

FARMLAND AUCTION

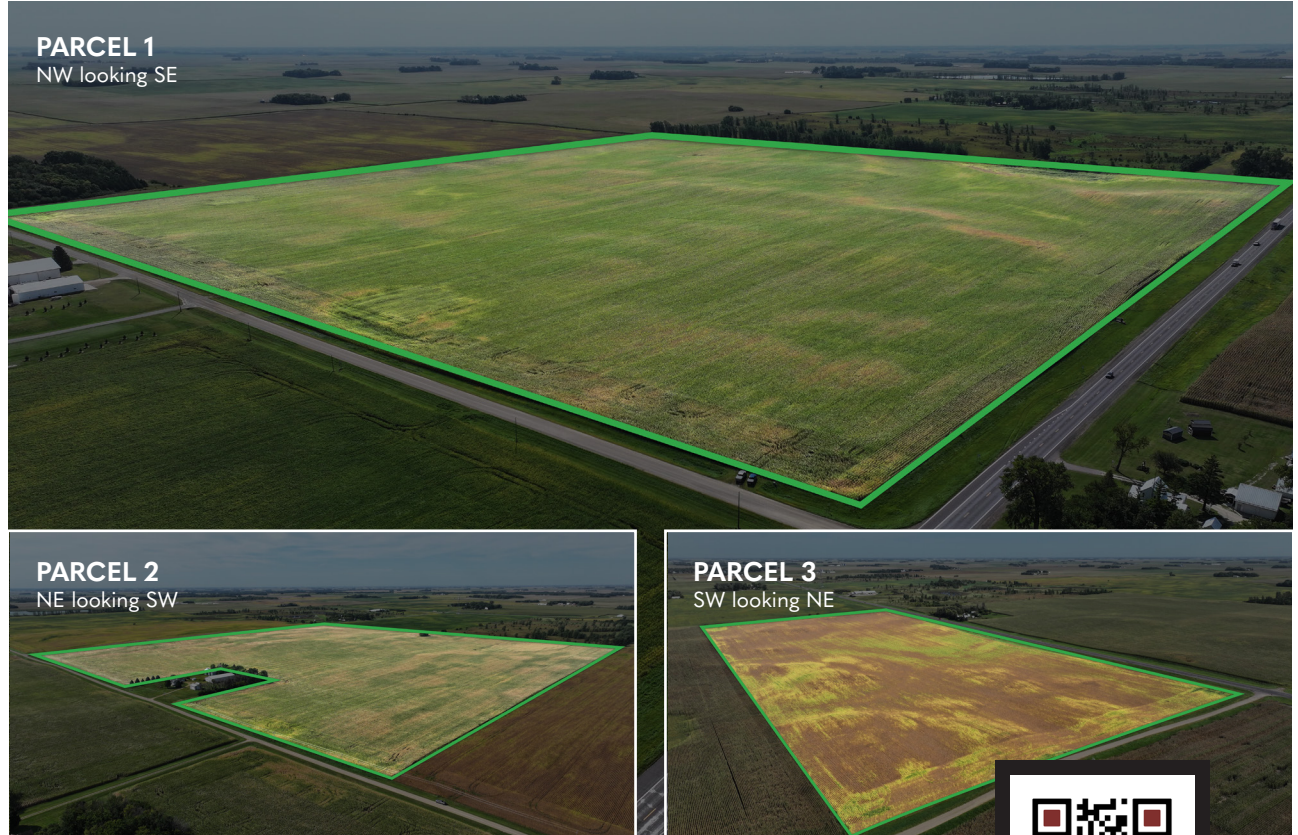


WINGERT
LAND SERVICES

390.88± ACRES

Beenken Family Farm

Westford Township, Martin County, Minnesota



AUCTION LOCATION AND TIME

Friday, November 6, 2026 @ 11:00 a.m.

