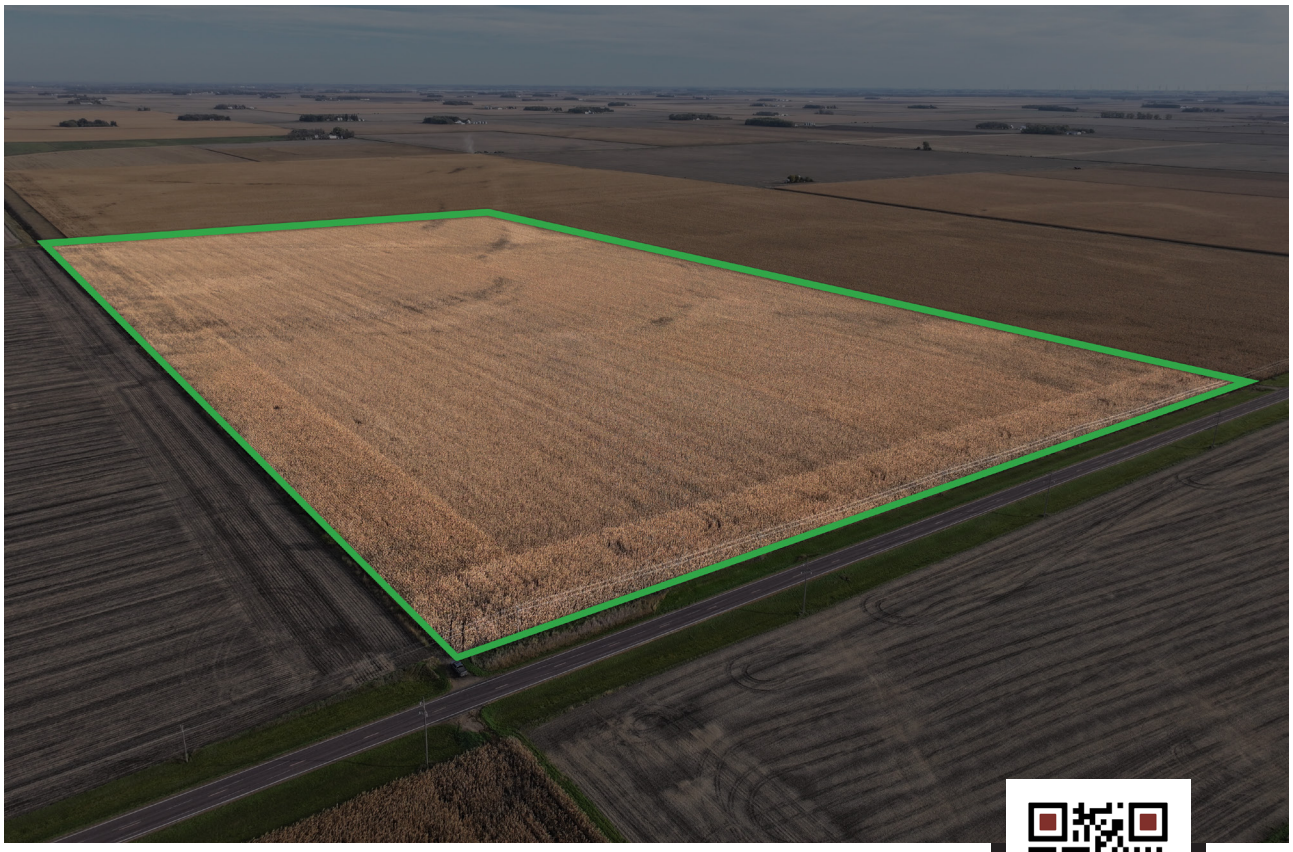
FARMLAND AUCTION

WINGERT LAND SERVICES

80.00± ACRES
Estate of Tara Burns

Ewington Township, Jackson County, Minnesota



TIMED ONLINE AUCTION

December 4–11, 2026

Bidding starts Friday, December 4, 2026 @ 12:00 p.m.
Bidding ends Friday, December 11, 2026 @ 12:00 p.m.

Scan to view this property and register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

