 6 percent slopes	0.12	0.3%		> 6.5ft.	Well drained	Ills	61	59
L127A	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.07	0.1%		> 6.5ft.	Poorly drained	Vw	20	40
Weighted Average							2.00	92.7	*n 81.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

Parcel 1



Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 1,668.1
Max: 1,699.6
Range: 31.5
Average: 1,682.6
Standard Deviation: 6.53 ft

0ft 249ft 498ft



7-104N-41W
Nobles County
Minnesota

Boundary Center: 43° 49' 55.22, -95° 48' 35.78

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Property Images

Parcel 1

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N Looking S



SE Corner Looking NE



Property Images

Parcel 1

NW Corner Looking SE

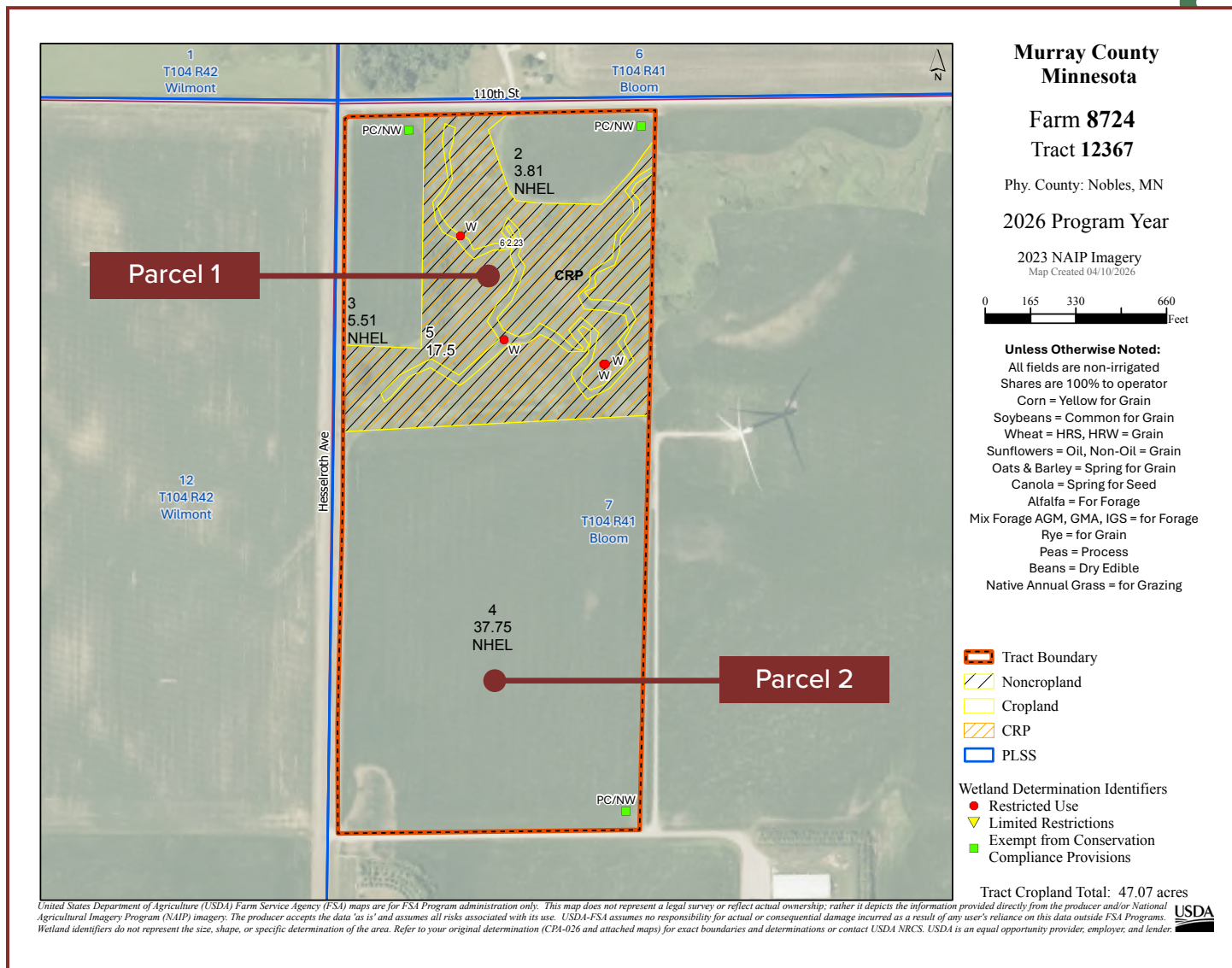


SW Corner Looking NE



FSA Aerial Map

Parcel 2



Property Information

Parcel 2

DESCRIPTION:	South 40 +/- acres of W1/2 of NW1/4 Section 7, T104N-R41W		
TAX ID#:	02-0032-000		
REAL ESTATE TAXES:	Estimated Ag Full Homestead Taxes (if sold as separate parcel)		\$685.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$685.00
	*If sold as separate parcel, Treasurer will recalculate taxes for 2027.		
FSA INFORMATION:	Total Acres		40.47± acres
	FSA Tillable Acres		37.75± acres
