

FARMLAND AUCTION

MULTI-PARCEL

120.00± ACRES

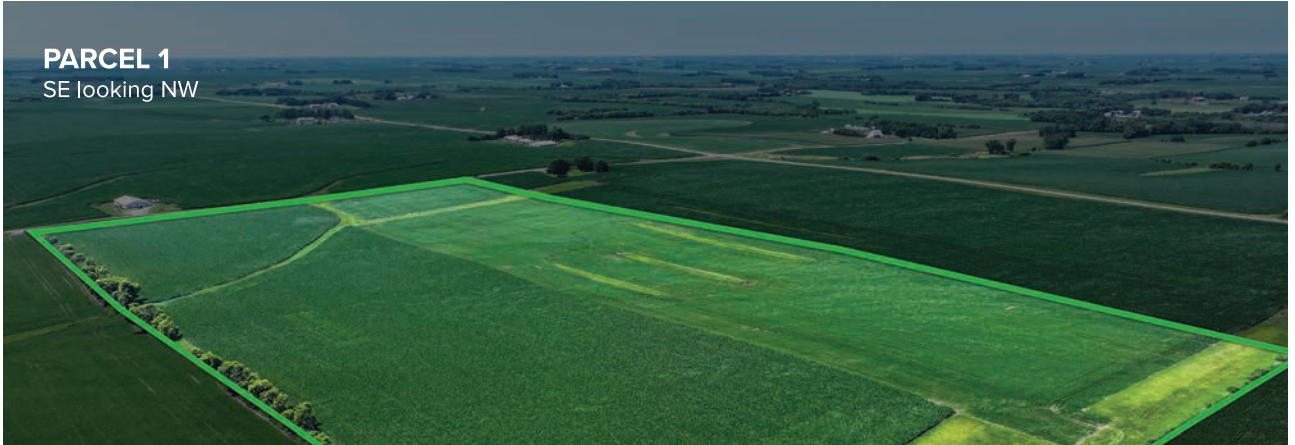
Kirtz Family Farm

Vernon Township, Dodge County, Minnesota

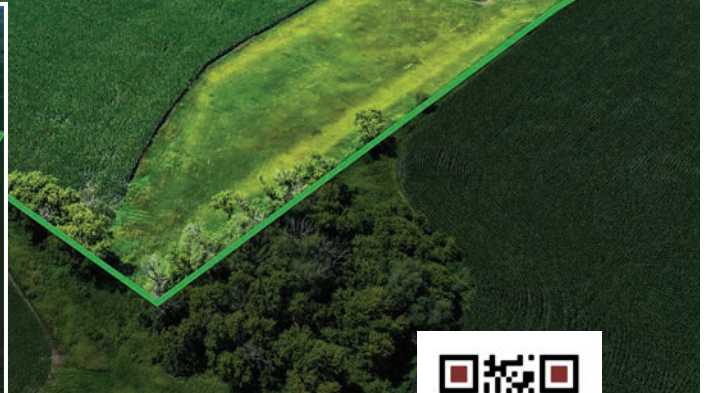


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PARCEL 1
SE looking NW



PARCEL 2
NE looking SW



AUCTION LOCATION AND TIME

Wednesday, August 26, 2026 @ 11:00 a.m.

Dodge Center Community Center
35 E Main St, Dodge Center, MN 55927

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

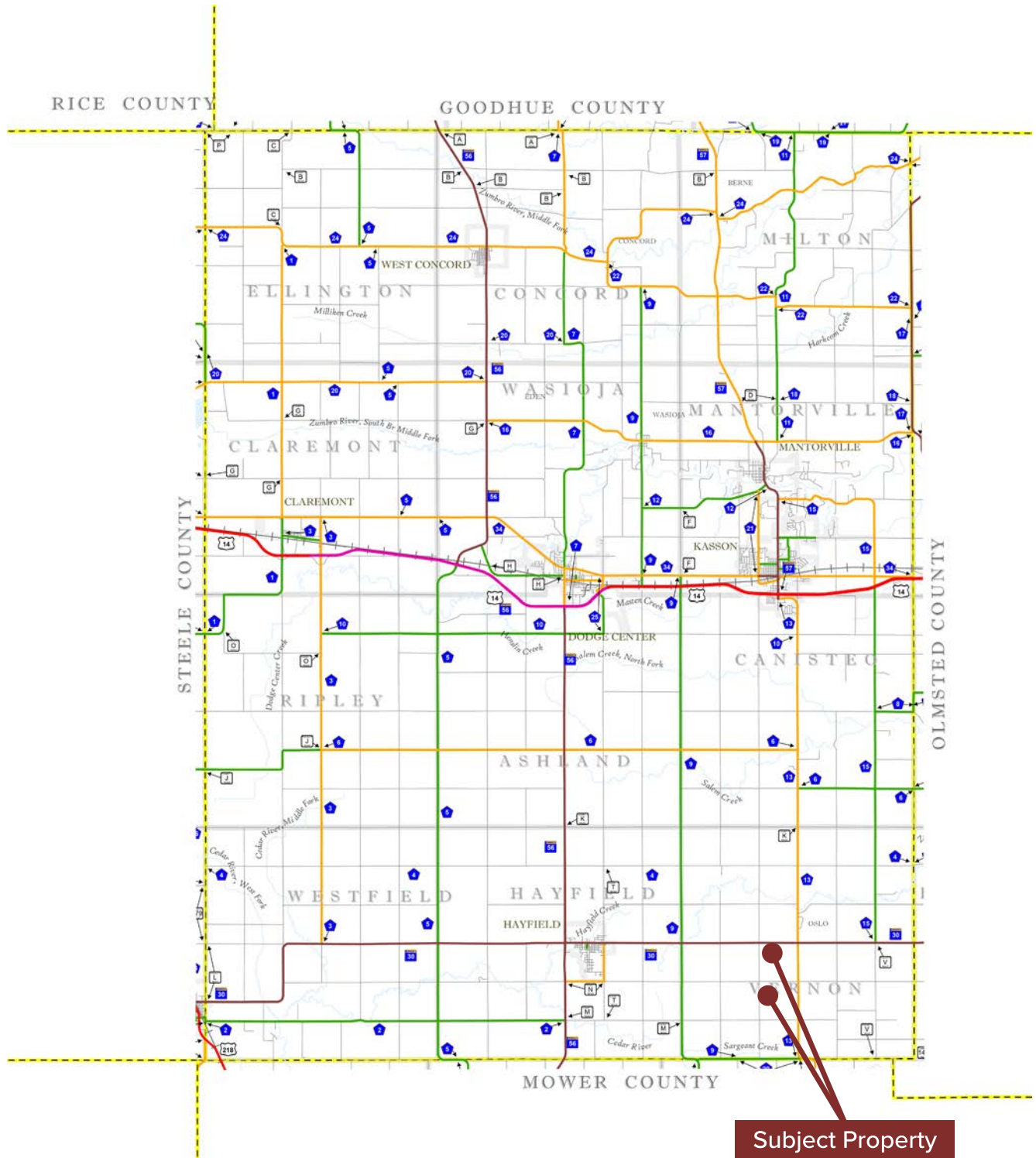
C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com



