

FARMLAND AUCTION



WINGERT
LAND SERVICES

160.00± ACRES

Pedersen Family Farm

Lincoln Township, Blue Earth County, Minnesota



AUCTION LOCATION AND TIME

Wednesday December 2, 2026 @ 11:00 a.m.

Lake Crystal City Hall, Community Room
100 E. Robinson Street, Lake Crystal, MN 56055

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

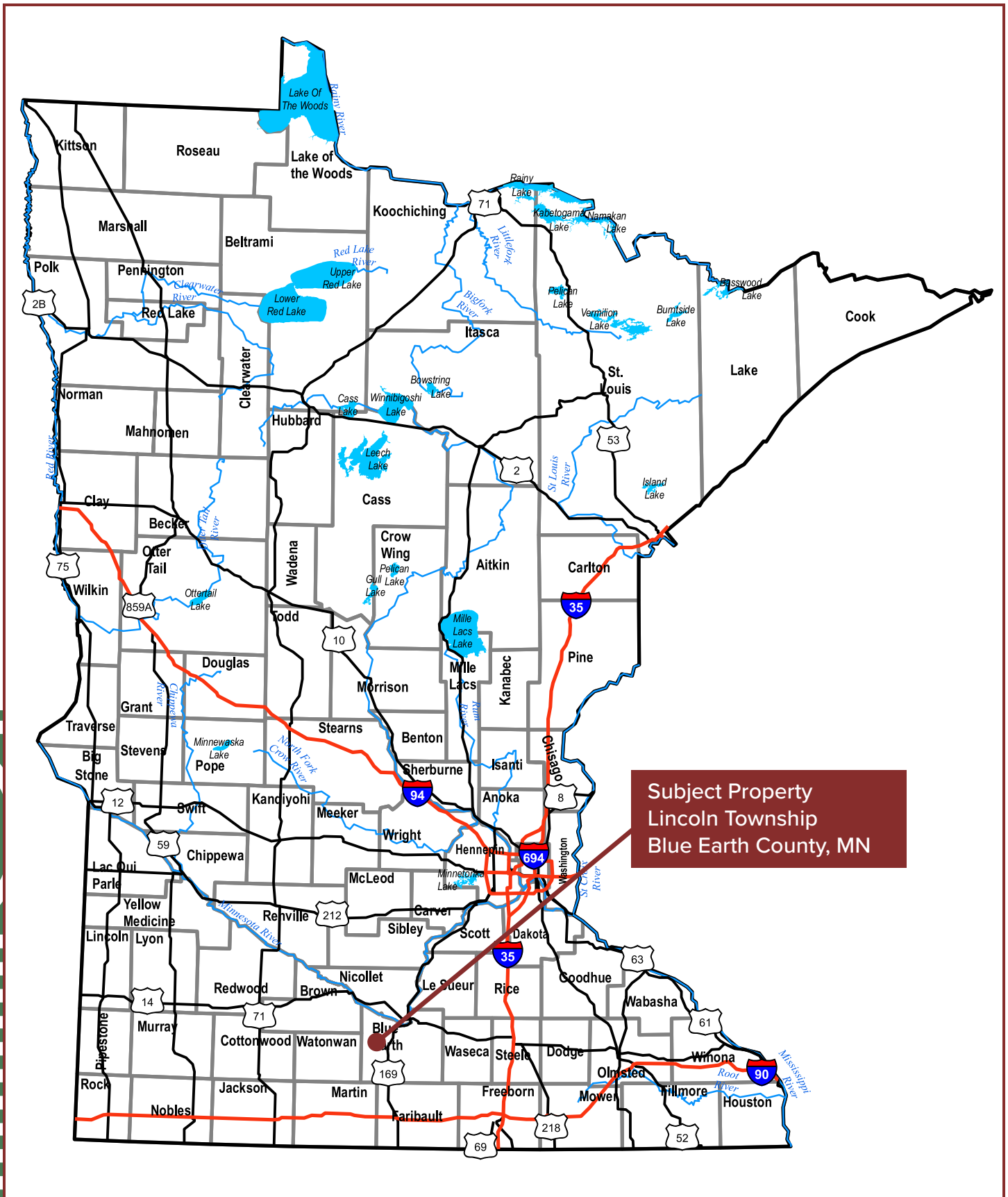
AUCTIONEER #83-50

geoff@wingertlandservices.com

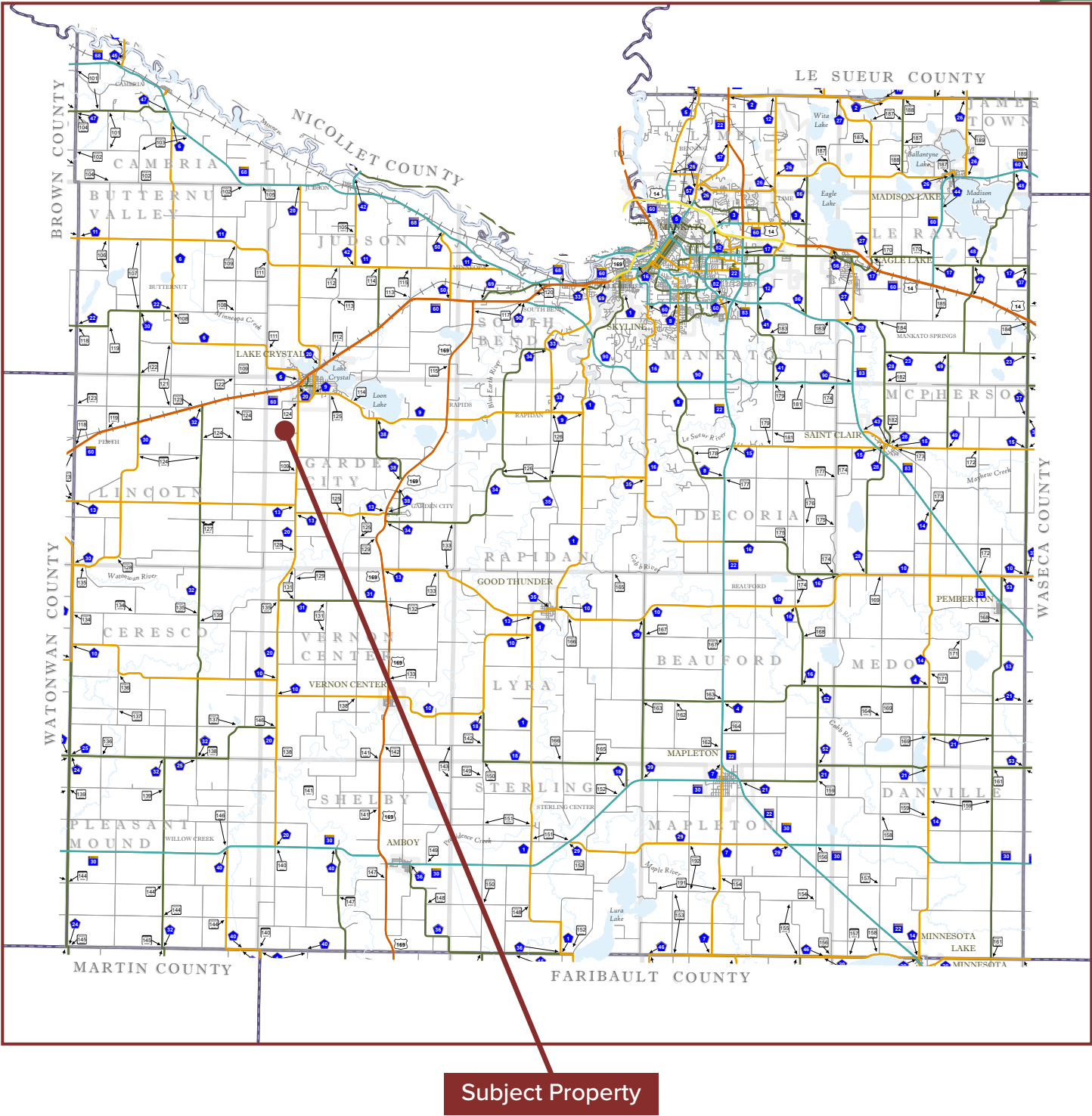
C: 507.317.6266 | O: 507.248.5263

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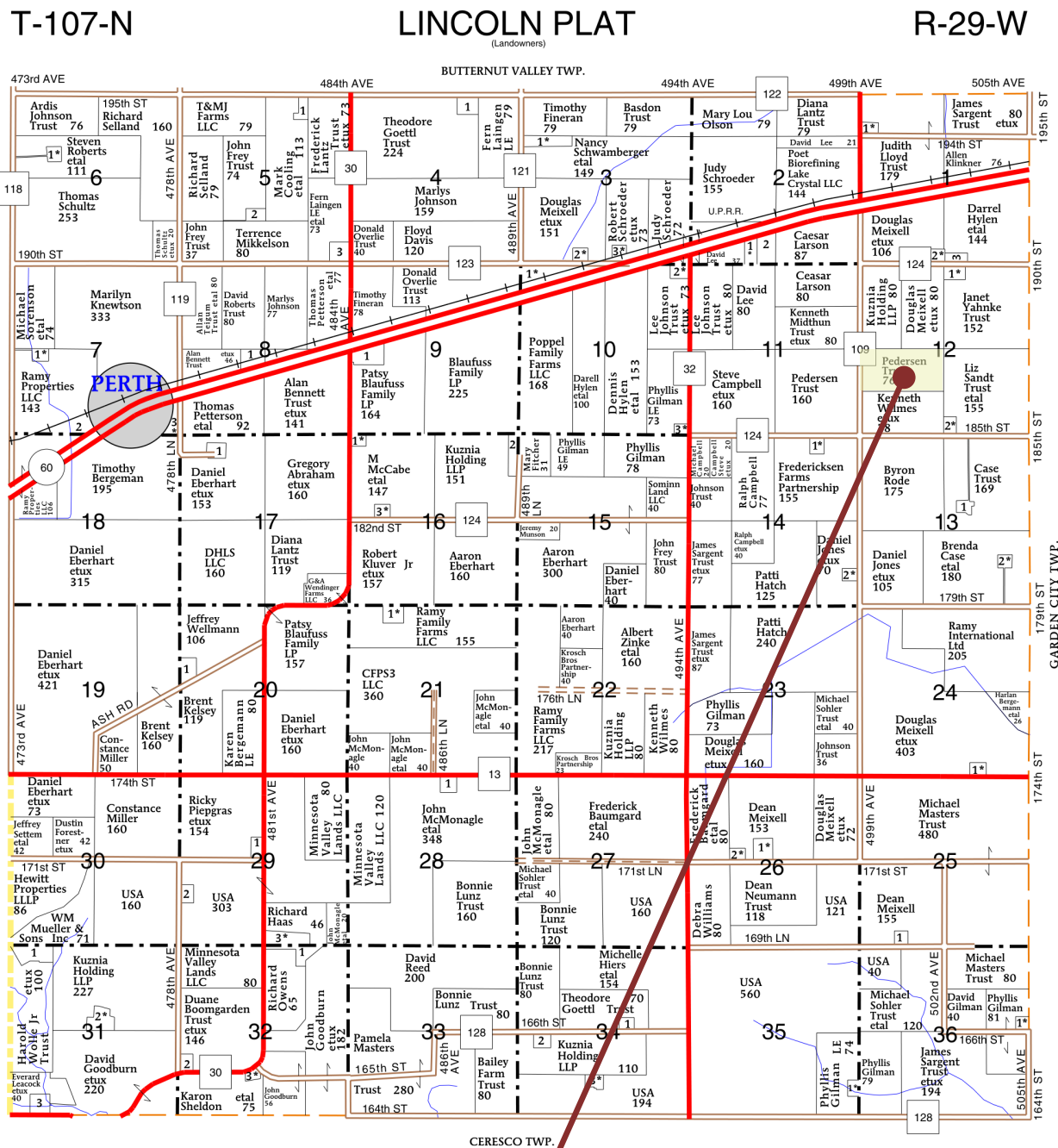




Blue Earth County
Minnesota



Blue Earth County | T107N-R29W



Subject Property

FSA Aerial Map



GEAR MAP | Farm 15384 | Tract 17134 | PY 2027

Blue Earth County, Minnesota



Common Land Unit

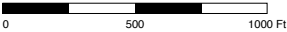
- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