	Corn Base Acres		19.01± acres
	Corn PLC Yield		150.00± bushels
	Soybean Base Acres		18.74± acres
	Soybean PLC Yield		45.00± bushels
* If sold as two parcels, farm service agency will recalculate bases for each parcel.			
LEASE/RENT INFORMATION:	Property leased for 2026. No lease for 2027. The 70 acres are part of the Nobles 2 Power Partners Wind Farm. The property received \$2,903.52 as the lease payment for 2026. Estimated payment to Parcel 2, if sold separately. = \$1,678.65. Note: FSA will recalculate taxes for 2027 if property is sold as two parcels.		
SOIL DESCRIPTION:	Clarion, Webster, Nicollet, Canisteo, Glencoe, Biscay, Coland, Lowein-Round lake.		
CROP PRODUCTIVITY INDEX (CPI):	92.3 CPI		
TOPOGRAPHY:	Level to rolling.		
DRAINAGE:	Natural Stream - Tile unknown.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands, NHEL - Non-highly Erodible Lands.		
OTHER:	If Parcel 1 & Parcel 2 are sold to separate buyers, a drainage easement agreement will be drafted allowing Parcel 2 to outlet tile into the stream on Parcel 1.		

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

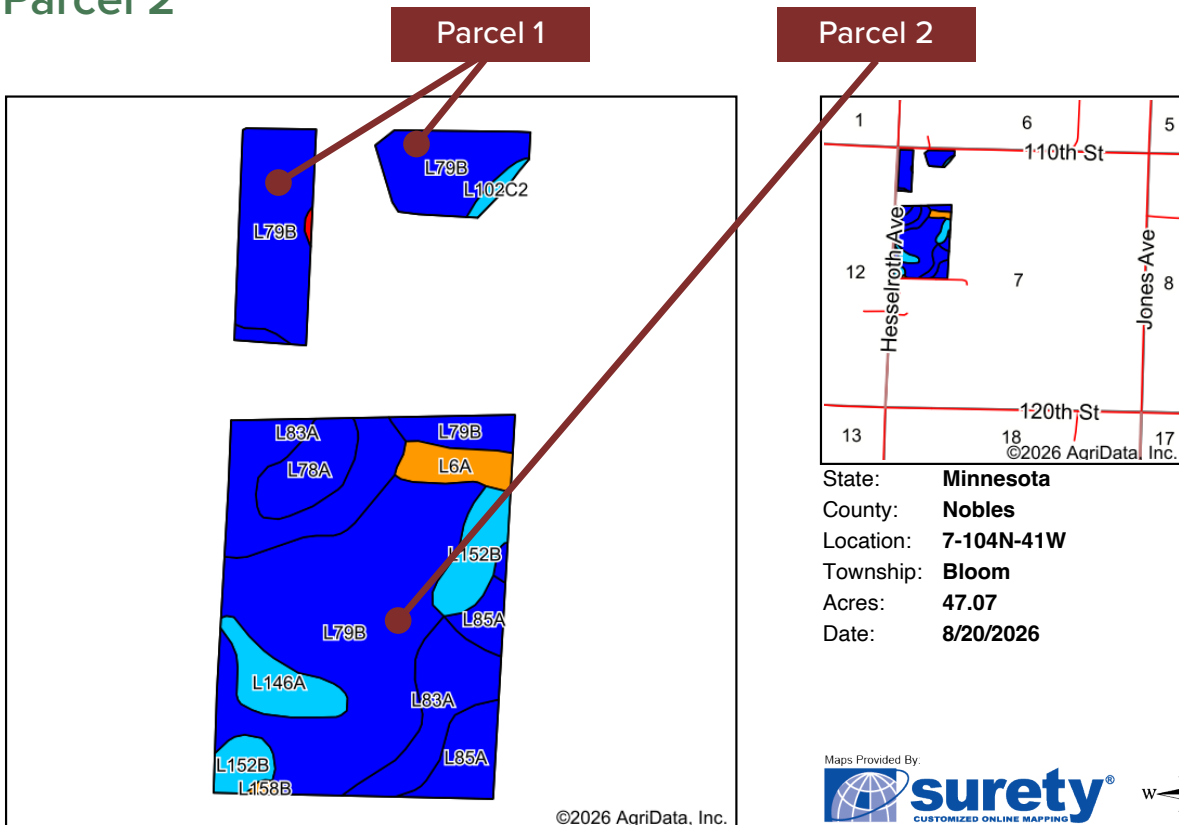
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wingertlandservices.com