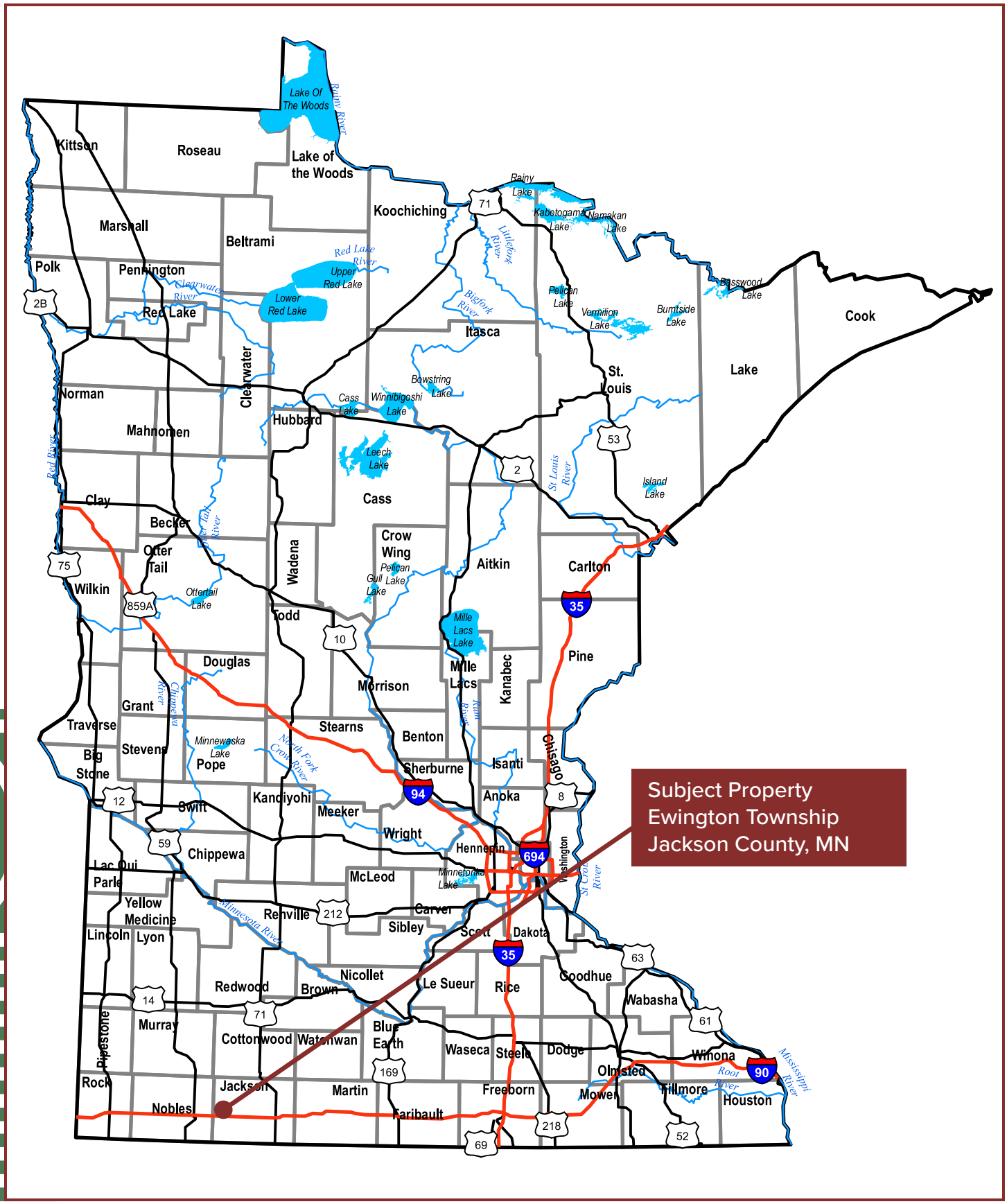
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