Dodge County Minnesota

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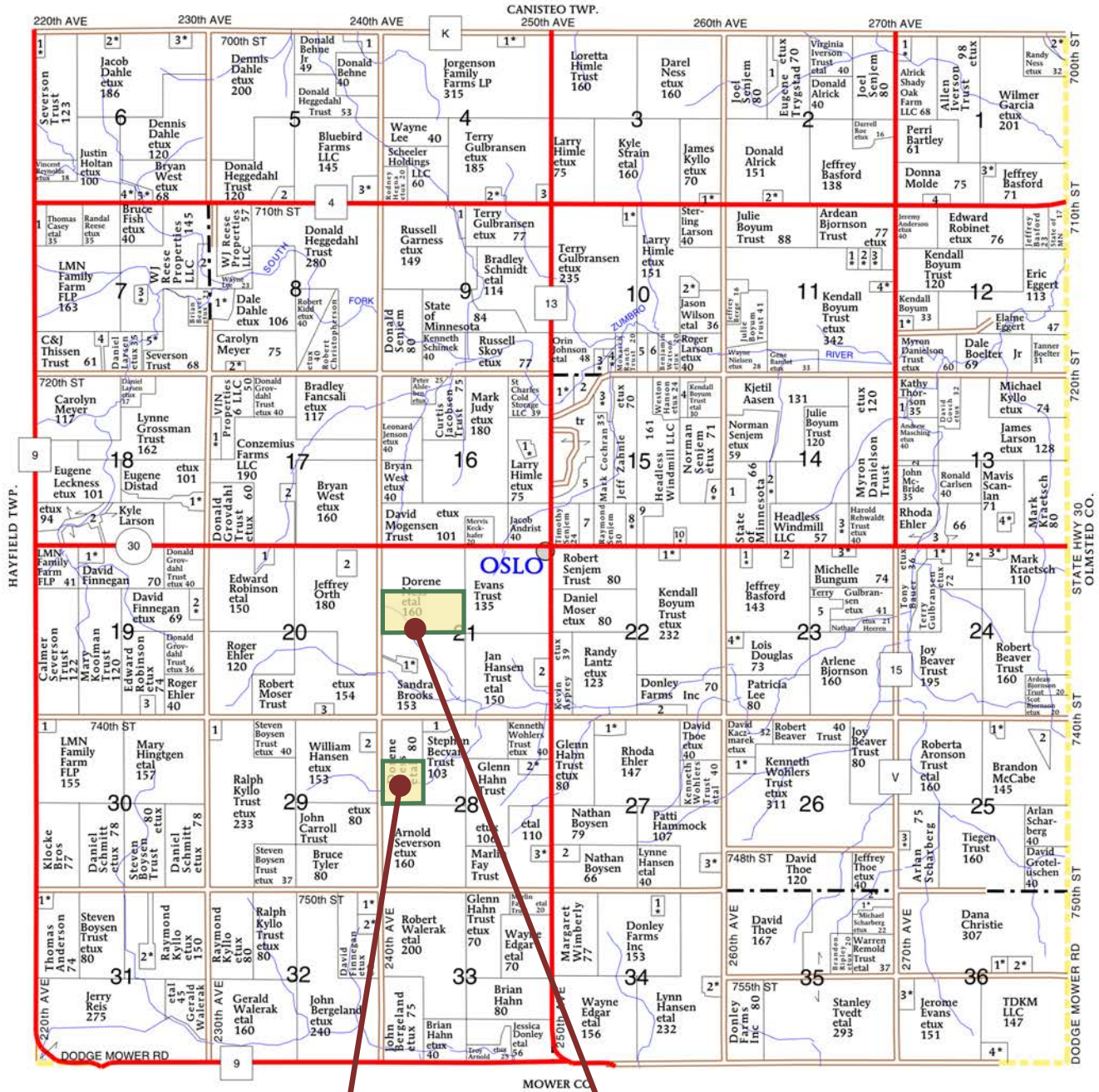
Vernon Township

Dodge County | T105N-R16W

T-105-N

VERNON PLAT

R-16-W



FSA Aerial Map

Parcel 1

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Dodge County, Minnesota

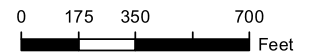
Not Included in Sale

Farm 6068

Tract 1437

2026 Program Year

Map Created May 26, 2026



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

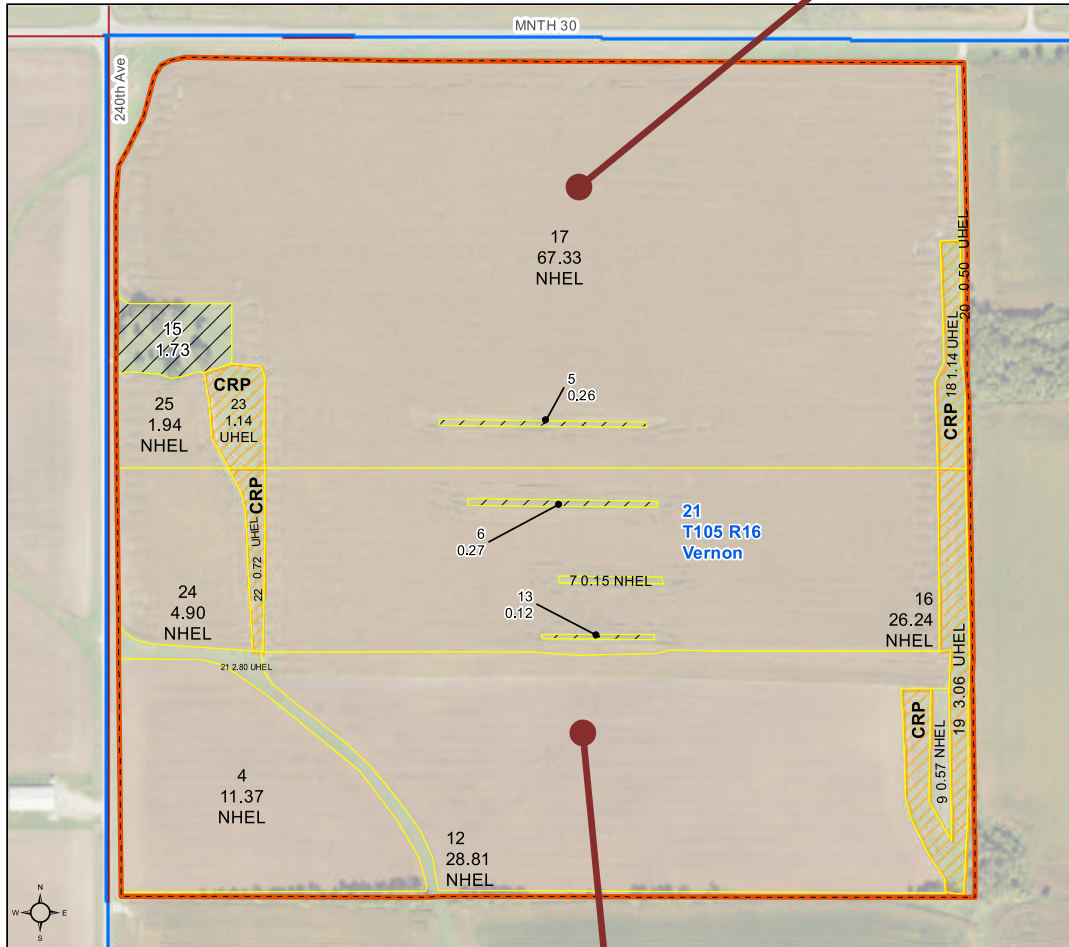
Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 150.67 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 Natural Resources Conservation Service (NRCS). This map displays the 2025 NAIP imagery.