Winnebago Municipal Center
140 Main Street S., Winnebago, MN 56098



Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Jake Denn

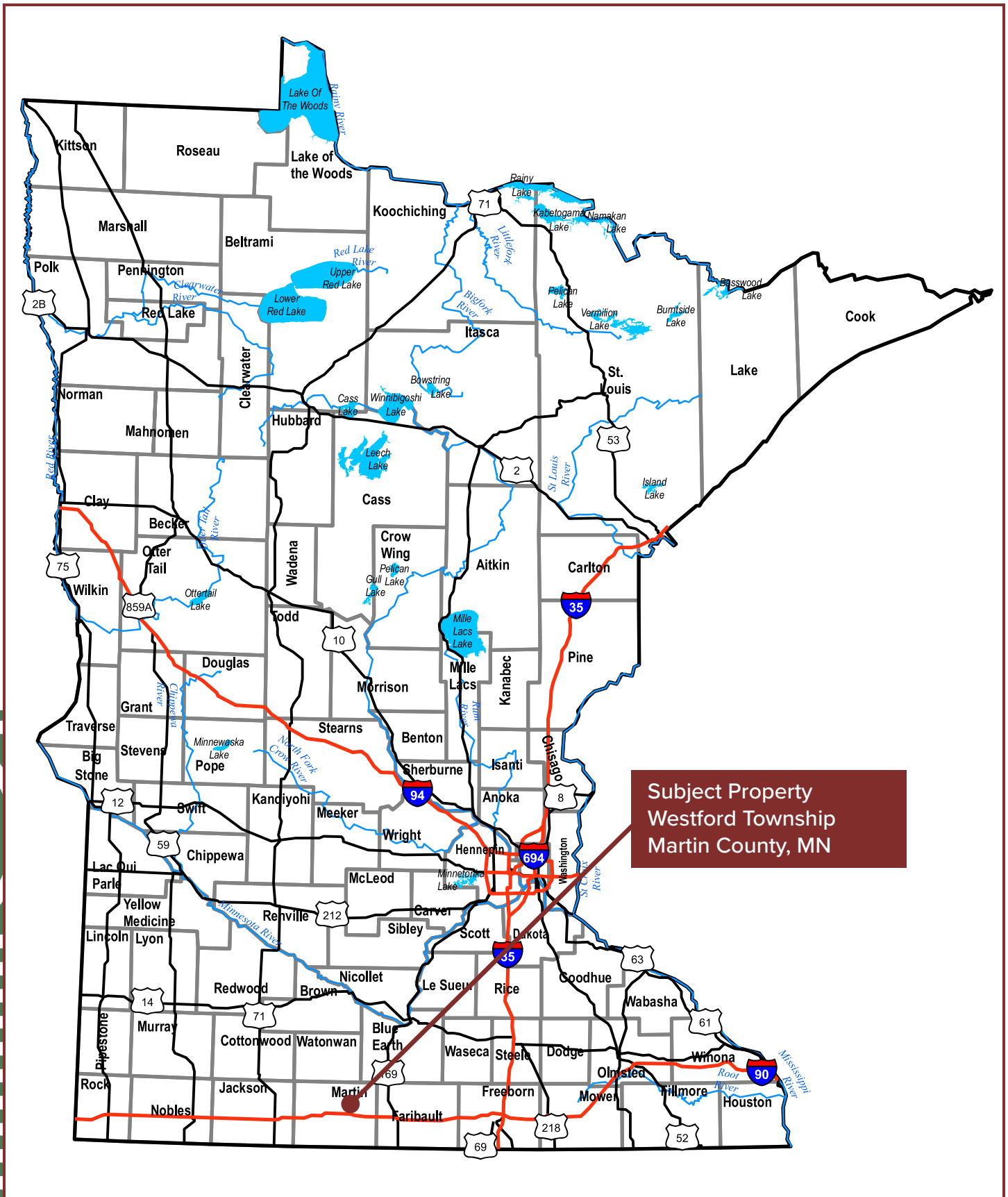
LAND SPECIALIST

AUCTIONEER #83-55

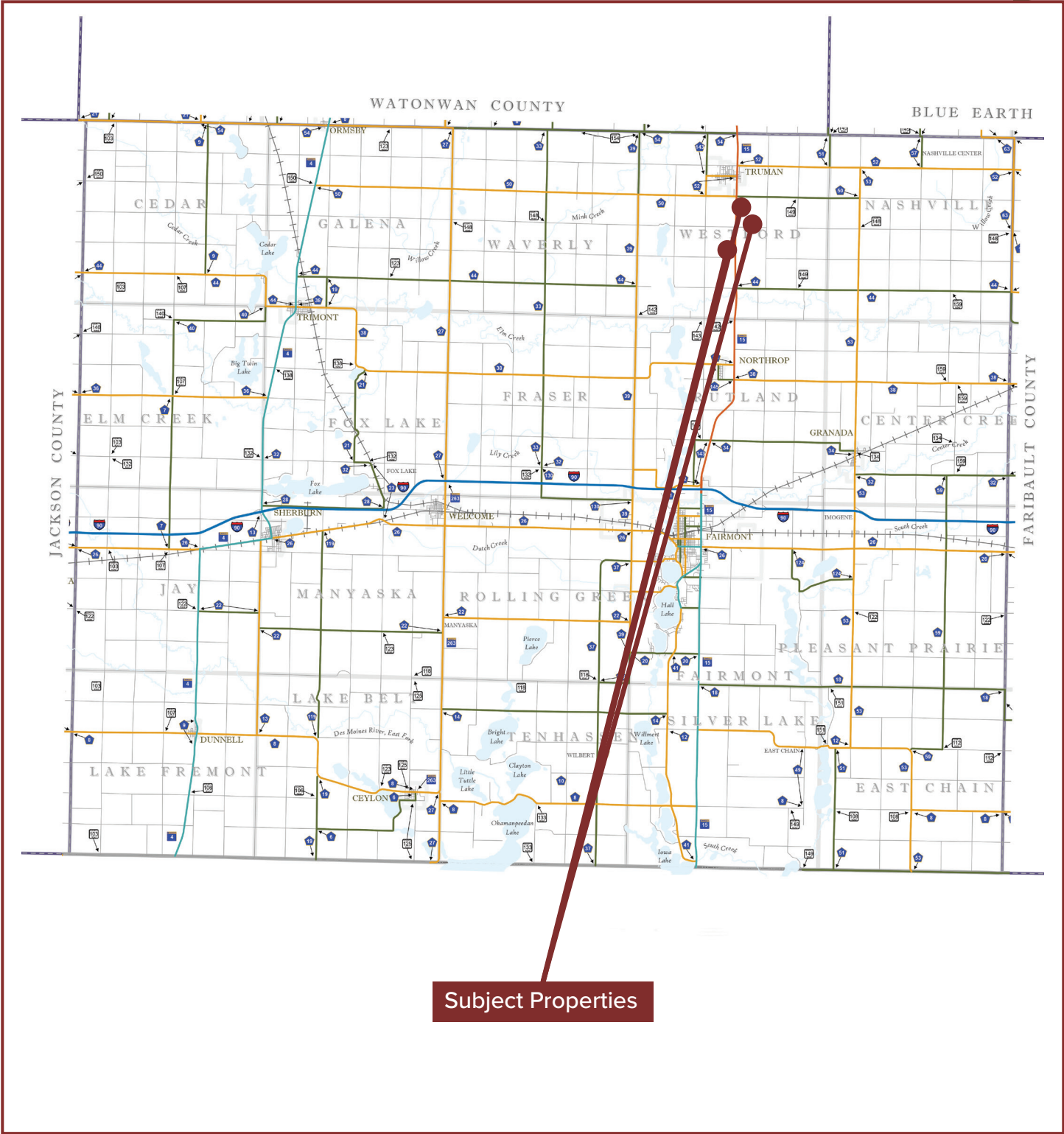
jaked@wingertlandservices.com

C: 507.276.0861 | O: 507.248.5263

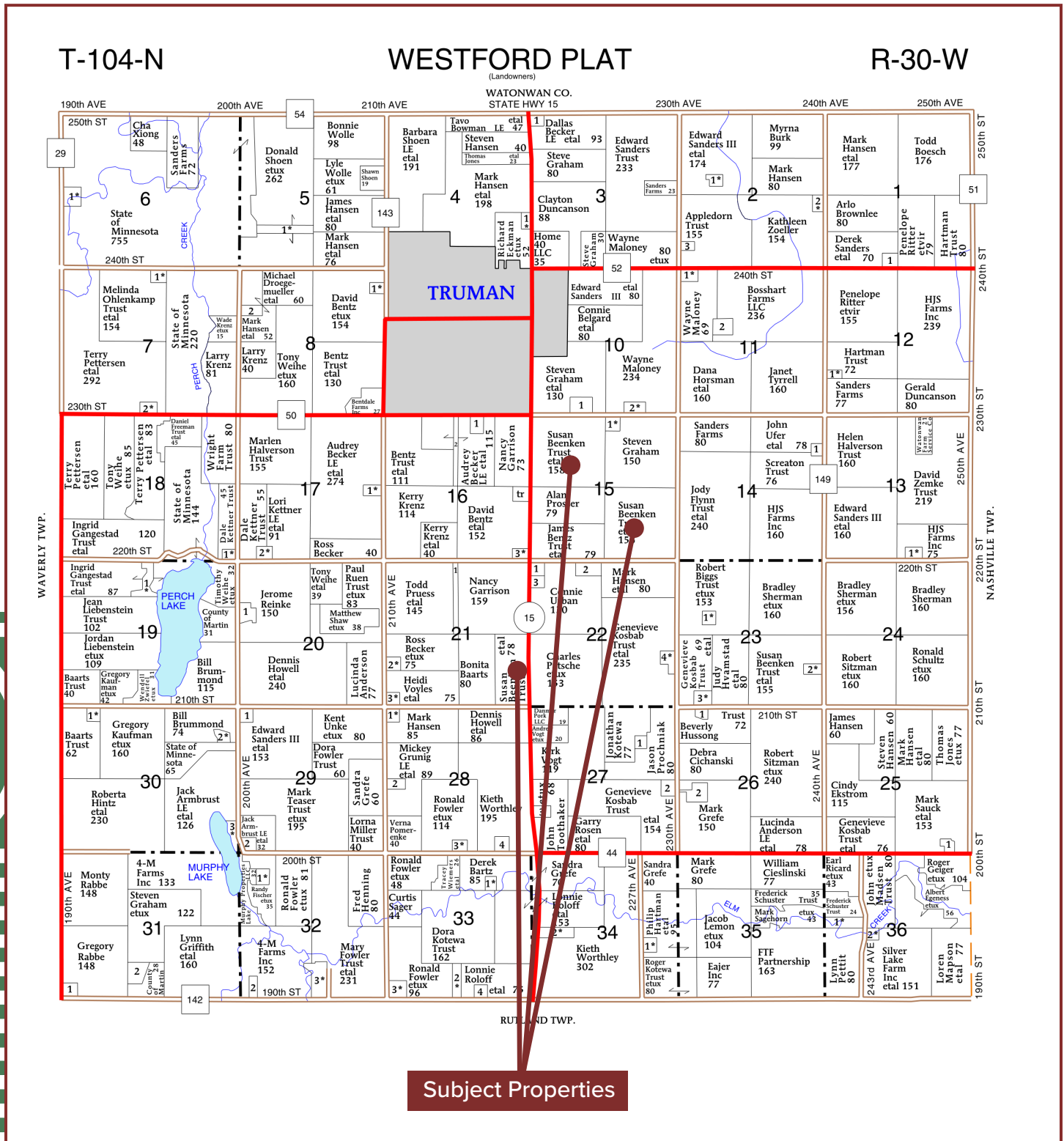
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Martin County
Minnesota