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

2027 Program Year

Phy Cnty: Blue Earth



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Property Information

DESCRIPTION:	SE 1/4 Section 11-Township 107N-Range 29W		
TAX ID#:	R41.11.11.400.001		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$6,720.00
	Special Assessment		\$1,036.00
	Total Estimated Tax & Specials		\$7,756.00
OTHER:	Total Assessment Balances: \$203.65 - According to BEC Assessor's Office		
FSA INFORMATION:	Total Acres		160.00 acres
	FSA Tillable Acres		155.40± acres
	Corn Base Acres		106.30± acres
	Corn PLC Yield		160.00± bushels
	Soybean Base Acres		49.10± acres
	Soybean PLC Yield		44.00± bushels
LEASE/RENT INFORMATION:	Leased through 2026 crop year.		
SOIL DESCRIPTION:	Spicer silty clay loam, Litchfield-Nicollet complex, Madelia silty clay loam, Glencoe silty clay loam - See Soil Map.		
CROP PRODUCTIVITY INDEX (CPI):	86.2 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Private mains & laterals with outlet to CD-27 - See Tile Map.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-highly Erodible Lands.		

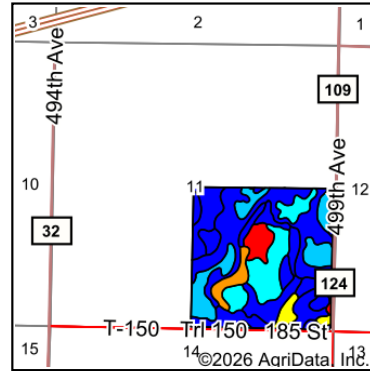
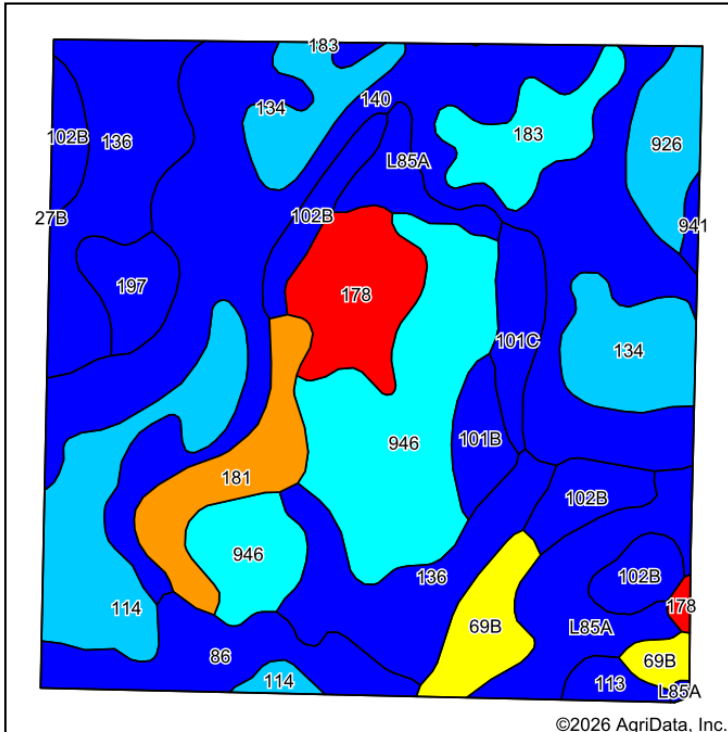
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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.

wingertlandservices.com

Soils Map

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State: **Minnesota**
County: **Blue Earth**
Location: **11-107N-29W**
Township: **Lincoln**
Acres: **155.46**
Date: **10/14/2026**

Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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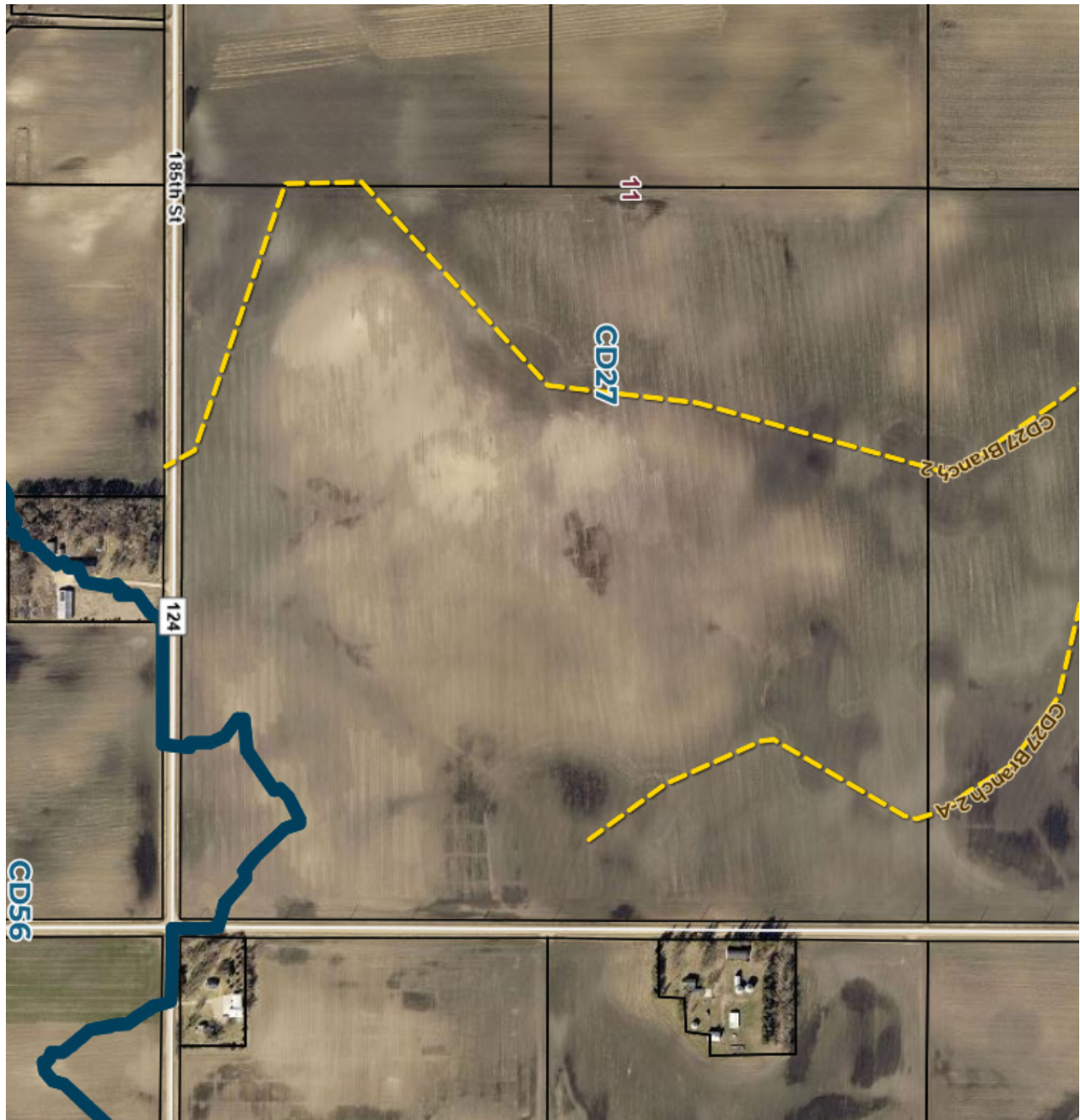


Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
140	Spicer silty clay loam, 0 to 2 percent slopes	37.26	24.0%		> 6.5ft.	Poorly drained	IIw	91	88
946	Litchfield-Nicollet complex, 1 to 3 percent slopes	18.92	12.2%		> 6.5ft.	Moderately well drained	IIIs	80	75
136	Madelia silty clay loam, 0 to 2 percent slopes	18.15	11.7%		> 6.5ft.	Poorly drained	IIw	94	91
114	Glencoe silty clay loam, 0 to 1 percent slopes	10.26	6.6%		> 6.5ft.	Very poorly drained	IIlw	86	80
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.91	6.4%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
134	Okoboji silty clay loam, 0 to 1 percent slopes	9.29	6.0%		> 6.5ft.	Very poorly drained	IIlw	86	77
102B	Clarion loam, 2 to 6 percent slopes	8.29	5.3%		> 6.5ft.	Moderately well drained	IIe	95	83
86	Canisteo clay loam, 0 to 2 percent slopes	6.91	4.4%		> 6.5ft.	Poorly drained	IIw	93	81
178	Granby fine sandy loam	6.72	4.3%		> 6.5ft.	Poorly drained	IVw	50	67
181	Litchfield loamy fine sand, 1 to 3 percent slopes	5.91	3.8%		> 6.5ft.	Moderately well drained	IIIs	67	69
183	Dassel loam	4.94	3.2%		> 6.5ft.	Very poorly drained	IIlw	72	85
69B	Fedji loamy fine sand, 3 to 8 percent slopes	4.70	3.0%		> 6.5ft.	Well drained	IIIs	60	63
926	Darfur-Webster loams	4.09	2.6%		> 6.5ft.	Poorly drained	IIw	86	78
197	Kingston silty clay loam, 1 to 3 percent slopes	3.02	1.9%		> 6.5ft.	Somewhat poorly drained	Iw	100	91