PARCEL 1

Property Information

Parcel 1

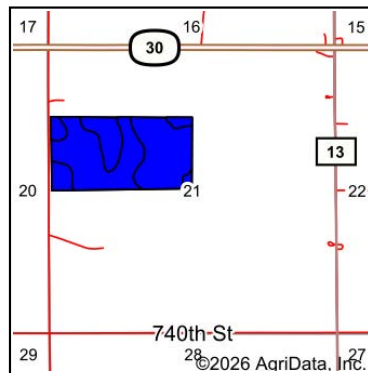
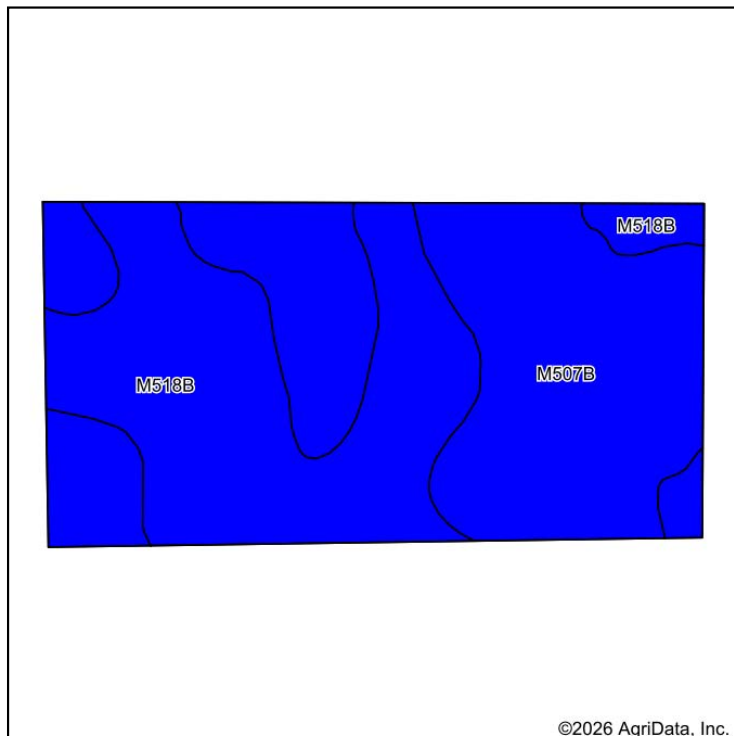
DESCRIPTION:	S 1/2 NW 1/4 Sec21-T105N-R16W		
TAX ID#:	160210702		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$4,732.00
	Special Assessment		\$0
	Total Estimated Tax & Specials		\$4,732.00
	Taxes and assessments are estimated and subject to change.		
FSA INFORMATION:	Total Acres	80.00± acres	
	FSA Tillable Acres (includes waterway and terrace)	74.84± acres	
	Corn Base Acres	58.08± acres	
	Corn PLC Yield	161.00± bushels	
	Soybean Base Acres	16.67± acres	
	Soybean PLC Yield	42.00± bushels	
	Base acres are an estimate only and subject to FSA reconstitution once the tracts have been split.		
LEASE/RENT INFORMATION:	Leased through the 2026 crop year.		
SOIL DESCRIPTION:	Marquis silt loam, Clyde-Floyd complex. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	95.9 CPI		
TOPOGRAPHY:	Rolling		
DRAINAGE:	Private mains and laterals. See tile maps.		
CRP:	3.78± acres, Annual Payment: \$1,134.00 or \$300/ac. Contract Expiration: 9/30/2034		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands		
	Wetland determinations not complete.		
OTHER:	The property has been recently surveyed.		

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: **Dodge**
Location: **21-105N-16W**
Township: **Vernon**
Acres: **80.69**
Date: **5/31/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 22