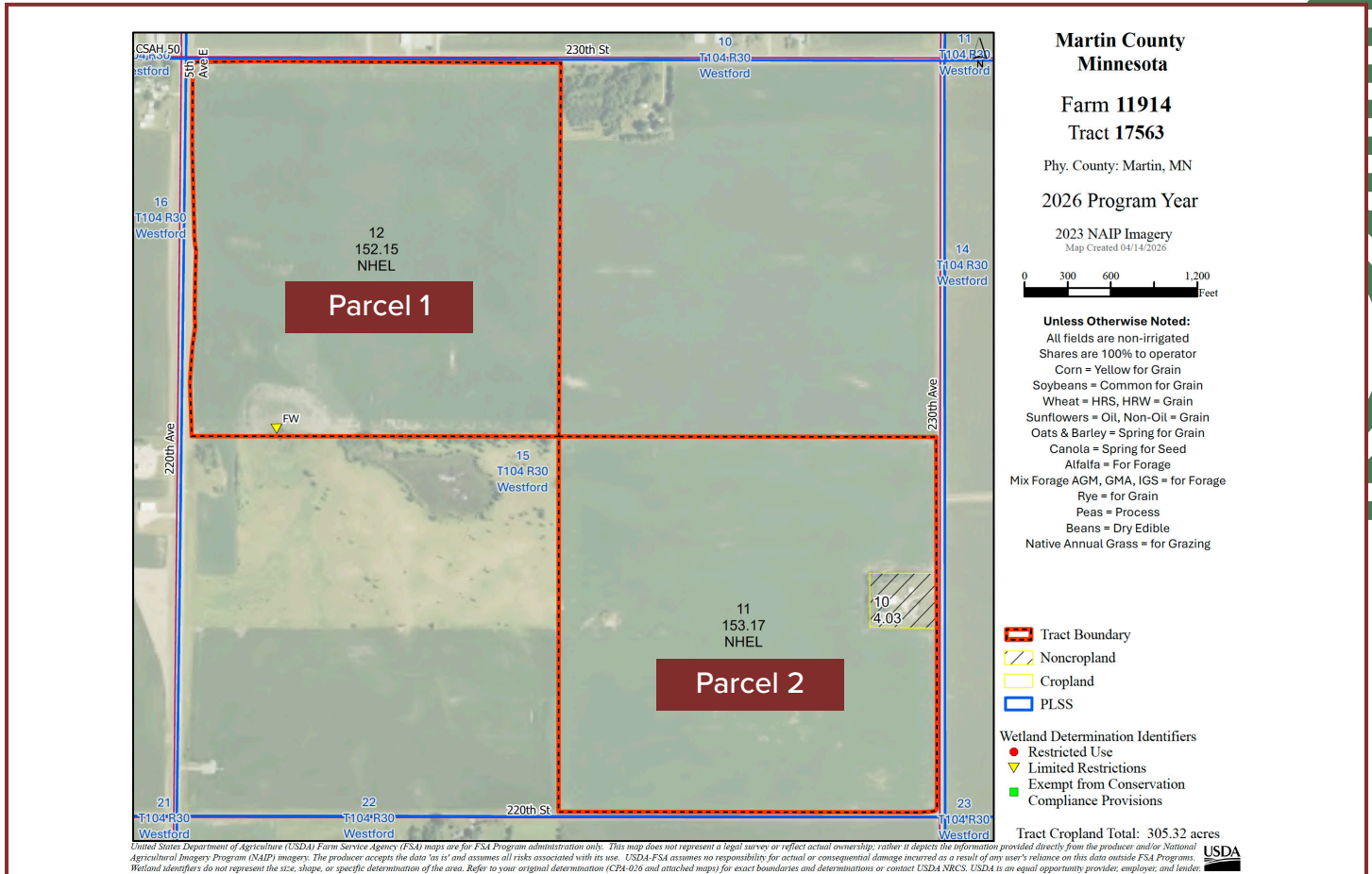


Martin County | T104N-R30W



FSA Aerial Map

Parcel 1



Tile Map

Parcel 1



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 Information

Parcel 1

DESCRIPTION:	NW1/4 Excluding HWY RW 157.79 AC Section 15-Township 104N-Range 30W		
TAX ID#:	200150300		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$8,982.88
	Special Assessment		\$565.12
	Total Estimated Tax & Specials		\$9,548.00
OTHER:	Special assessment of \$736.20 remaining until 2029.		
FSA INFORMATION:	Total Acres	157.79±	acres
	FSA Tillable Acres	152.15±	acres
	Corn Base Acres	96.96±	acres
	Corn PLC Yield	174.00±	bushels
	Soybean Base Acres	55.19±	acres
	Soybean PLC Yield	41.00±	bushels
LEASE/RENT INFORMATION:	Current lease goes through harvest of 2026. Buyer is responsible for fall of 2026 tillage.		
SOIL DESCRIPTION:	Canisteo-Glencoe Complex, Clarion-Swanlake, Omstrud - Storden Complex		
CROP PRODUCTIVITY INDEX (CPI):	89.6 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Outlet to 12" County main. Private mains and laterals unknown. See Tile Map.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-Highly Erodible Lands, Wetland determination not complete.		

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

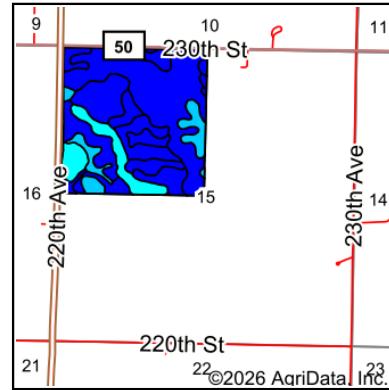
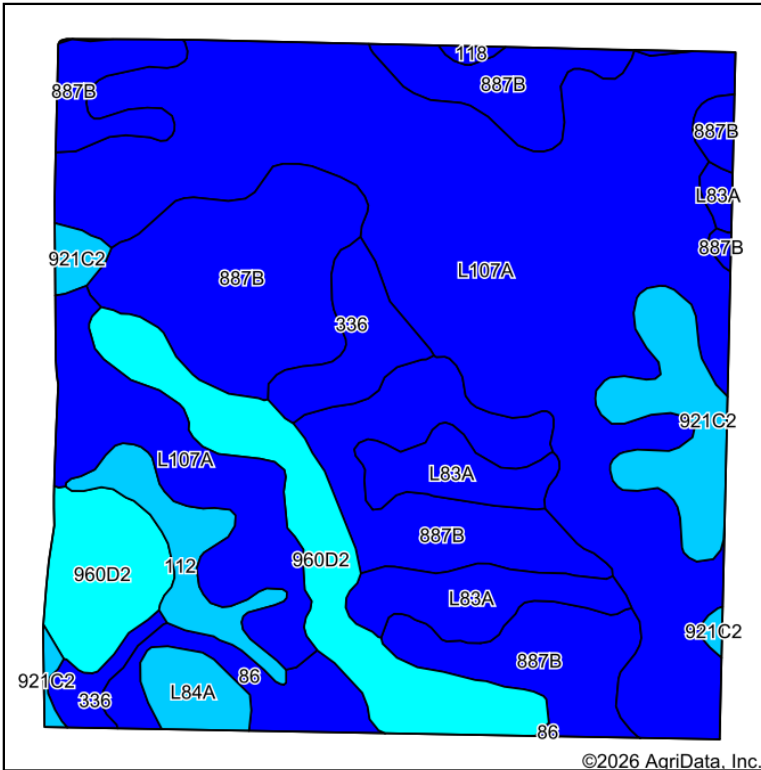
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Soils Map

Parcel 1

WINGERT
LAND SERVICES



State: **Minnesota**
County: **Martin**
Location: **15-104N-30W**
Township: **Westford**
Acres: **152.14**
Date: **9/8/2026**



Soils data provided by USDA and NRCS.