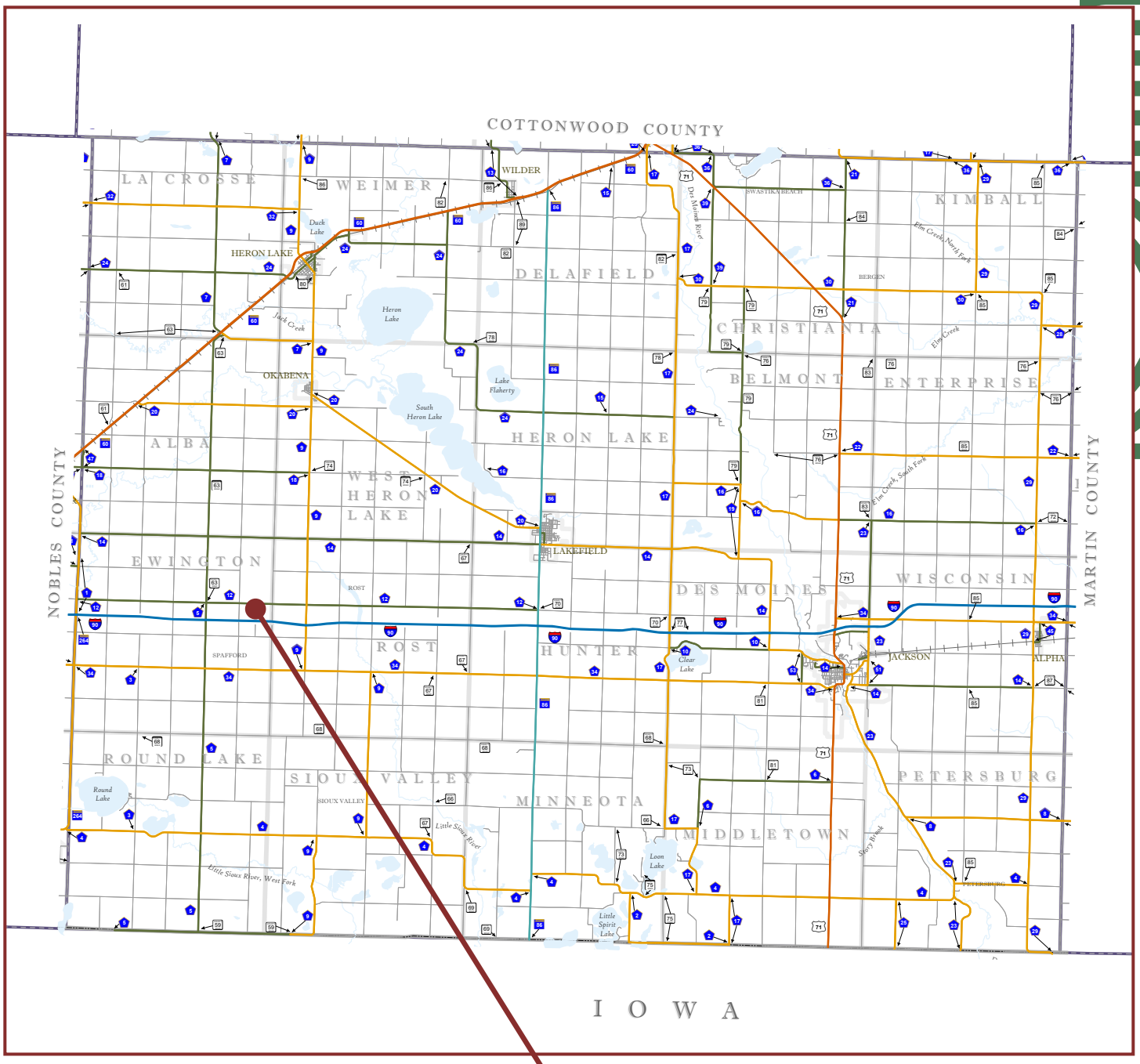
wingertlandservices.com

ALC ACCREDITED LAND CONSULTANT


Subject Property
Ewington Township
Jackson County, MN
Lake Of The Woods
Rainy River
Kittson
Roseau
Lake of the Woods
Koochiching
Rainy Lake
Kabetogama Lake
Namakan Lake
Littlefork River
Marshall
Beltrami
Polk
Pennington
Red Lake River
Upper Red Lake
Lower Red Lake
Clearwater River
Red Lake
Bigfork River
Pelican Lake
Vermilion Lake
Basswood Lake
Burntside Lake
Cook
Lake
Itasca
St. Louis
Bowstring Lake
Cass Lake
Winnibigoshi Lake
Norman
Clearwater
Hubbard
Mahnomen
Leech Lake
Red River
Wild Rice River
St. Louis River
Island Lake
Clay
Becker
Otter Tail
Cass
Crow Wing
Aitkin
Carlton
Wilkin
Ottertail Lake
Wadena
Todd
Pelican Lake
Gull Lake
Mille Lacs Lake
Douglas
Morrison
Mille Lacs
Kanabec
Pine
Grant
Traverse
Stearns
Benton
Chippewa River
Minnewaska Lake
North Fork Crow River
Rum River
Chisago
Big Stone
Stevens
Pope
Sherburne
Isanti
Swift
Kandiyohi
Meeker
Anoka
Wright
Hennepin
Chippewa
Lac Qui Parle
McLeod
Minnetonka Lake
Washington
St. Croix River
Yellow Medicine
Renville
Carver
Minnesota River
Lincoln
Lyon
Sibley
Scott
Dakota
Nicollet
Le Sueur
Rice
Goodhue
Redwood
Brown
Wabasha
Pipestone
Murray
Cottonwood
Watonwan
Blue Earth
Waseca
Steele
Dodge
Winona
Olmsted
Root River
Mississippi River
Rock
Jackson
Martin
Freeborn
Mower
Fillmore
Houston
Nobles
Faribault
2B
75
859A
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63
90