Soils Map

Parcel 2

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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 24

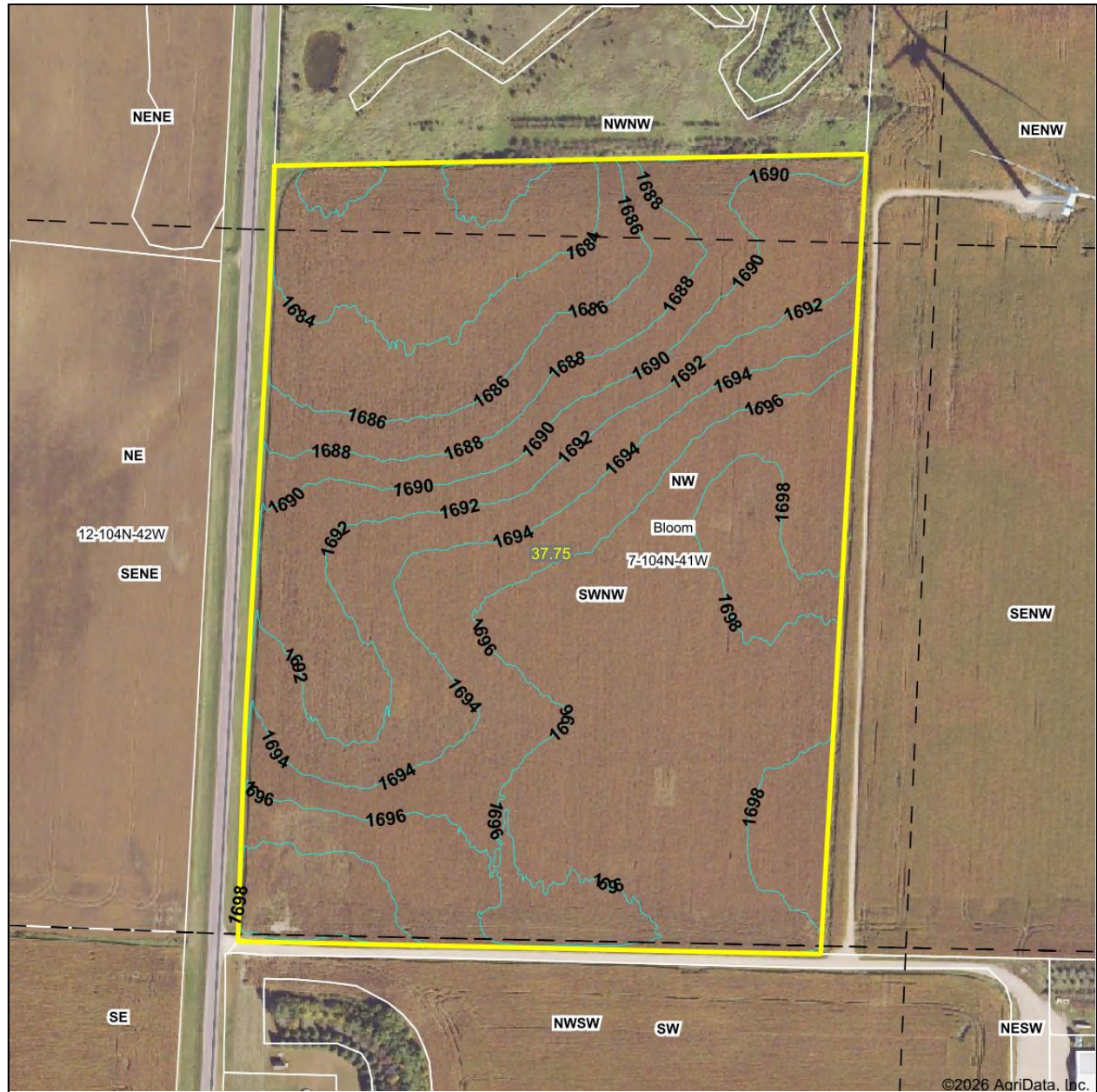
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L79B	Clarion loam, 2 to 6 percent slopes	26.81	57.0%		> 6.5ft.	Moderately well drained	Ile	95	83
L83A	Webster clay loam, 0 to 2 percent slopes	8.26	17.5%		> 6.5ft.	Poorly drained	Ilw	93	83
L152B	Lowlein-Round lake complex, 1 to 6 percent slopes	2.92	6.2%		> 6.5ft.	Moderately well drained	Ile	84	73
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.75	5.8%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.26	4.8%		> 6.5ft.	Poorly drained	Ilw	93	81
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	2.10	4.5%		> 6.5ft.	Very poorly drained	Illw	86	80
L6A	Biscay clay loam, 0 to 2 percent slopes	1.46	3.1%		> 6.5ft.	Poorly drained	Ilw	70	69
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.32	0.7%		> 6.5ft.	Well drained	Ille	87	71
L158B	Round lake sandy loam, 1 to 6 percent slopes	0.12	0.3%		> 6.5ft.	Well drained	Ills	61	59
L127A	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.07	0.1%		> 6.5ft.	Poorly drained	Vw	20	40
Weighted Average							2.00	92.7	*n 81.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