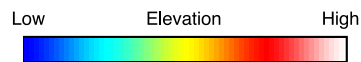
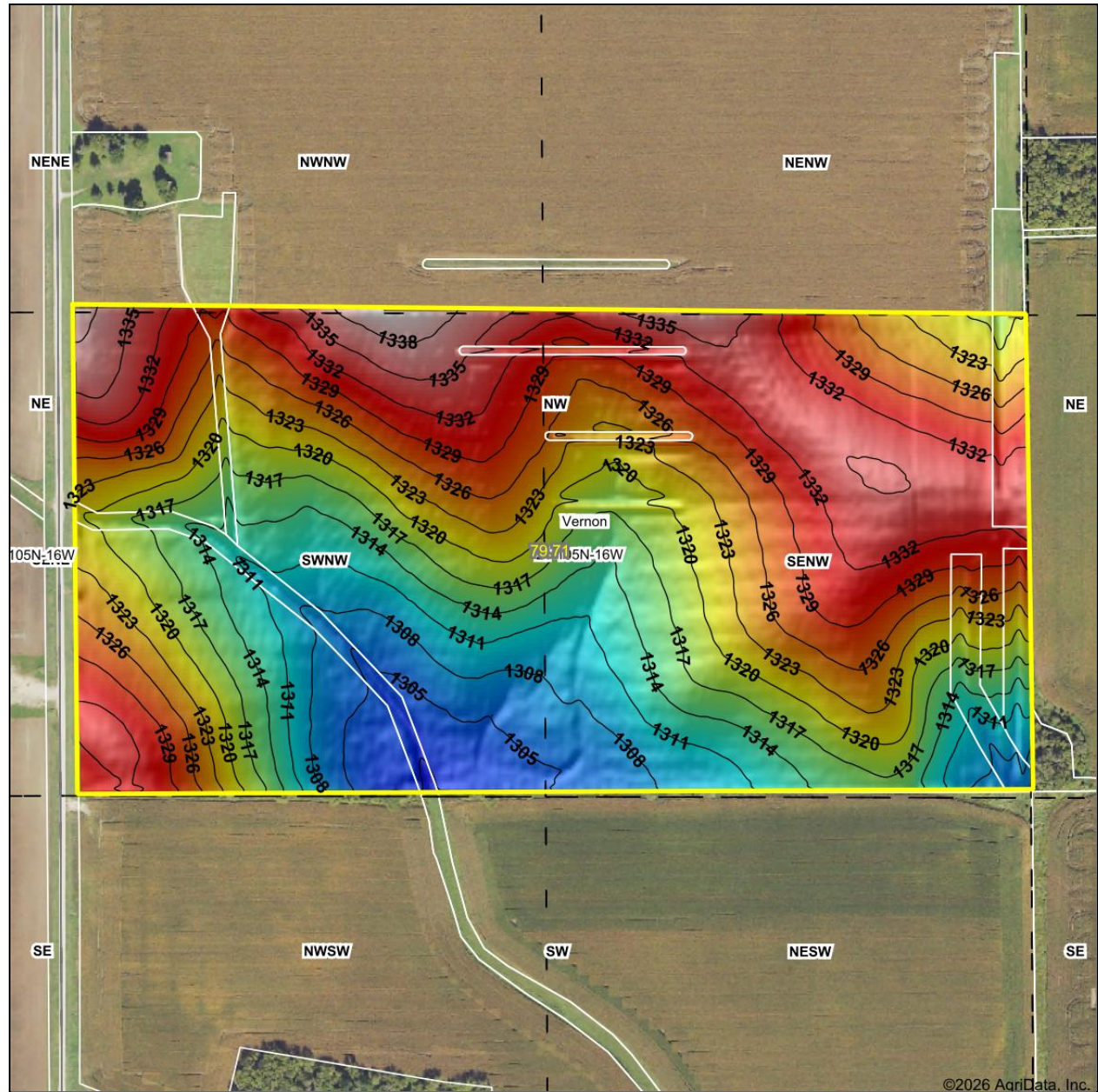
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
M507B	Marquis silt loam, 2 to 6 percent slopes	44.83	55.6%		> 6.5ft.	Moderately well drained	Ile	99	90
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	35.86	44.4%		> 6.5ft.	Poorly drained	Ilw	92	87
Weighted Average							2.00	95.9	*n 88.7

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

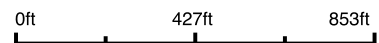
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

Parcel 1



Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,301.1
Max: 1,340.9
Range: 39.8
Average: 1,321.8
Standard Deviation: 9.15 ft



21-105N-16W
Dodge County
Minnesota

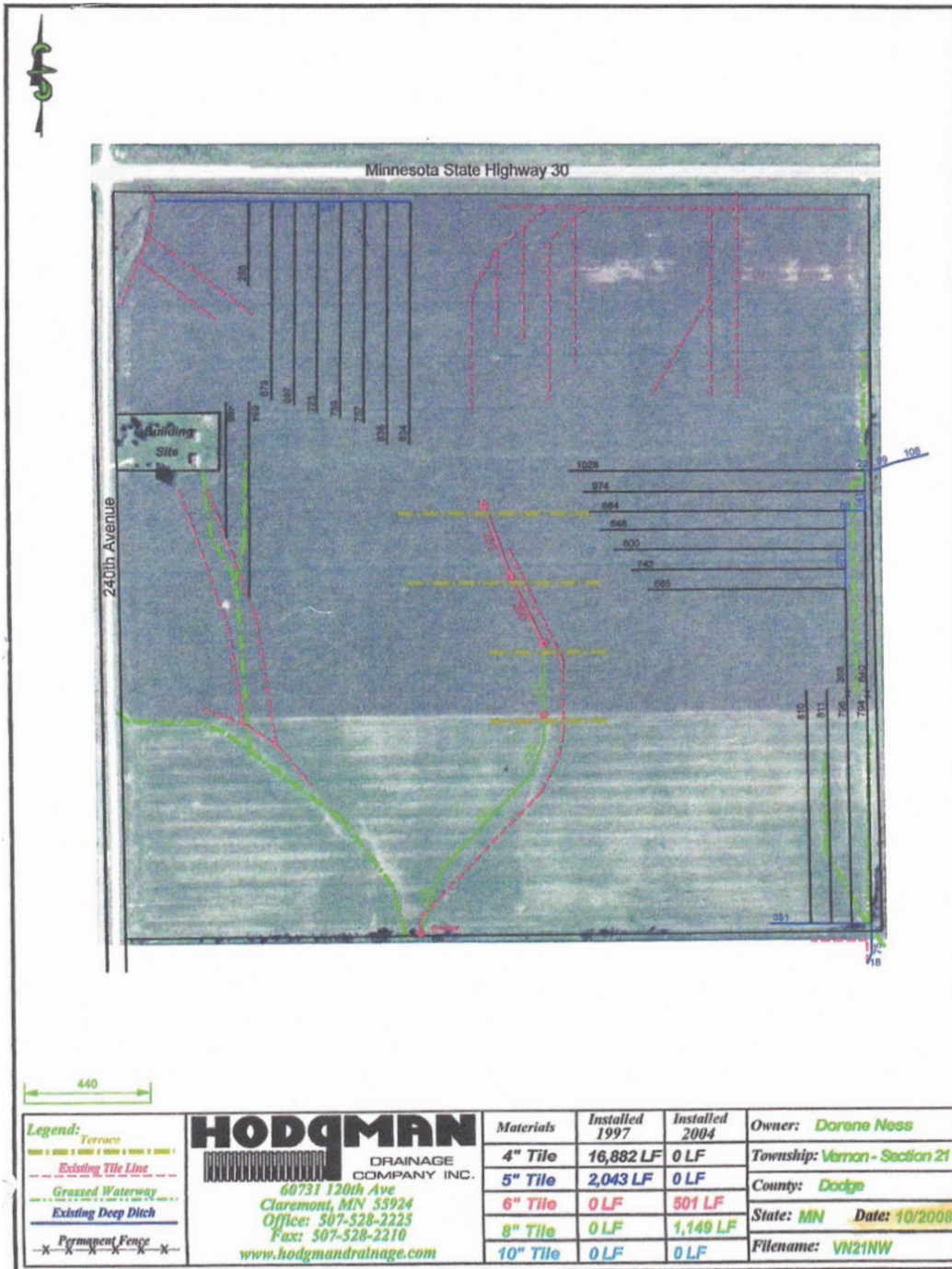
Boundary Center: 43° 53' 12.45, -92° 45' 12.86

Maps Provided By:

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

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.