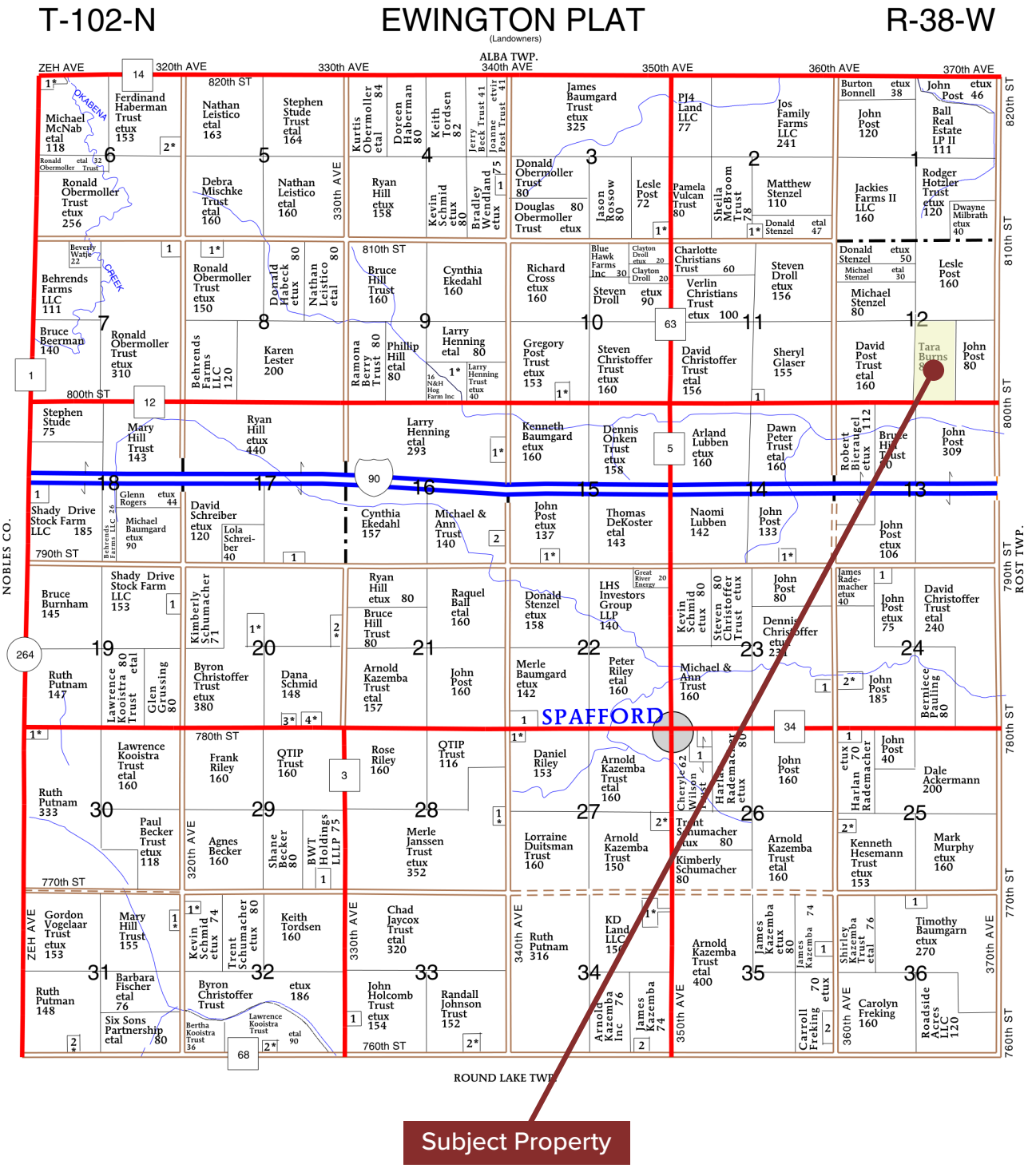
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Jackson County
Minnesota