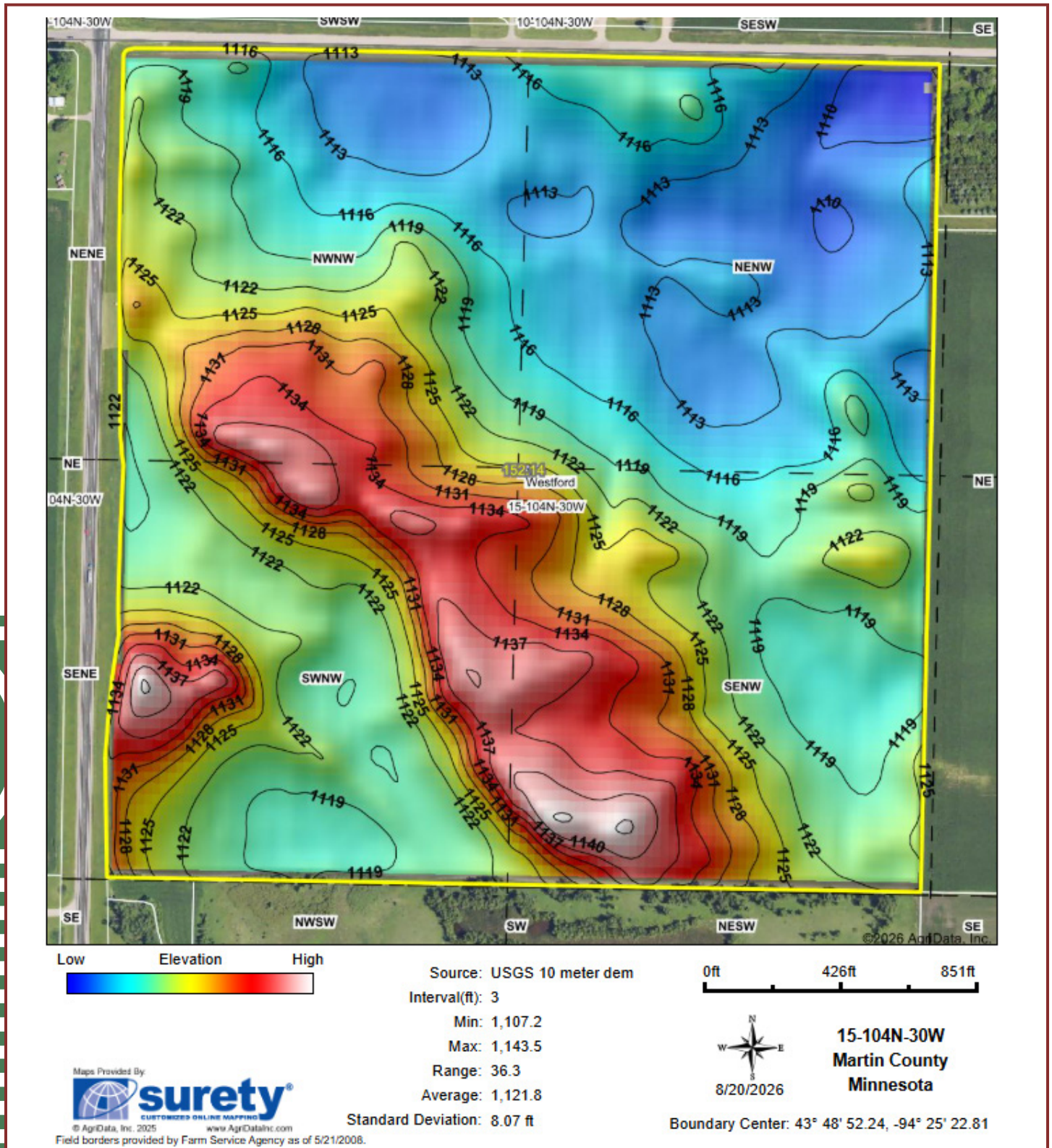
Area Symbol: MN091, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	65.58	43.3%		> 6.5ft.	Poorly drained	IIw	91	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	37.74	24.8%		> 6.5ft.	Moderately well drained	IIe	92	82
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	16.78	11.0%		> 6.5ft.	Well drained	IVe	76	68
L83A	Webster clay loam, 0 to 2 percent slopes	8.29	5.4%		> 6.5ft.	Poorly drained	IIw	93	83
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.53	4.9%		> 6.5ft.	Well drained	IIIe	87	71
336	Delft clay loam, 0 to 2 percent slopes	5.38	3.5%		> 6.5ft.	Poorly drained	IIw	94	79
86	Canisteo clay loam, 0 to 2 percent slopes	4.15	2.7%		> 6.5ft.	Poorly drained	IIw	93	81
112	Harps clay loam, 0 to 2 percent slopes	3.99	2.6%		> 6.5ft.	Poorly drained	IIw	90	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.38	1.6%		> 6.5ft.	Very poorly drained	IIIw	86	77
118	Crippin loam, 1 to 3 percent slopes	0.32	0.2%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
Weighted Average							2.28	89.6	*n 79.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

Parcel 1



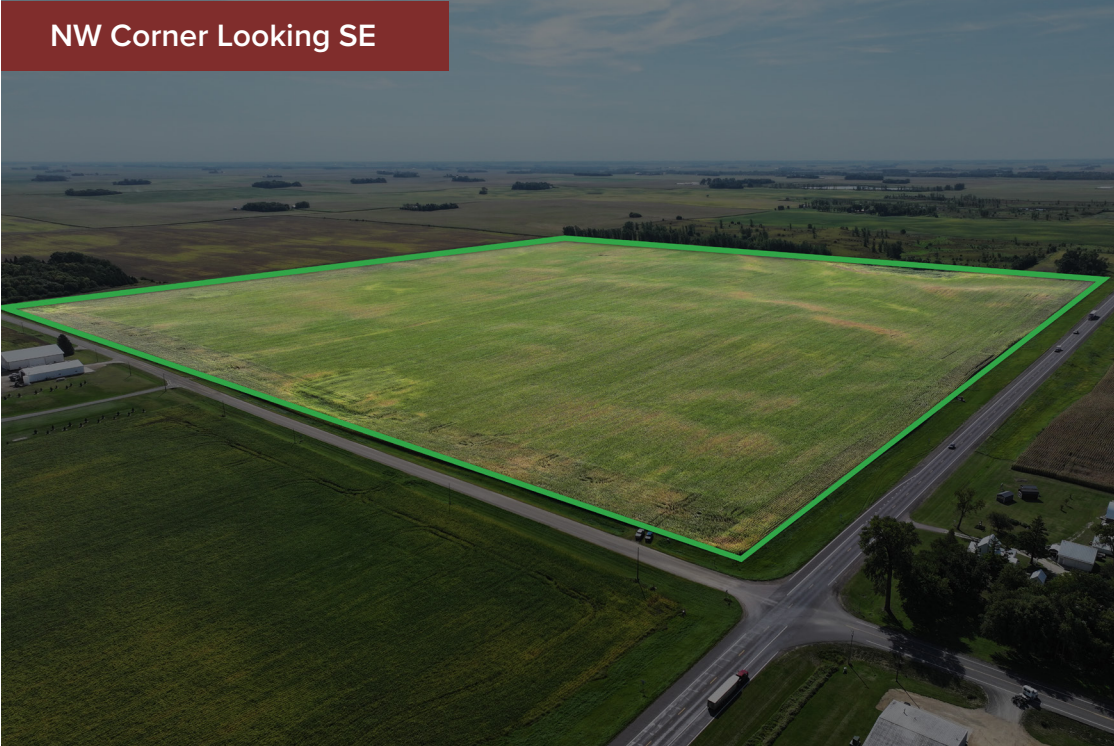
Property Images

Parcel 1

WINGERT
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NW Corner Looking SE



