



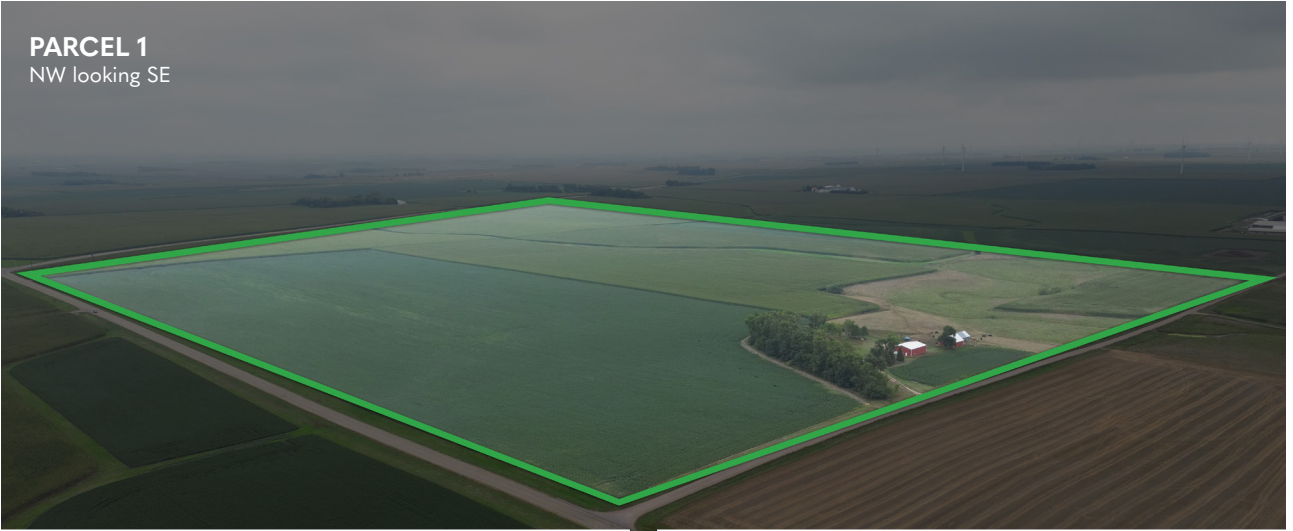
WINGERT
LAND SERVICES

490.27± ACRES

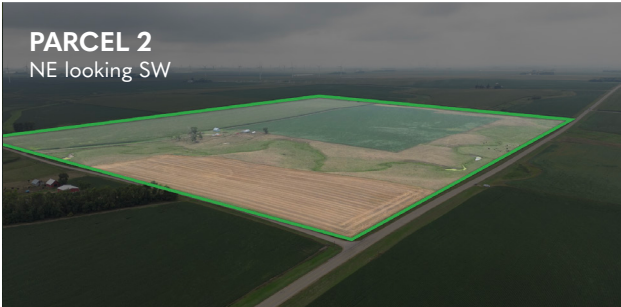
Westphal Family Farm

Denver Township, Rock County, Minnesota

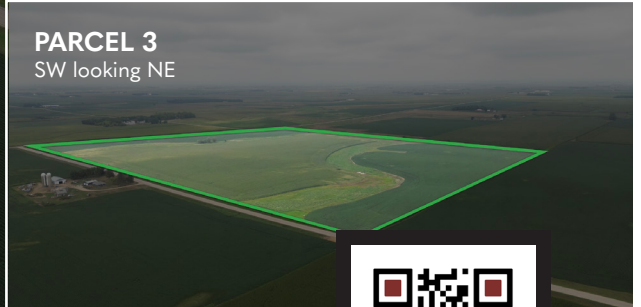
PARCEL 1
NW looking SE



PARCEL 2
NE looking SW



PARCEL 3
SW looking NE



AUCTION LOCATION AND TIME

Tuesday, September 22, 2026 @ 11:00 a.m.