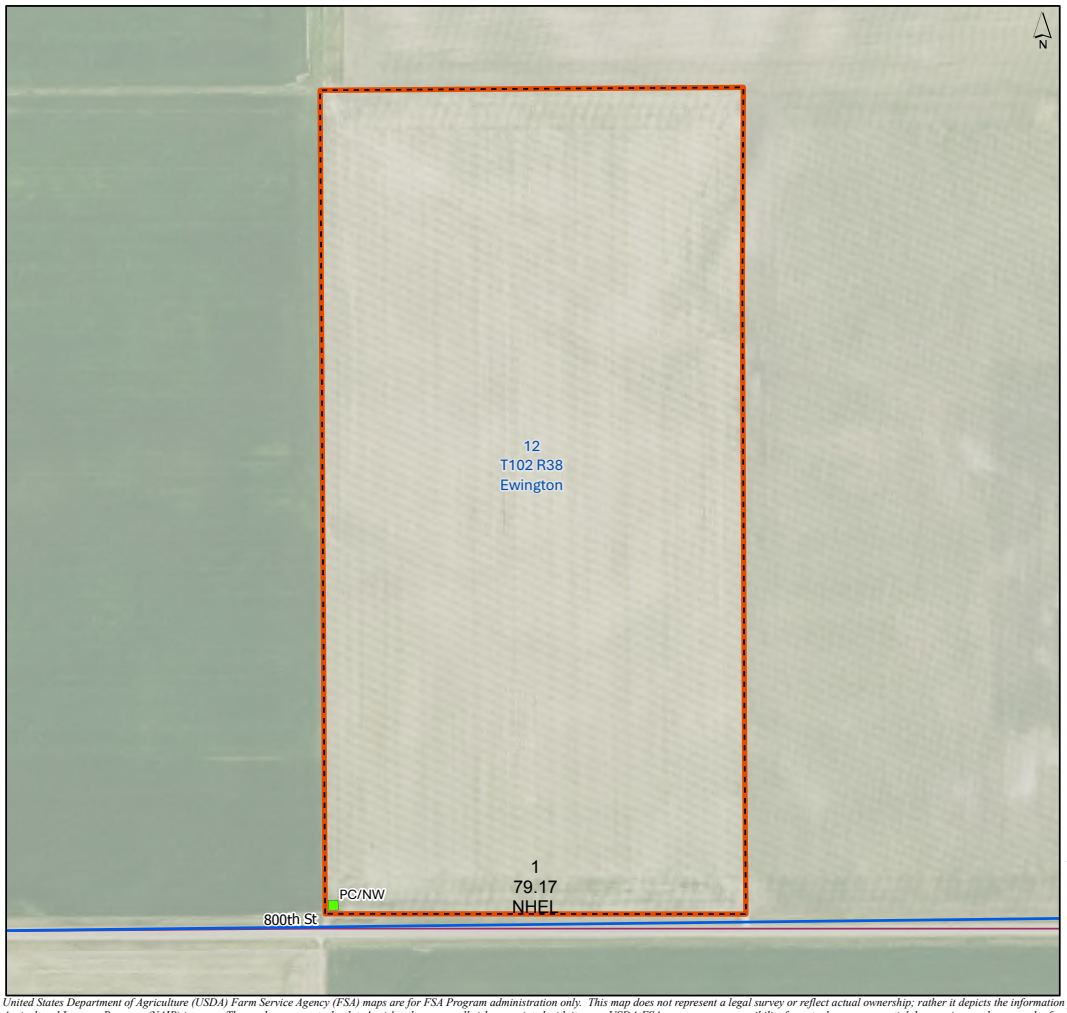
Ewington Township

Jackson County | T102N-R38W



FSA Aerial Map

WINGERT LAND SERVICES



Nobles County
Minnesota

Farm **6789**
Tract **21290**

Phy. County: Jackson, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/16/2026

0 165 330 660 Feet

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
Cropland
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 79.17 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.

USDA

Property Information

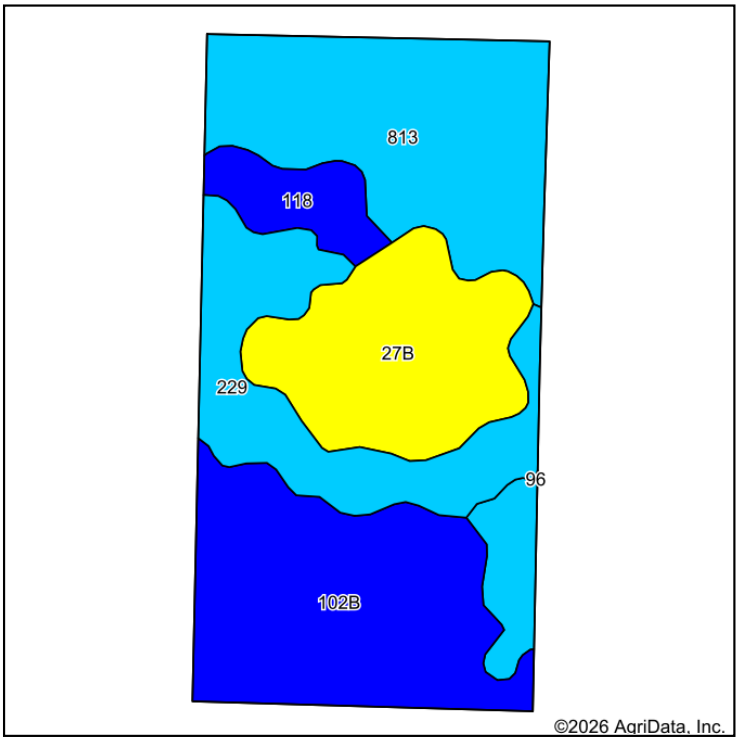
DESCRIPTION:	W 1/2 SE 1/4 Section 12-Township 102N-Range 38W	
TAX ID#:	R 07.012.0400	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	$3,181.32
	Special Assessment	$254.68
	Total Estimated Tax & Specials	$3,436.00
FSA INFORMATION:	Total Acres	80.00± acres
	FSA Tillable Acres	79.17± acres
	Corn Base Acres	79.17± acres
	Corn PLC Yield	156.00± bushels
	Soybean Base Acres	N/A
	Soybean PLC Yield	N/A
LEASE/RENT INFORMATION:	Leased through 2026 crop year.	
SOIL DESCRIPTION:	Spicer lura, Clarion loam, Dickinson, Waldorf silty clay loam, Crippin loam - See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	84.4 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains & laterals with outlet to CD 3 and open county ditch - 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.

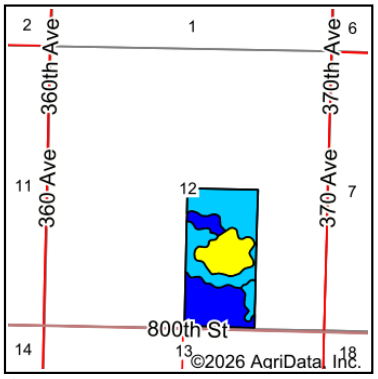
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property “as is, where is, with All Faults” condition.