NE Corner Looking SW



Property Images

Parcel 1

SE Corner Looking NW

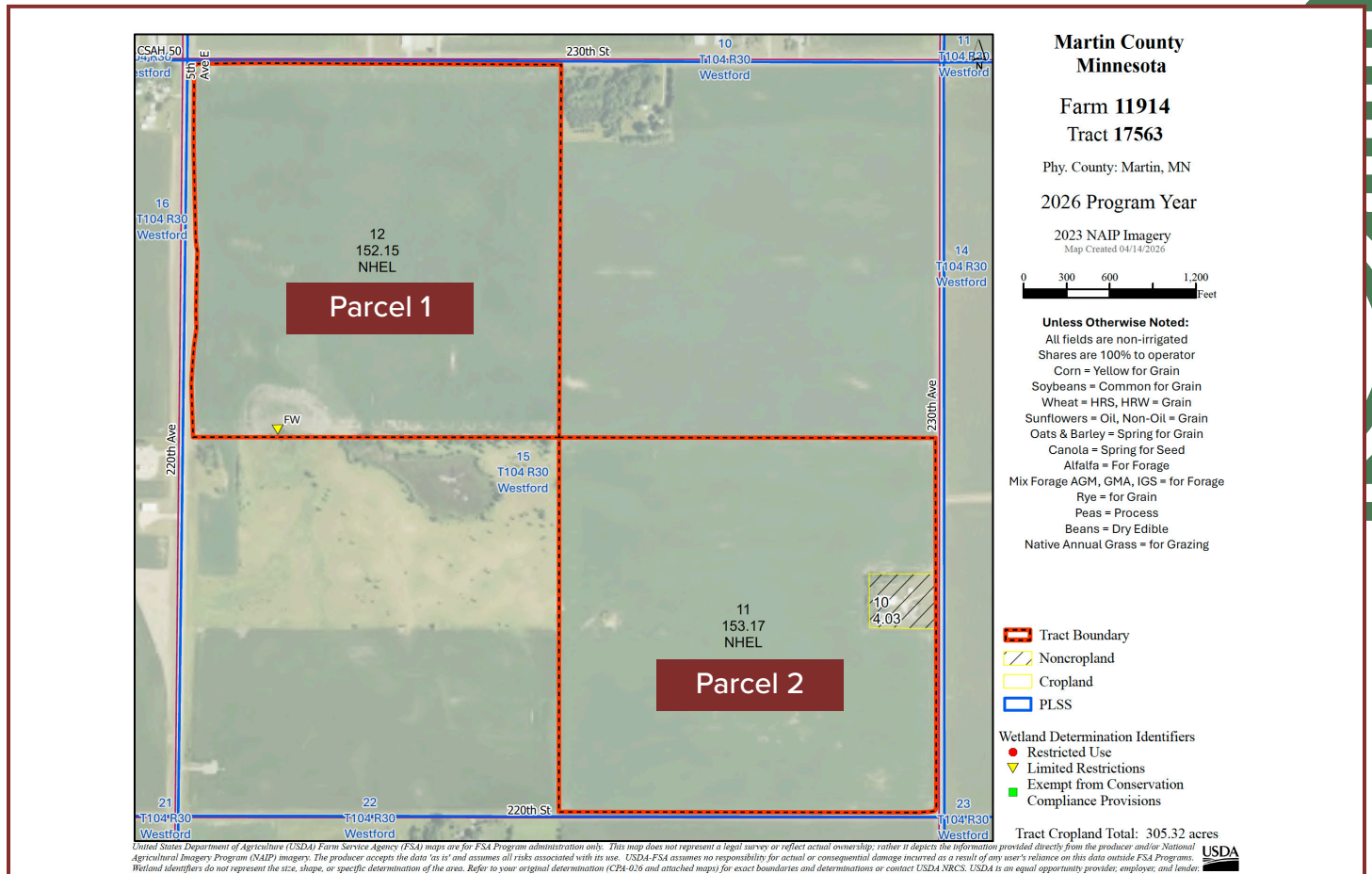


SW Corner Looking NE



FSA Aerial Map

Parcel 2



Tile Map

Parcel 2



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 Information

Parcel 2

DESCRIPTION:	SE 1/4 LESS 4.42 AC BLDGSITE SECT-15 TWP-104 N RANGE-030 W		
TAX ID#:	200150100		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$8,790.46
	Special Assessment		\$341.54
	Total Estimated Tax & Specials		\$9,132.00
OTHER:	Special assessment remaining of \$1,067.10 payable until		
FSA INFORMATION:	Total Acres		155.58± acres
	FSA Tillable Acres		153.17± acres
	Corn Base Acres		97.61± acres
	Corn PLC Yield		174.00± bushels
	Soybean Base Acres		55.56± acres
	Soybean PLC Yield		41.00± bushels
LEASE/RENT INFORMATION:	Current lease goes through harvest of 2026. Buyer is responsible for fall of 2026 tillage.		
SOIL DESCRIPTION:	Canisteo-Glencoe Complex, Clarion Estherville Complex, Clarion-Swanlake Complex, Delft Clay Loam		
CROP PRODUCTIVITY INDEX (CPI):	86.5 CPI		
TOPOGRAPHY:	Gently rolling.		
DRAINAGE:	Outlet to 8" county main present in far NW corner. See Tile Map.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-Highly Erodible Lands, Wetland determination not complete.		
OTHER:	Hole from old gavel pit surrounded by trees on the west central side of the field. There is an easement for an overhead or underground system for the distribution of electric energy. There is an overhead power line that borders the east side of the field, running north and south.		

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

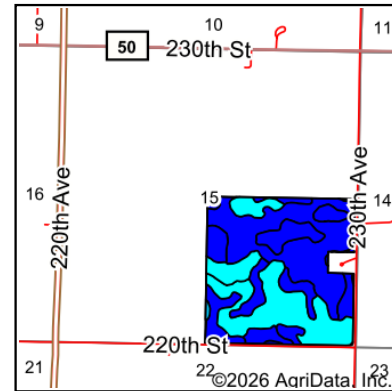
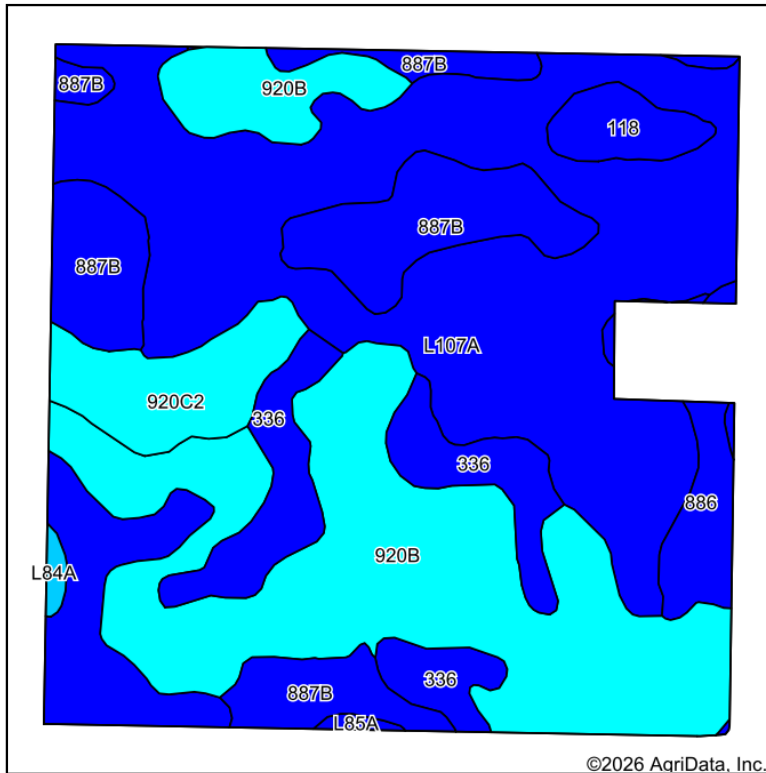
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Soils Map

Parcel 2

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LAND SERVICES



State: **Minnesota**
County: **Martin**
Location: **15-104N-30W**
Township: **Westford**
Acres: **153.18**
Date: **9/8/2026**



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
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	61.46	40.3%		> 6.5ft.	Poorly drained	IIw	91	81
920B	Clarion-Estherville complex, 2 to 6 percent slopes	44.60	29.1%		> 6.5ft.	Moderately well drained	Ile	76	68
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.66	12.8%		> 6.5ft.	Moderately well drained	Ile	92	82
336	Delft clay loam, 0 to 2 percent slopes	12.26	8.0%		> 6.5ft.	Poorly drained	IIw	94	79
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	7.40	4.8%		> 6.5ft.	Well drained	IIIe	73	64
886	Nicollet-Crippin complex	3.88	2.5%		> 6.5ft.	Somewhat poorly drained	I	100	83
118	Crippin loam, 1 to 3 percent slopes	3.09	2.0%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.49	0.3%		> 6.5ft.	Very poorly drained	IIIw	86	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.34	0.2%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
Weighted Average							2.00	86.5	*n 76.5

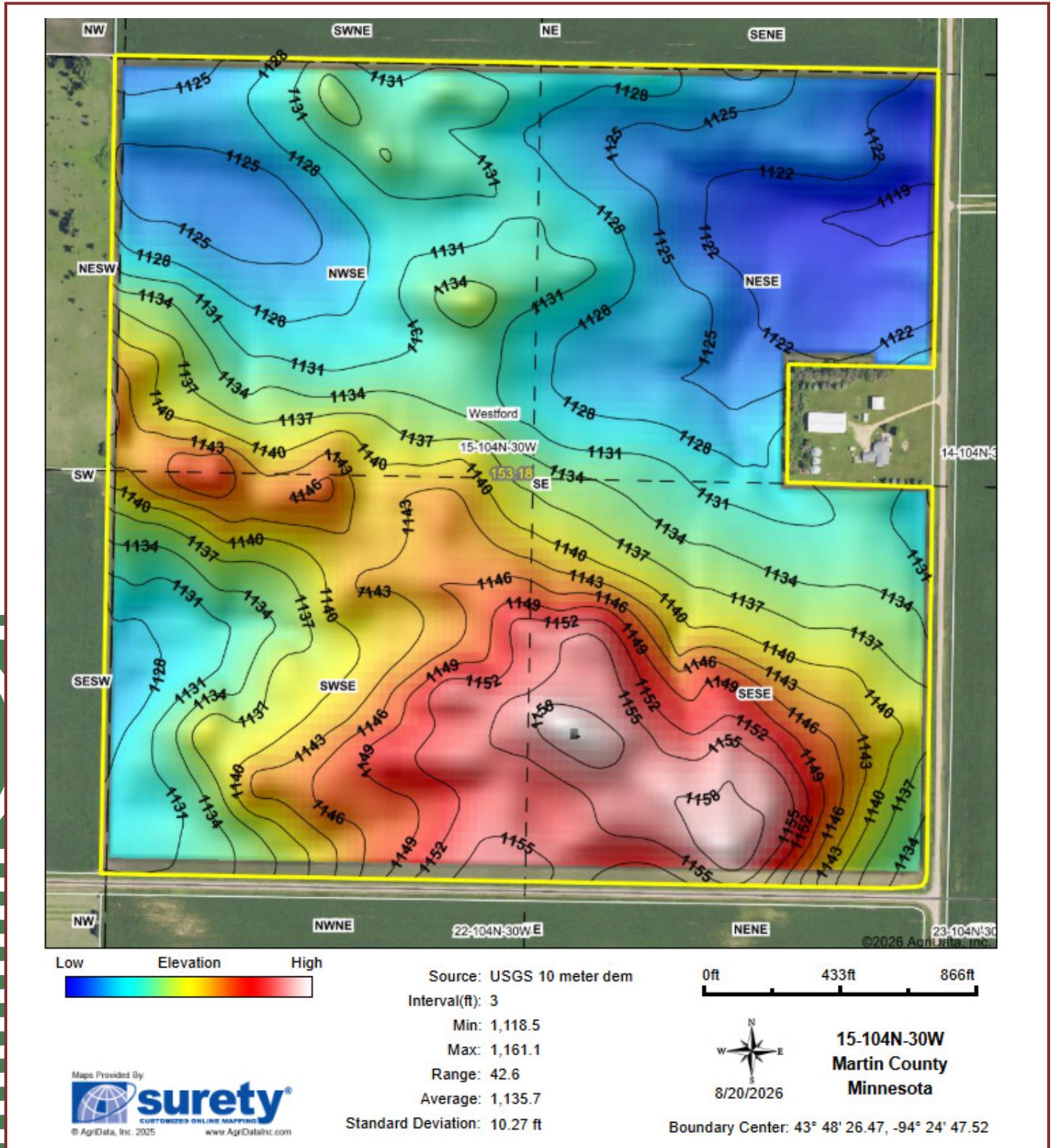
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