Big Top Tent Rentals
321 W Hatting St, Luverne, MN 56156

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Spencer Mesman

LAND SPECIALIST

AUCTIONEER #59-82

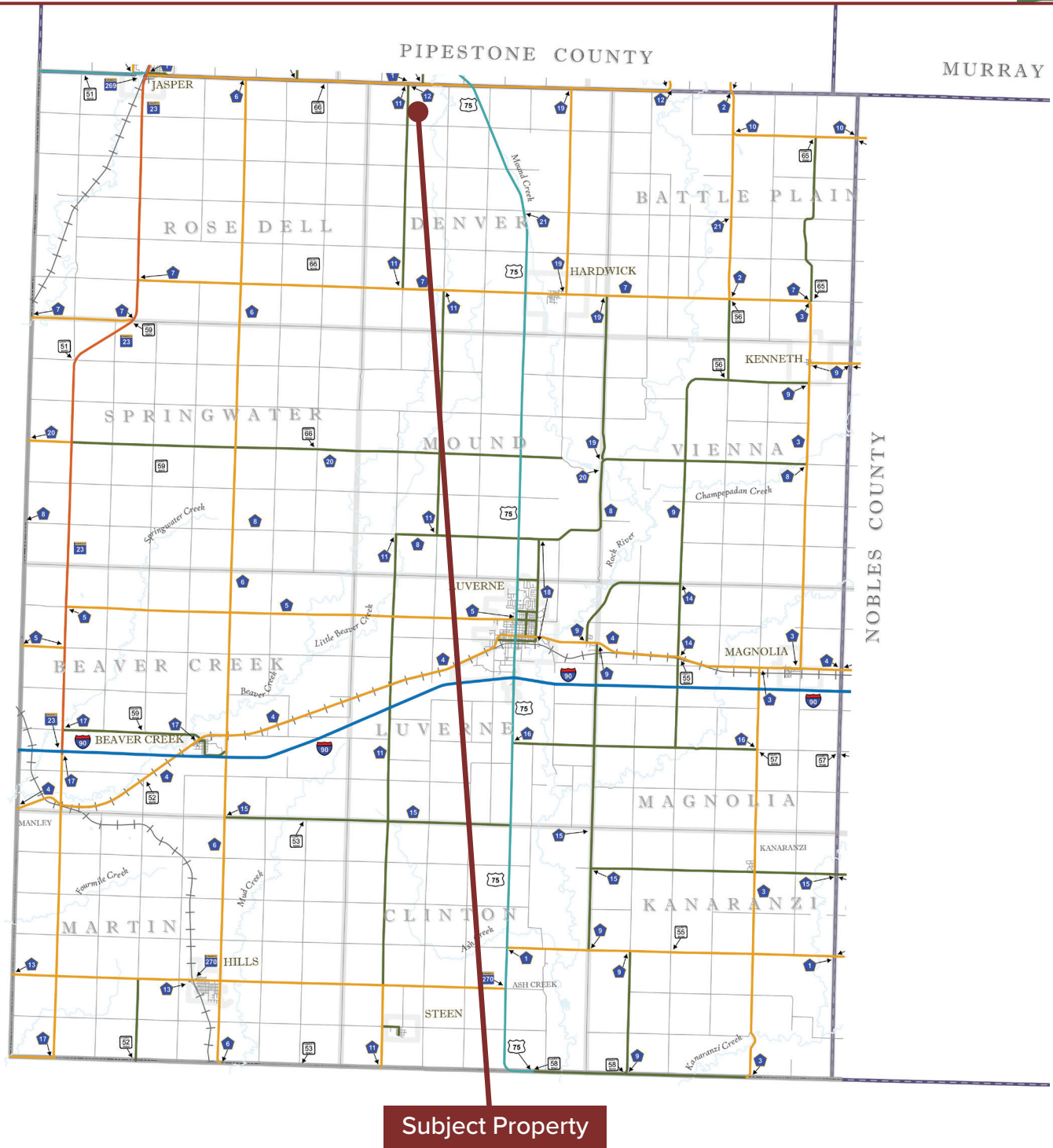
Spencer@wingertlandservices.com

C: 507.220.2781 | O: 507.248.5263

wingertlandservices.com

Rock County Minnesota

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LAND SERVICES