Soils Map

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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Jackson**
Location: **12-102N-38W**
Township: **Ewington**
Acres: **79.13**
Date: **9/24/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN063, 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
813	Spicer-Lura complex	23.75	30.1%		> 6.5ft.	Poorly drained	IIw	87	76
102B	Clarion loam, 2 to 6 percent slopes	22.10	27.9%		> 6.5ft.	Moderately well drained	IIe	95	83
27B	Dickinson sandy loam, 1 to 6 percent slopes	15.28	19.3%		> 6.5ft.	Well drained	IIIe	60	71
229	Waldorf silty clay loam, 0 to 2 percent slopes	13.78	17.4%		> 6.5ft.	Poorly drained	IIw	85	70
118	Crippin loam, 1 to 3 percent slopes	4.22	5.3%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
						Weighted Average	**2.14**	**84.4**	***n 76.5**

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

Tile Map



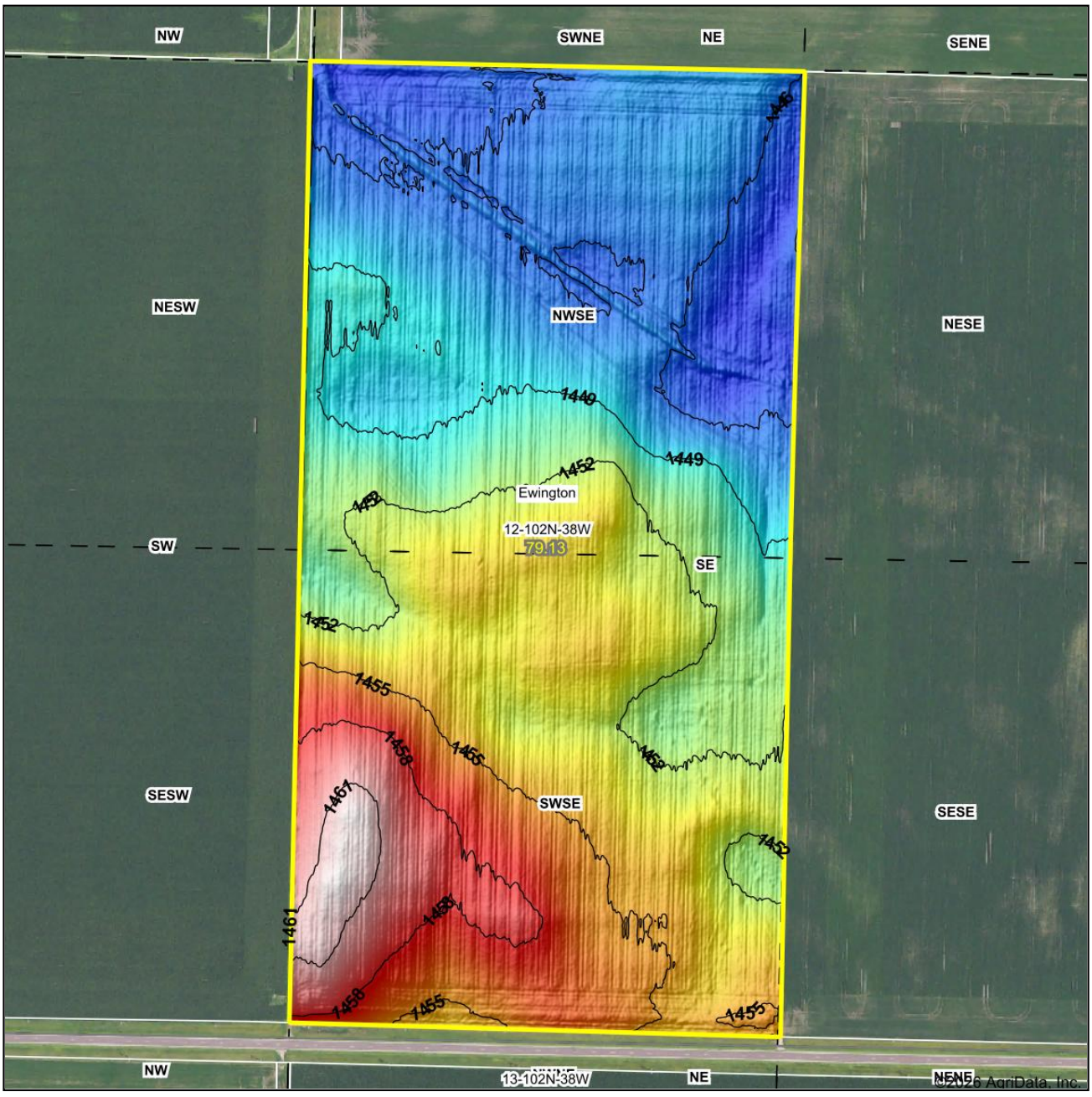
Client: Burns, Tara
Name: fall 2013

- 4" perf
- 5"clay
- 5"experf
- 6" cement
- 6" ex perf
- 15" county cement

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.