Parcel 2



Property Images

Parcel 2

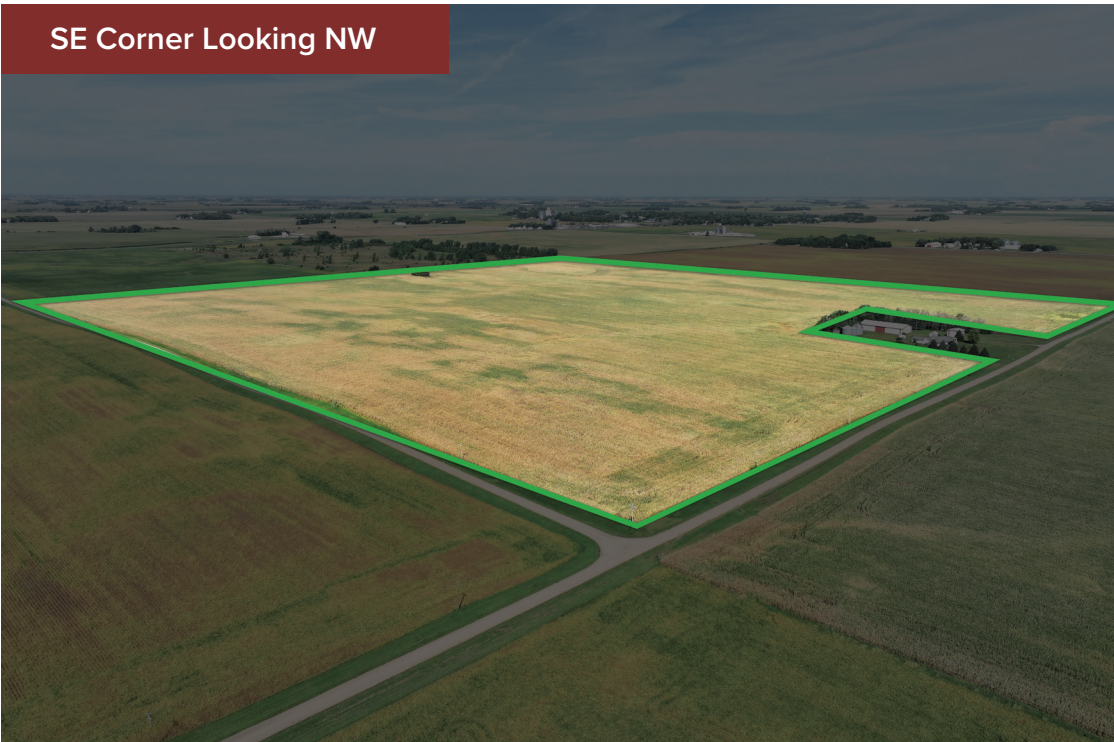
WINGERT
LAND SERVICES



NE Corner Looking SW



SE Corner Looking NW



Property Images

Parcel 2

SW Corner Looking NE

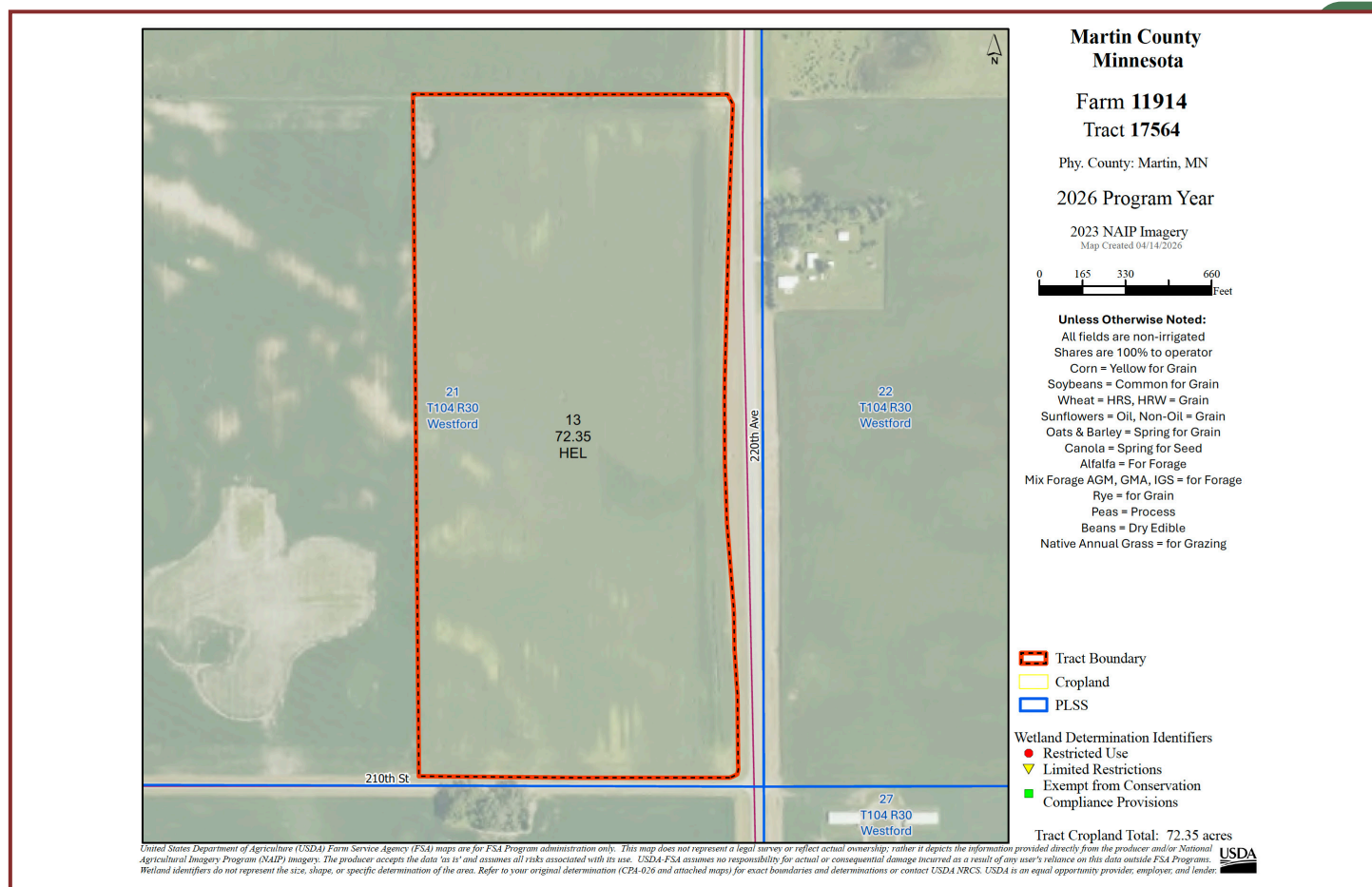


NW Corner Looking SE



FSA Aerial Map

Parcel 3



Tile Map

Parcel 3



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 Information

Parcel 3

DESCRIPTION:	E1/2 SE1/4 EX HWY RW SECT-21 TWP-104 N RANGE-030 W		
TAX ID#:	200210200		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$3,789.22
	Special Assessment		\$238.78
	Total Estimated Tax & Specials		\$4,028.00
OTHER:	Special assessment of \$736.20 remaining until 2029.		
FSA INFORMATION:	Total Acres		77.51± acres
	FSA Tillable Acres		72.35± acres
	Corn Base Acres		46.47± acres
	Corn PLC Yield		174.00± bushels
	Soybean Base Acres		25.88± acres
	Soybean PLC Yield		41.00± bushels
LEASE/RENT INFORMATION:	Current lease goes through harvest of 2026. Buyer is responsible for fall of 2026 tillage.		
SOIL DESCRIPTION:	Canisteo-Glencoe Complex, Omstrud - Storden Complex, Delft Clay Laom, Clarion - Storden Complex		
CROP PRODUCTIVITY INDEX (CPI):	88.0 CPI		
TOPOGRAPHY:	Rolling knolls with natural watershed towards center of the field.		
DRAINAGE:	County 10in main present dumping into a 15in main. See Tile Map.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-Highly Erodible Lands, Wetland determination not complete. Conservation system being actively applied.		
OTHER:	Has two separate drainage agreements. Contact agent for more details.		