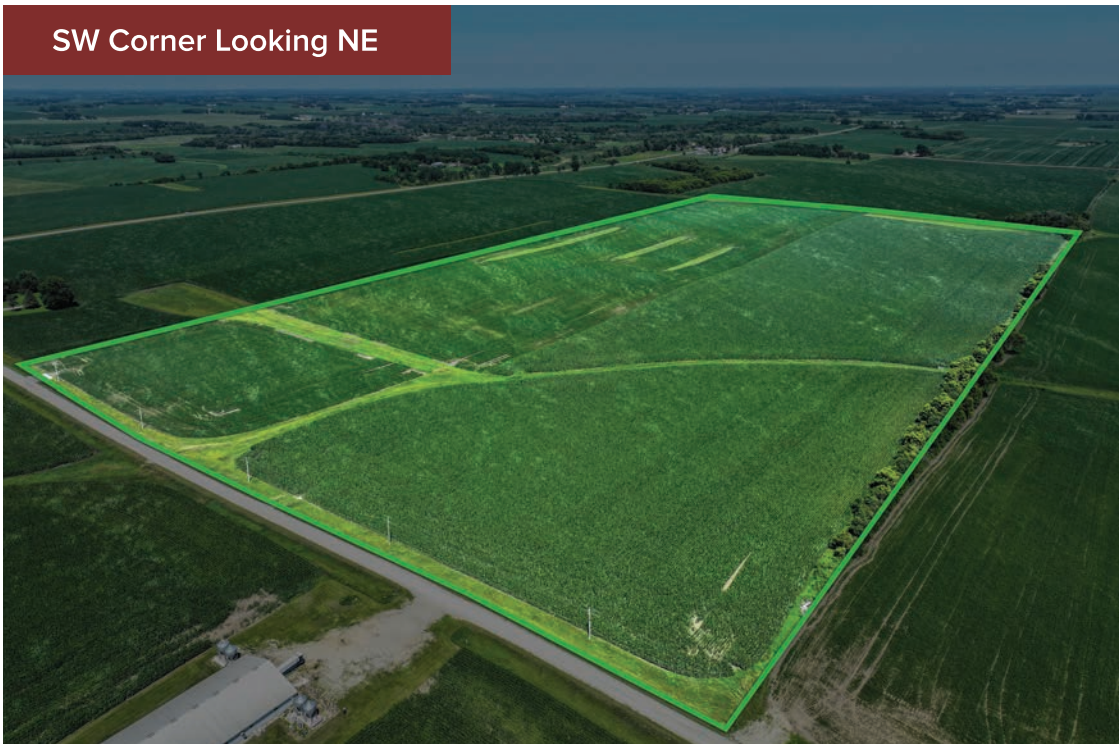
Property Images

Parcel 1

NE Corner Looking SW



SW Corner Looking NE



Property Images

Parcel 1

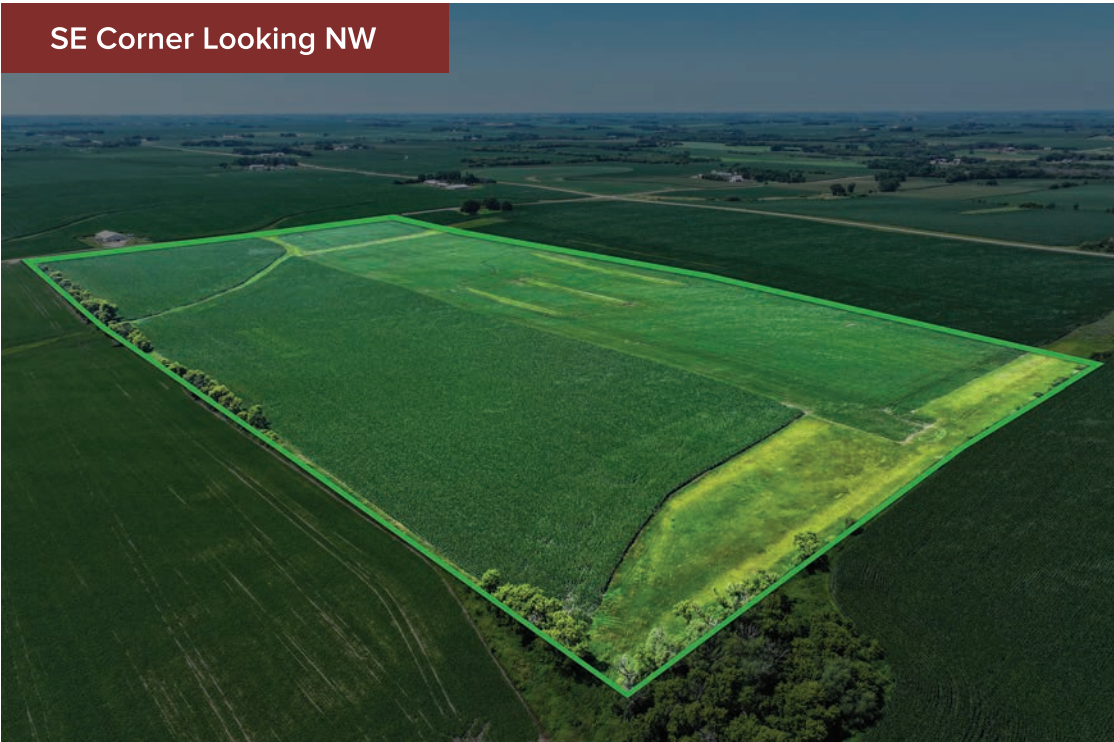
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NW Corner Looking SE