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Topography Hillshade



Low Elevation High

Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,444.4
Max:	1,462.2
Range:	17.8
Average:	1,451.4
Standard Deviation:	4.4 ft

0ft 418ft 835ft

N W E S

9/24/2026

12-102N-38W
Jackson County
Minnesota

Boundary Center: 43° 38' 56.09, -95° 20' 34.66

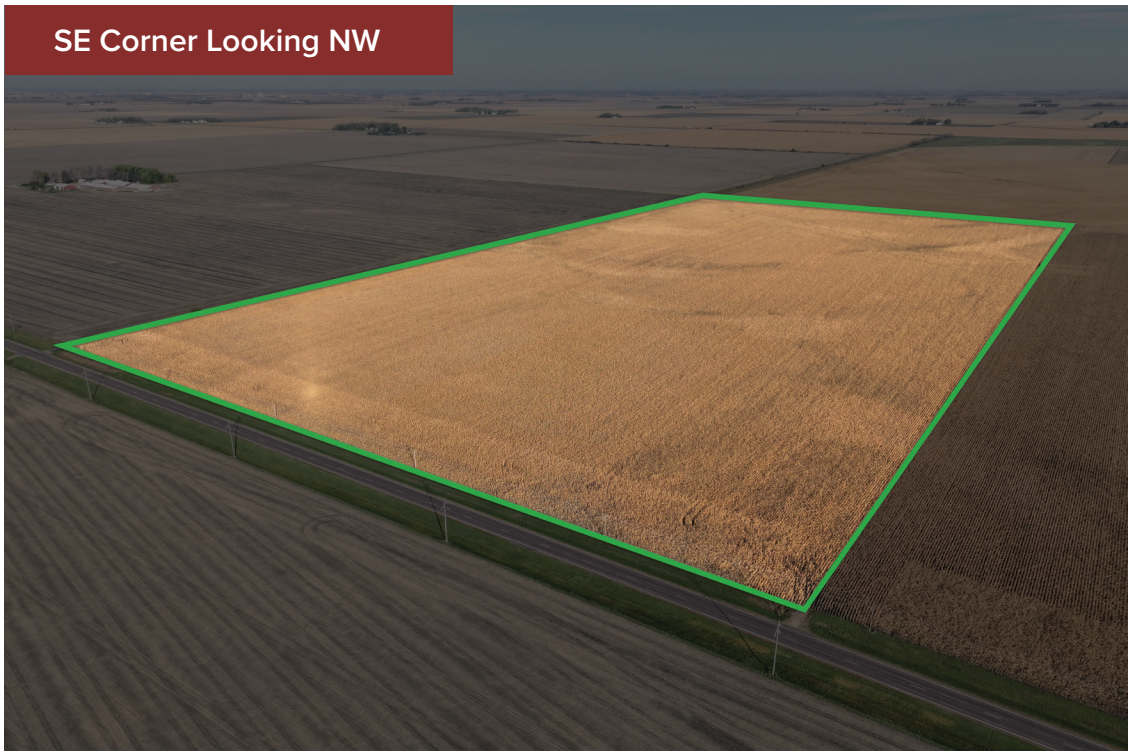
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Property Images

NE Corner Looking SW



SE Corner Looking NW



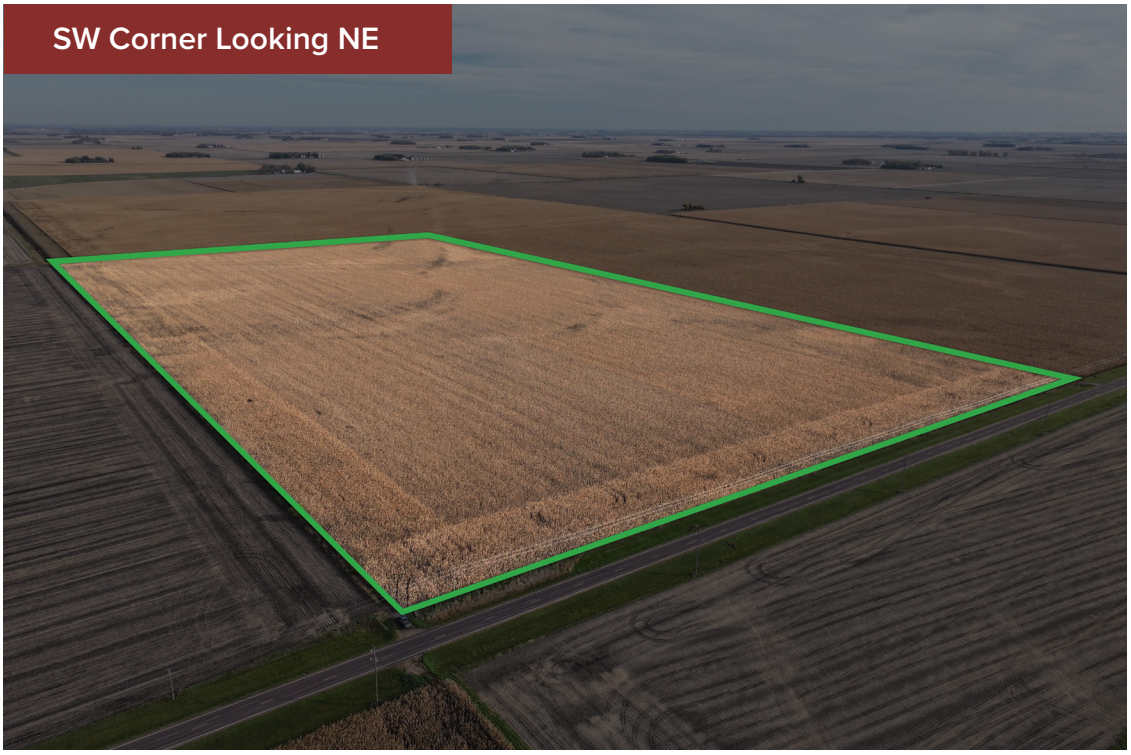
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Property Images

NW Corner Looking SE



SW Corner Looking NE



Auction Instructions

TIME ONLINE AUCTION:

Bidding starts
Friday, Dec. 4, 2026 @ 12:00 p.m.