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

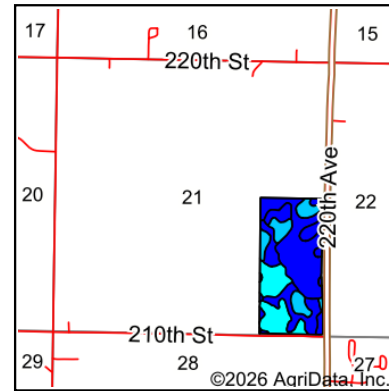
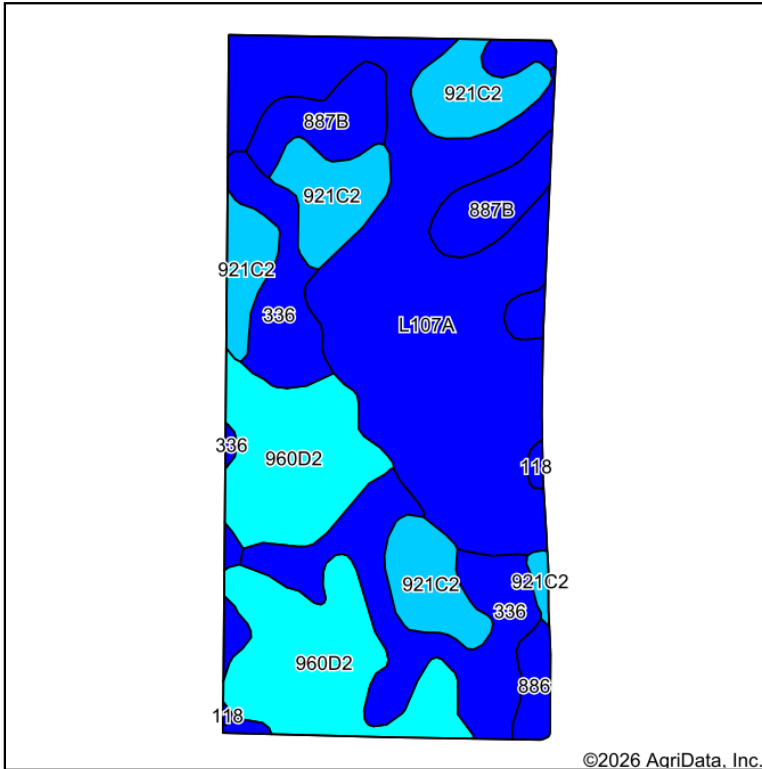
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Soils Map

Parcel 3

WINGERT
LAND SERVICES



State: **Minnesota**
County: **Martin**
Location: **21-104N-30W**
Township: **Westford**
Acres: **72.35**
Date: **9/8/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 22

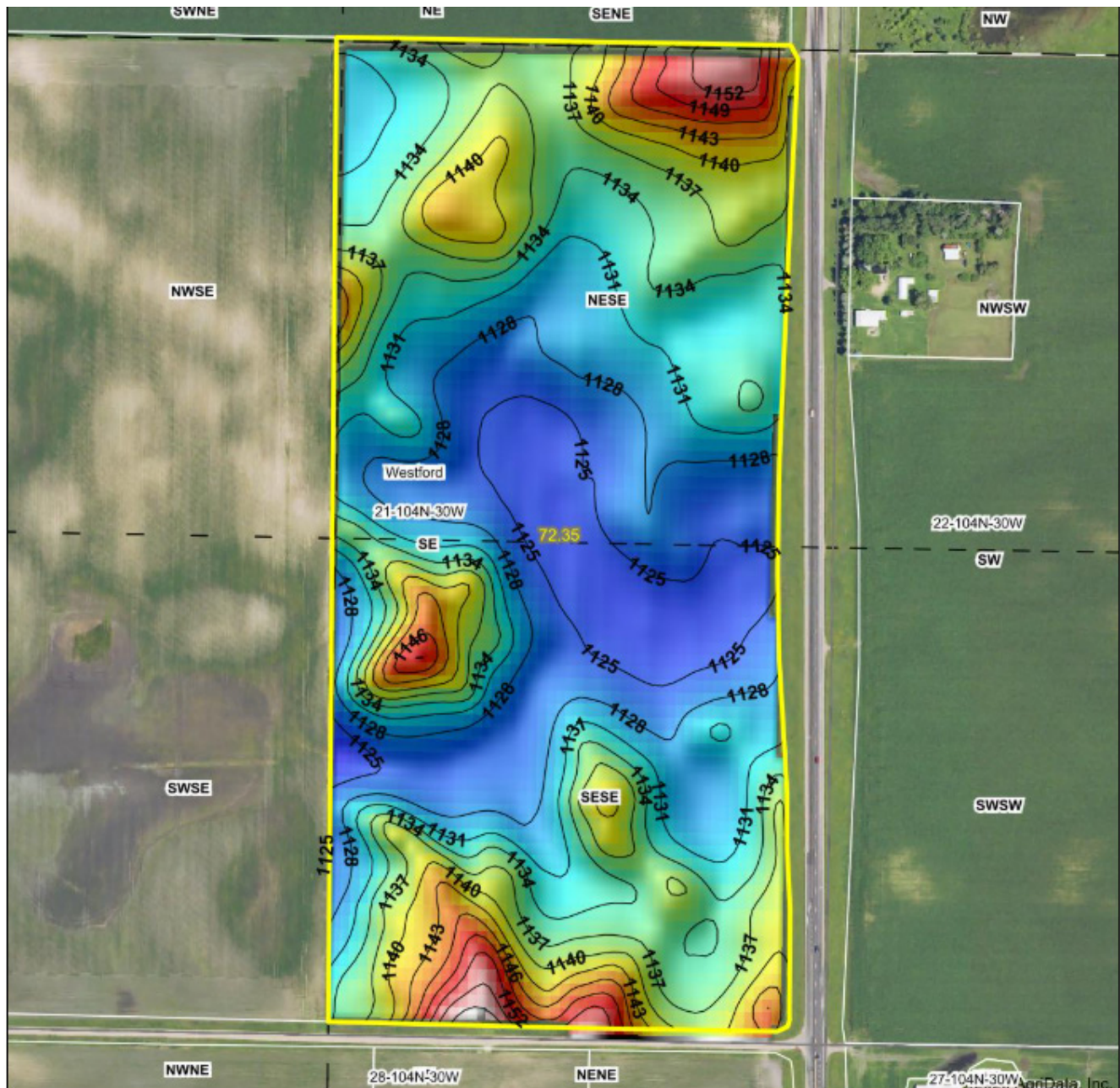
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	26.47	36.6%		> 6.5ft.	Poorly drained	IIw	91	81
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	15.33	21.2%		> 6.5ft.	Well drained	IVe	76	68
336	Delft clay loam, 0 to 2 percent slopes	12.07	16.7%		> 6.5ft.	Poorly drained	IIw	94	79
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.56	14.6%		> 6.5ft.	Well drained	IIIe	87	71
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	6.34	8.8%		> 6.5ft.	Moderately well drained	Ile	92	82
886	Nicollet-Crippin complex	1.15	1.6%		> 6.5ft.	Somewhat poorly drained	I	100	83
118	Crippin loam, 1 to 3 percent slopes	0.25	0.3%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
94B	Terril loam, 2 to 6 percent slopes	0.18	0.2%		> 6.5ft.	Well drained	Ile	99	88
Weighted Average							2.55	88	*n 76.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