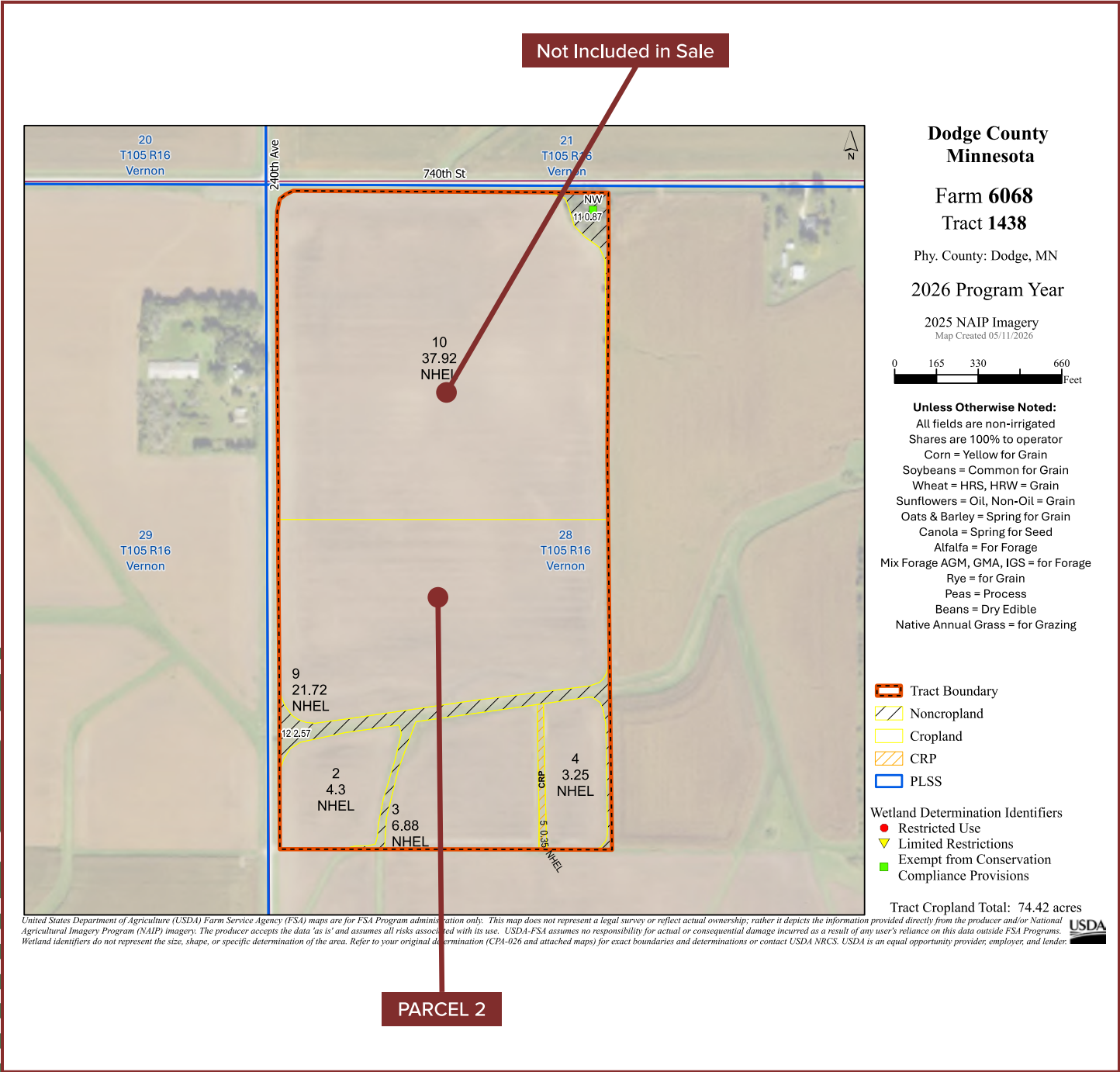


SE Corner Looking NW



FSA Aerial Map

Parcel 2



Property Information

Parcel 2

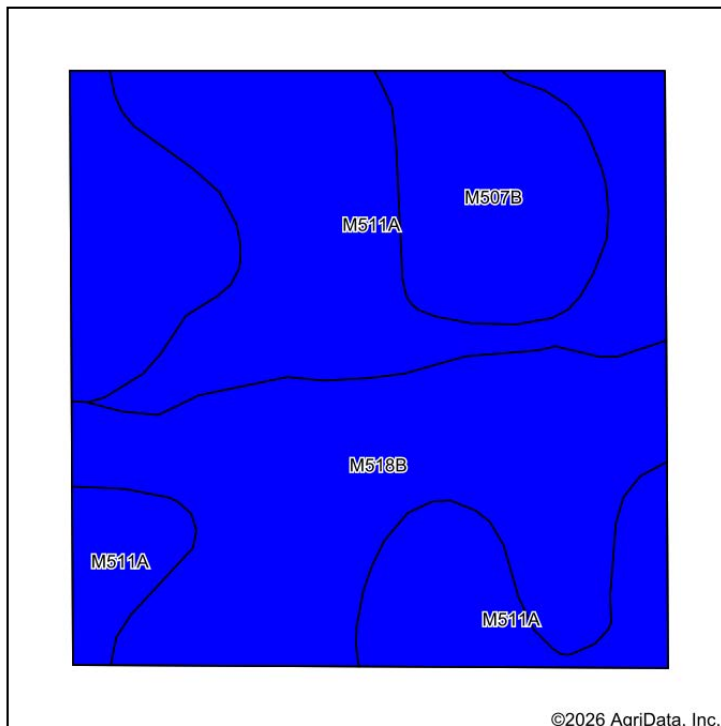
DESCRIPTION:	SW 1/4 NW 1/4 Sec28-T105N-R16W		
TAX ID#:	160280701		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$2,346.00
	Special Assessment		\$0
	Total Estimated Tax & Specials		\$2,346.00
	Taxes and assessments are estimated and subject to change.		
FSA INFORMATION:	Total Acres	40.00± acres	
	FSA Tillable Acres	36.15± acres	
	Corn Base Acres	27.17± acres	
	Corn PLC Yield	161.00± bushels	
	Soybean Base Acres	8.98± acres	
	Soybean PLC Yield	42.00± bushels	
	Base acres are an estimate only and subject to FSA reconstitution once the tracts have been split.		
LEASE/RENT INFORMATION:	Leased through the 2026 crop year.		
SOIL DESCRIPTION:	Readlyn silt loam, Clyde-Floyd complex, Marquis silt loam. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	97.0 CPI		
TOPOGRAPHY:	Rolling		
DRAINAGE:	Private mains and laterals. See tile maps.		
CRP:	0.35± acres, Annual Payment: \$106.00 or \$300/ac. Contract Expiration: 9/30/2034		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands		
	Wetland determinations not complete.		
OTHER:	The property has been recently surveyed.		