Parcel 2



Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 1,681.4
Max: 1,700.7
Range: 19.3
Average: 1,692.6
Standard Deviation: 5.15 ft

0ft 293ft 586ft



7-104N-41W
Nobles County
Minnesota

Boundary Center: 43° 49' 42.52, -95° 48' 36.08

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Property Images

Parcel 2

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SW Corner Looking NE



NE Corner Looking SW



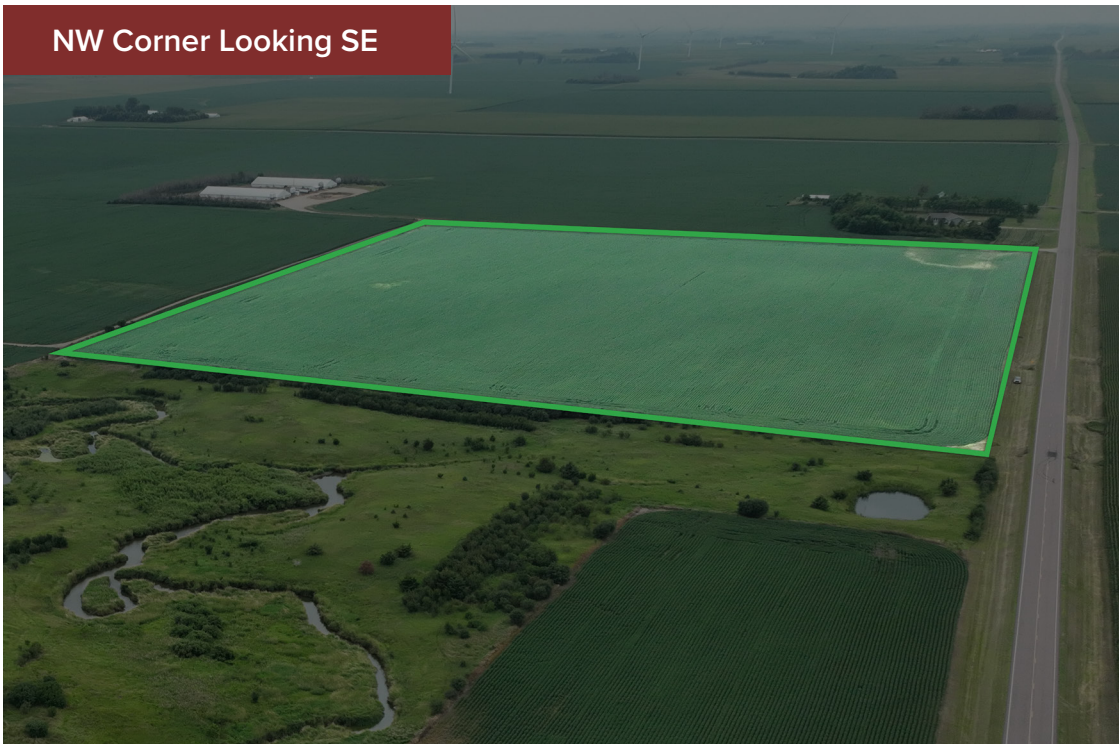
Property Images

Parcel 2

SW Corner Looking NE



NW Corner Looking SE



Notes



Lined area for notes, consisting of multiple horizontal lines.

Auction Instructions

AUCTION LOCATION AND TIME:

Wilmont Community Center
316 Fourth Avenue
Wilmont, MN 56185

Tuesday, Sept. 22, 2026 @ 2:00 p.m.

AGENT CONTACT:

Charles Wingert, ALC
Broker, Accredited Land Consultant
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 format and will be offered as Parcel 1 (29.53± acres) and Parcel 2 (40.47± 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 Noon, Monday, September 21, 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." If property is sold as two parcels, surveyor will establish property line between parcel 1 and parcel 2.

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 Thursday, October 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.



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. 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
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