Parcel 3



Source: USGS 10 meter dem
Interval(ft): 3

0ft 422ft 844ft

Min: 1,122.9

Max: 1,157.1

Range: 34.2

Average: 1,132.9

Standard Deviation: 6.46 ft



8/20/2026

21-104N-30W
Martin County
Minnesota

Boundary Center: 43° 47' 34.45, -94° 25' 51.26

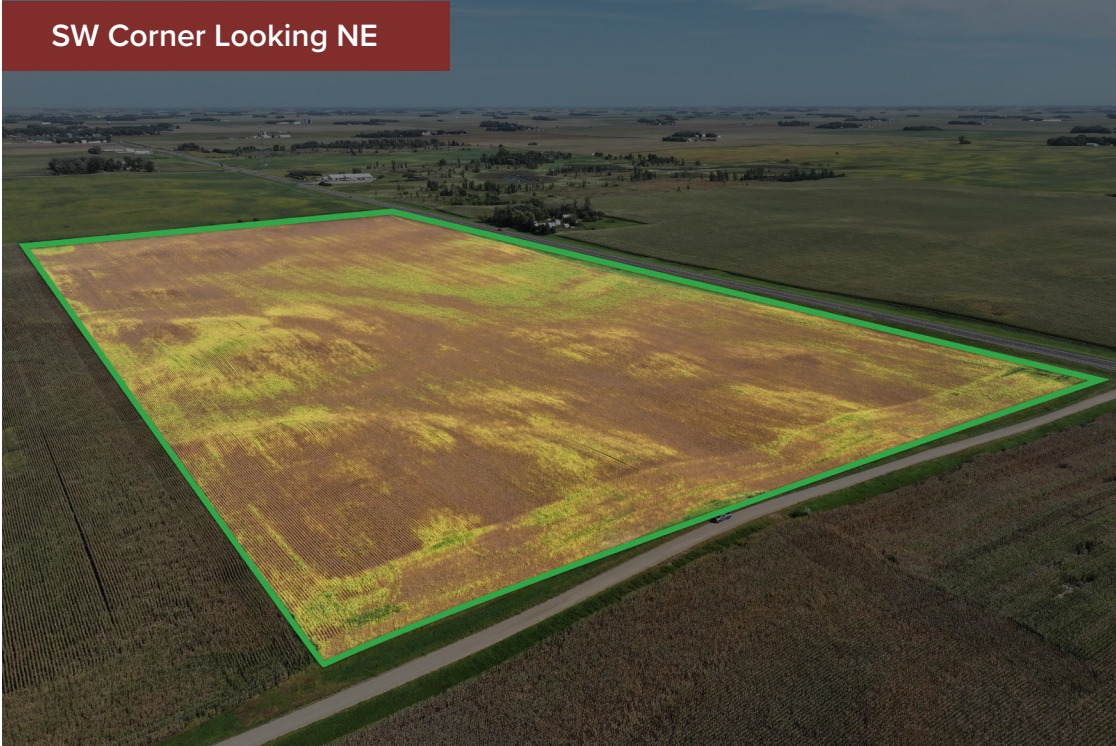


© AgriData, Inc. 2025 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

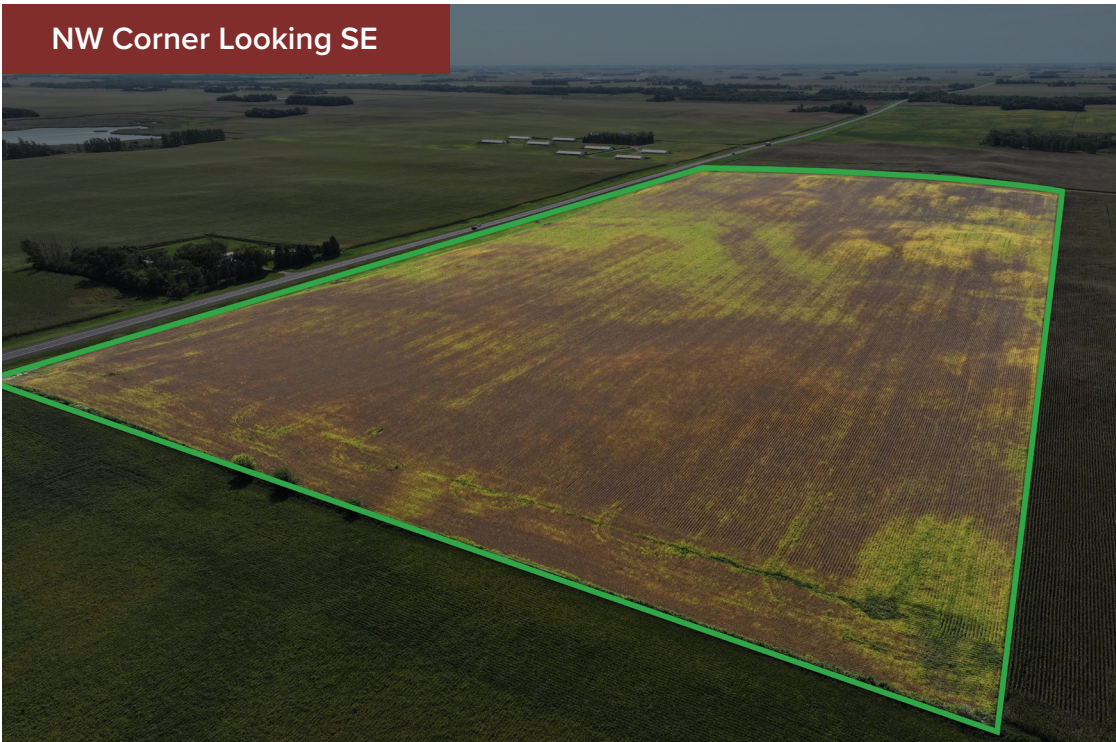
Property Images

Parcel 3

SW Corner Looking NE



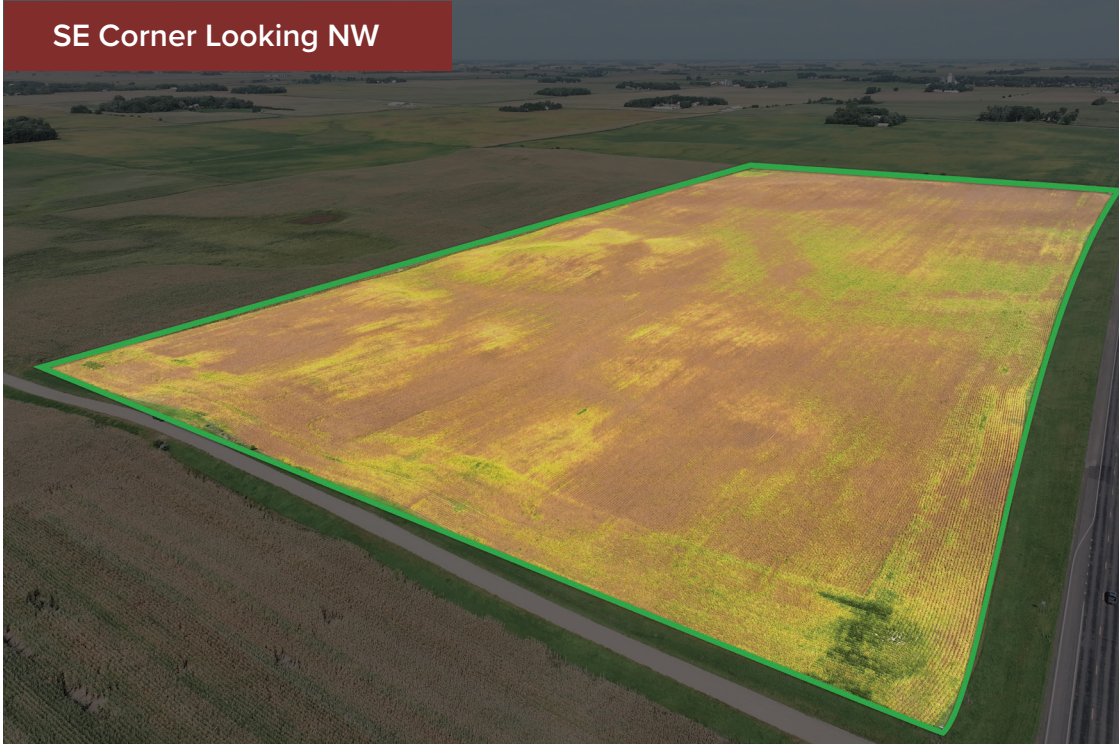
NW Corner Looking SE



Property Images

Parcel 3

SE Corner Looking NW



NE Corner Looking SW



Auction Instructions

AUCTION LOCATION AND TIME:

Winnebago Municipal Center
140 Main Street S.
Winnebago, MN 56098

Friday, Nov. 6, 2026 @ 11:00 a.m.

AGENT CONTACT:

Jake Denn
Land Specialist
Auctioneer #83-55
C: 507.276.0861 | O: 507.248.5263
jaked@wingertlandservices.com

Auction Format

This auction will be offered in a multi-parcel format and will be offered as Parcel 1 (157.79± acres), Parcel 2 (155.58± acres) and Parcel 3 (77.51± 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 10:00 a.m., Thursday, November 5, 2026.

If online registration is not possible, please contact Jake Denn 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 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 Monday, December 21, 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 you have questions or would like additional details, we're here to help.



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