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

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Soils Map

Parcel 2



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **28-105N-16W**
 Township: **Vernon**
 Acres: **38.42**
 Date: **6/8/2026**

Maps Provided By:



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Area Symbol: MN039, 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
M511A	Readlyn silt loam, 1 to 3 percent slopes	16.07	41.9%		> 6.5ft.	Somewhat poorly drained	Iw	100	80
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	13.35	34.7%		> 6.5ft.	Poorly drained	IIw	92	87
M507B	Marquis silt loam, 2 to 6 percent slopes	9.00	23.4%		> 6.5ft.	Moderately well drained	Ile	99	90
Weighted Average							1.58	97	*n 84.8

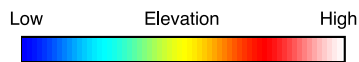
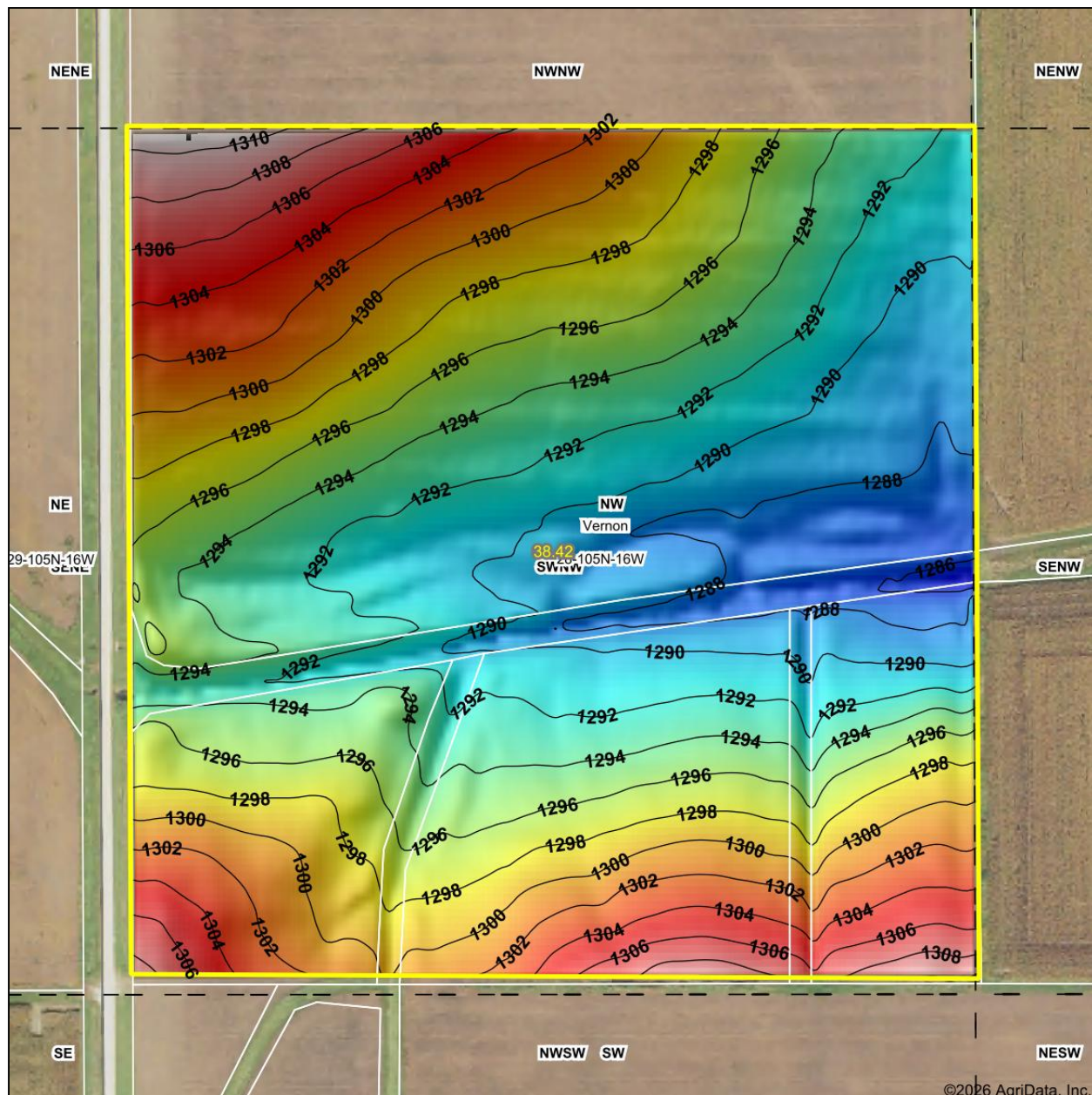
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

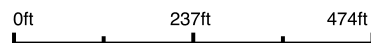
Topography Hillshade

Parcel 2

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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,284.5
Max: 1,311.4
Range: 26.9
Average: 1,296.0
Standard Deviation: 5.61 ft