Bidding ends
Friday, Dec. 11, 2026 @ 12:00 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 (80.00± acres).

Registration Required
Only registered bidders may participate in the auction. All prospective bidders must complete the online registration form at www.wingertlandservices.com under "Property Listings & Auctions."

Select "View Property" for this farm and click the registration link. **If you need assistance with online registration, please contact Geoff Mead at Wingert Land Services.**

Property Information & Condition
The property is being sold "AS IS, WHERE IS," with no warranties or representations, express or implied, except as expressly provided in the Purchase Agreement.

Prospective bidders are encouraged to inspect the property, review all available documentation, and conduct their own independent due diligence before bidding.

All property information has been obtained from sources believed to be reliable. However, neither the Seller nor Wingert Land Services guarantees the accuracy or completeness of this information.

Auction Method & Bidding
The property will be offered as a single 80.00± acre parcel through a Timed Online Only Auction, with bidding scheduled to begin at 12:00 p.m. Central Time on December 1, 2026, and close at 12:00 p.m. Central Time on December 8, 2026.

Extended Bidding: The auction will feature an automatic bidding extension of 180 seconds (3 minutes). If a bid is received during the final 180 seconds of bidding, the bidding clock will reset to the full 180-second extension period. Extensions will continue until no additional bids are received during that period.

Bidding Basis: All bids will be placed on a PRICE-PER-DEEDED-ACRE basis, as specified in the auction details.

Wingert Land Services reserves the right to establish bidding increments, regulate the bidding process, resolve bidding disputes, and reopen or extend bidding when necessary to preserve the integrity of the auction.

Seller Rights
The Seller reserves the right to accept or reject any and all bids. No sale is final until accepted by the Seller and documented in an executed Purchase Agreement. If the reserve price is not met, the Seller may negotiate with the highest bidder.

Financing
The purchase is not contingent upon the Buyer's financing. All bidders are responsible for securing necessary financing and confirming their ability to complete the purchase before bidding. By placing a bid, each bidder represents that they have the financial ability to perform under these terms and the Purchase Agreement.

continued on next page

Acreage & Survey
The property is offered based on the acreage information provided in the auction materials. All advertised acreage is approximate unless confirmed by survey. This property shall not be surveyed.

Easements & Restrictions
The property is sold subject to all existing easements, restrictions, covenants, rights-of-way, leases, and other matters of record.

Farm Leases & Farming Rights
The property shall be conveyed subject to any existing farm lease or farming agreement disclosed in the auction materials. The Seller shall retain all lease income due for the 2026 crop year.

Title
The Seller shall convey marketable title, subject to permitted exceptions and the terms of the Purchase Agreement. Evidence of title shall be provided through a title commitment or abstract of title, if seller has one or both in their possession.

Online Bidding & Technical Issues
Bidders are responsible for maintaining a reliable internet connection and monitoring their bids throughout the auction.

Neither the Seller nor Wingert Land Services shall be responsible for missed bids, connectivity problems, device malfunctions, or interruptions in online bidding services.

Agency Disclosure
Wingert Land Services and its agents represent the Seller exclusively in this transaction unless otherwise disclosed in writing.

Announcements & Modifications
Any announcements, corrections, or modifications issued by Wingert Land Services before or during the auction shall take precedence over prior advertising, printed materials, or published auction information, subject to applicable law. Bidders are responsible for reviewing all updated information before placing a bid.

Information provided within this brochure has been obtained from sources deemed reliable; however, Wingert Land Services makes no guarantees as to its accuracy.

Bidder Acknowledgment
By registering for and participating in the auction, each bidder acknowledges having reviewed and accepted these Auction Terms & Conditions and agrees to be bound by the applicable auction procedures and requirements.

Real Estate Taxes & Special Assessments
The Seller shall pay the 2026 real estate taxes and special assessments. The Buyer shall 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 shall sign a Purchase Agreement on the day of the auction and pay 10% of the total purchase price as earnest money.

Closing
The remaining balance of the purchase price, without interest, shall be due on or before Tuesday, January 26, 2027, at which time marketable title shall be conveyed.

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Notes

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.

WINGERT
LAND SERVICES



Chuck Wingert, ALC
Founder & Senior Land Advisor
Broker
Licensed in Minnesota
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Chief Executive Officer
Managing Broker
Licensed in Minnesota, Iowa
geoff@wingertlandservices.com
507.317.6266



Anna Mead
Chief Operating Officer
Land Specialist
Licensed in Minnesota
anna@wingertlandservices.com
507.441.5262



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



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



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



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



Nick Meixell
Land Specialist
Licensed in Minnesota
nick@wingertlandservices.com
507.380.7638



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



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



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



Dan Stensland
Land Specialist
Licensed in Minnesota, Iowa
dan@wingertlandservices.com
507.525.4061



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