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.

Property Images

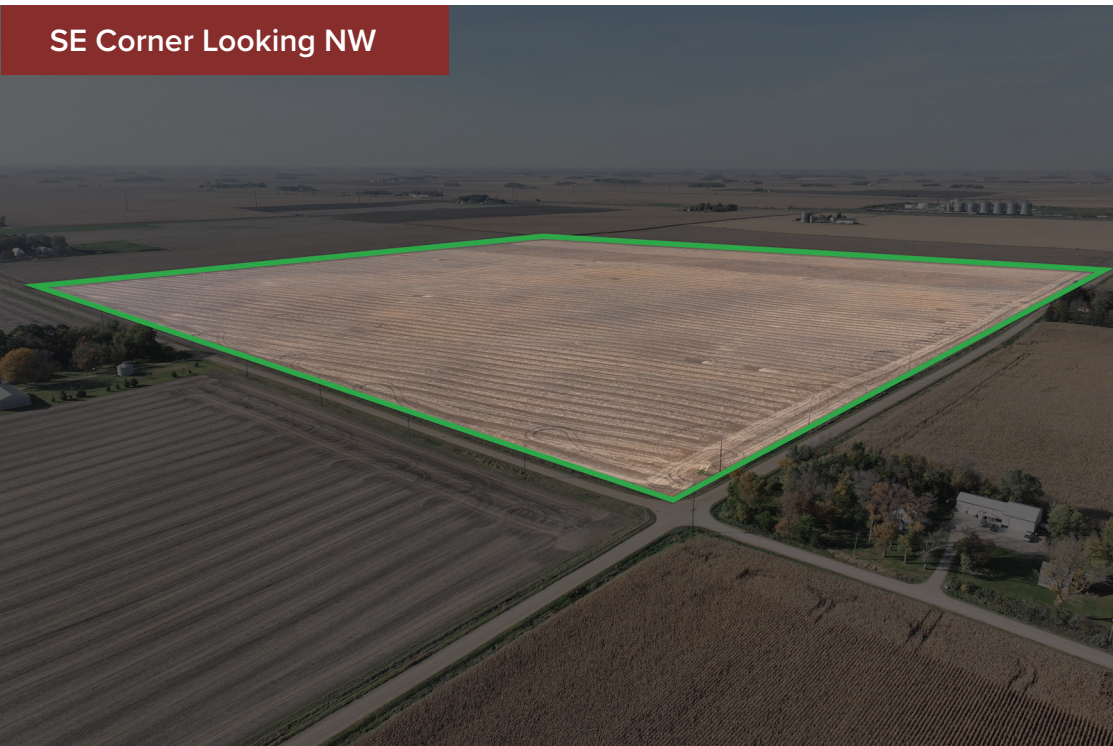
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NE Corner Looking SW



SE Corner Looking NW



Property Images

NW Corner Looking SE



SW Corner Looking NE



Auction Instructions

AUCTION LOCATION AND TIME:

Lake Crystal City Hall, Community Room
100 E. Robinson Street
Lake Crystal, MN 56055

Wednesday, Dec. 2, 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 as one parcel (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 under the "Property Listings & Auctions". Select "View Property" for this farm and click the registration link.

Registration must be completed by 12:00 pm, Tuesday, December 1, 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 Wednesday, January 20, 2027, 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.



Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.



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