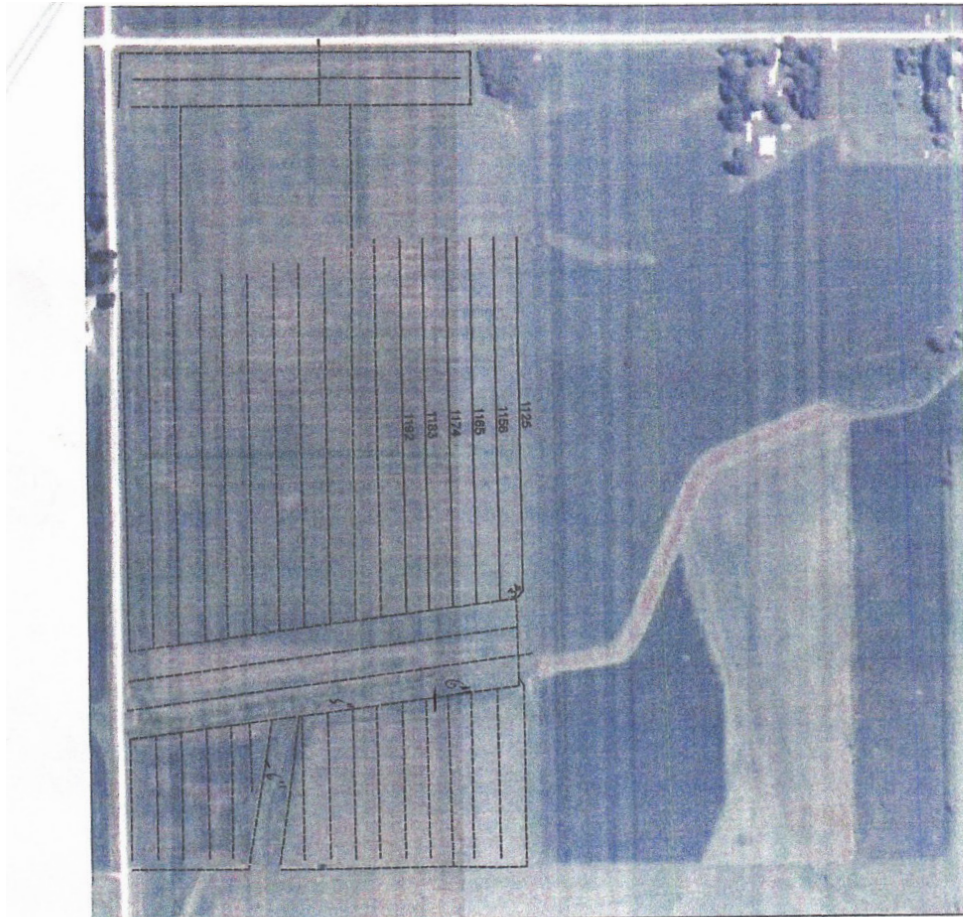
28-105N-16W
Dodge County
Minnesota

Boundary Center: 43° 52' 20.1, -92° 45' 21.76

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

Tile Map

Parcel 2



Ellingson COMPANIES		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com	est Revision: 00-18-07 Job# Drawn by: Ray Thomas
Existing Tile	---	0 Ft. 3" Perf	---
Ditches & WAW	---	7027 Ft. 4" Perf	---
Parcel Boundry	---	0 Ft. 5" Perf	---
Elec & Tele Cable	---	0 Ft. 6" Perf	---
Gas Line	---	0 Ft. 8" Perf	---
Trees	●	0 Ft. 10" Perf	---
		0 Ft. 12" Perf	---
		0 Ft. 15" Perf	---
		0 Ft. 18" Perf	---
1 inch = 440 ft.			
Dorene Ness		Renter: Tom Walerak	
State: MN	County: Dodge	Twp: Vernon	Sec: 28
Acres: 13	Spacings: 80	D-C: 3/8	

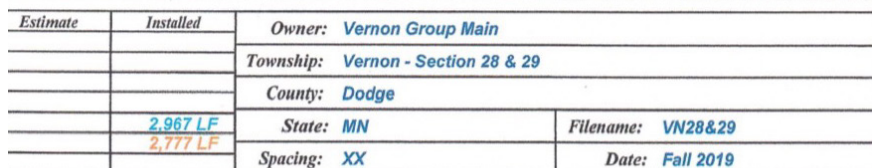
TILE 80 7007

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.

Parcel 2

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Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Property Images

Parcel 2

NE Corner Looking SW



SW Corner Looking NE



Property Images

Parcel 2



NW Corner Looking SE



SE Corner Looking NW



Auction Instructions

AUCTION LOCATION AND TIME:

Dodge Center Community Center
35 E Main St
Dodge Center, MN 55927

Wednesday, August 26, 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 in a multi-parcel format and will be offered as Parcel 1 (80.00± acres) and Parcel 2 (40.00± 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 p.m., Tuesday, August 25, 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 and shall receive all lease income for 2026. 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

Parcel 1 (80 ac): Closing shall be on or before January 15, 2027. Seller shall pay all taxes and special assessments due and payable and receive all lease income in the year 2026. Buyer shall pay all real estate taxes and special assessments due and payable in the year 2027 and thereafter.

Parcel 2 (40 ac): Closing shall be on or before October 16, 2026. Seller shall pay all taxes and special assessments due and payable and receive all lease income in the year 2026. Buyer shall pay all real estate taxes and special assessments due and payable in the year 2027 and thereafter.

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.

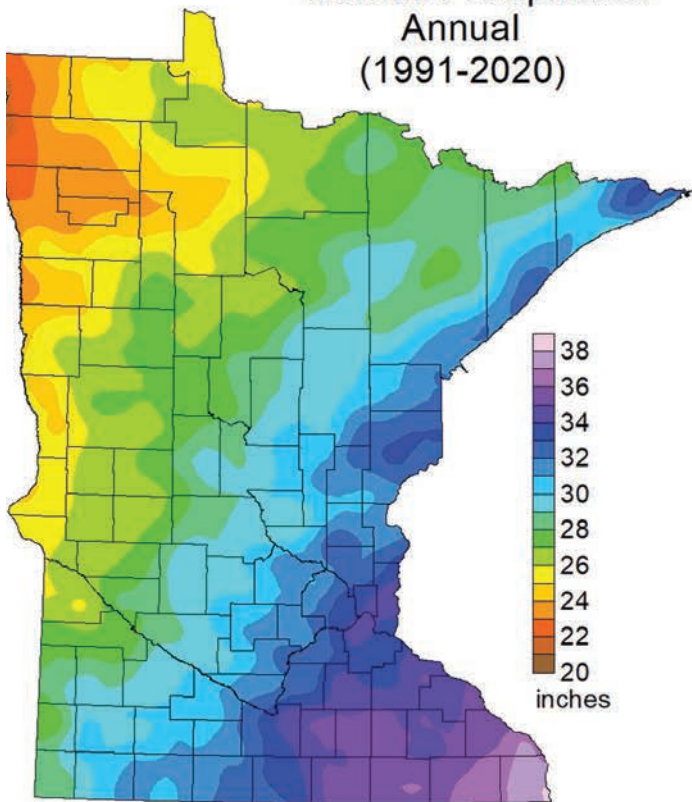


Notes

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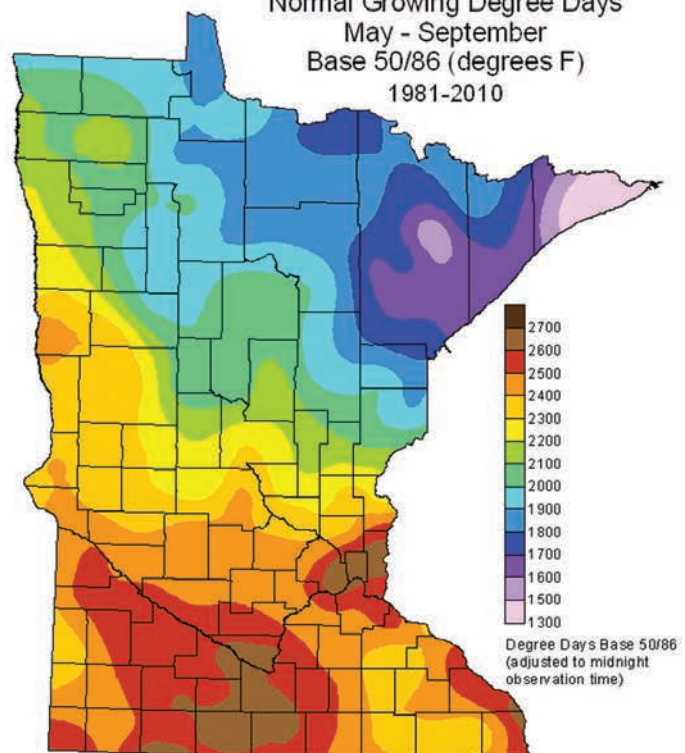
[illegible]

Normal Precipitation Annual (1991-2020)



DNR State Climatology Office, April 16, 2021

Normal Growing Degree Days May - September Base 50/86 (degrees F) 1981-2010



State Climatology Office - MNDNR

Thank you.

WINGERT 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.



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507.829.5227



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