Denver Township

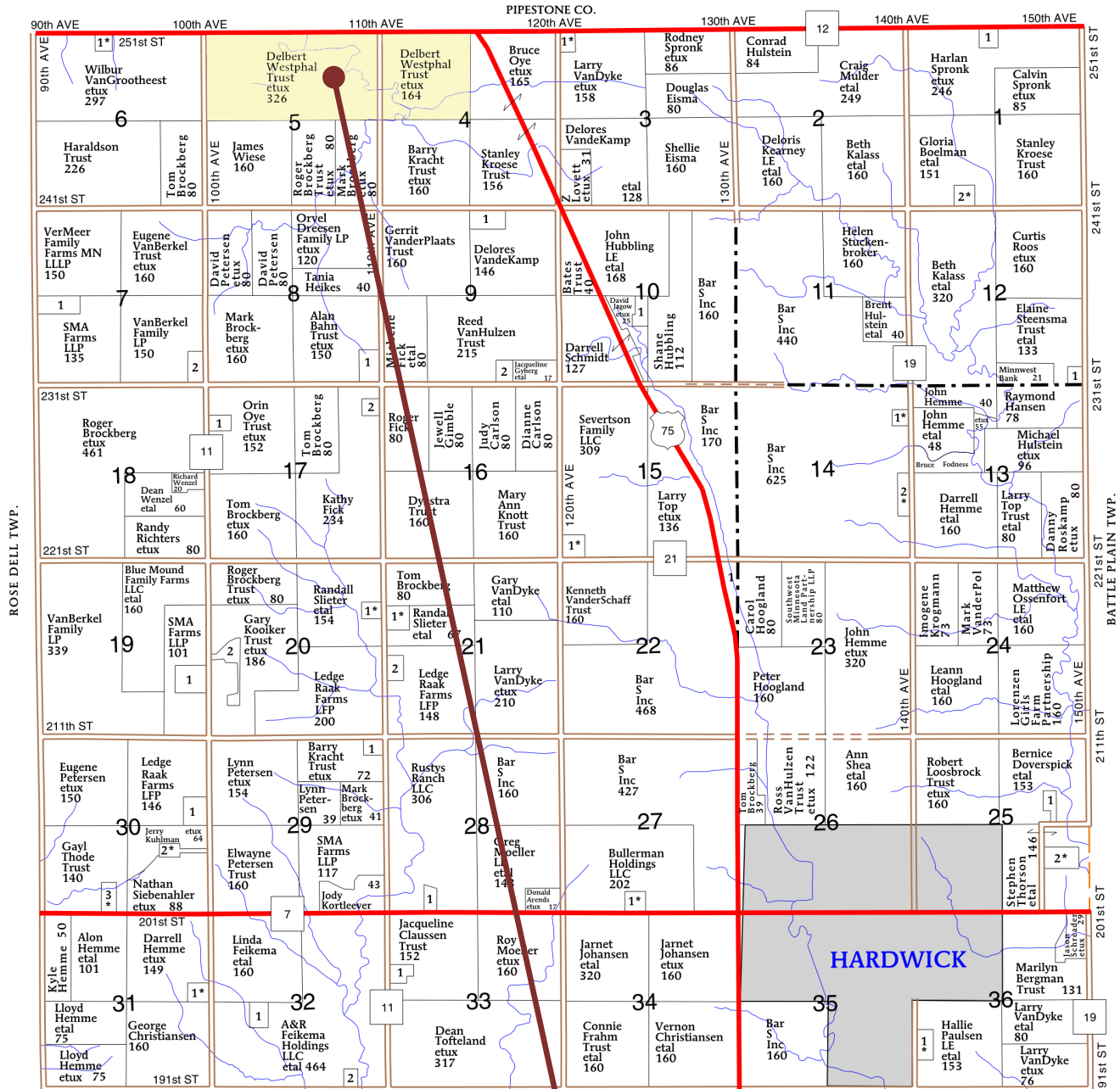
Rock County | T104N-R45W

T-104-N

DENVER PLAT

R-45-W

(Landowners)



MOUND TWP.

Subject Property

FSA Aerial Map

Parcel 1

WINGERT
LAND SERVICES

**Rock County
Minnesota**

**Farm 370
Tract 482**

Phy. County: Rock, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/07/2026



Unless Otherwise Noted:

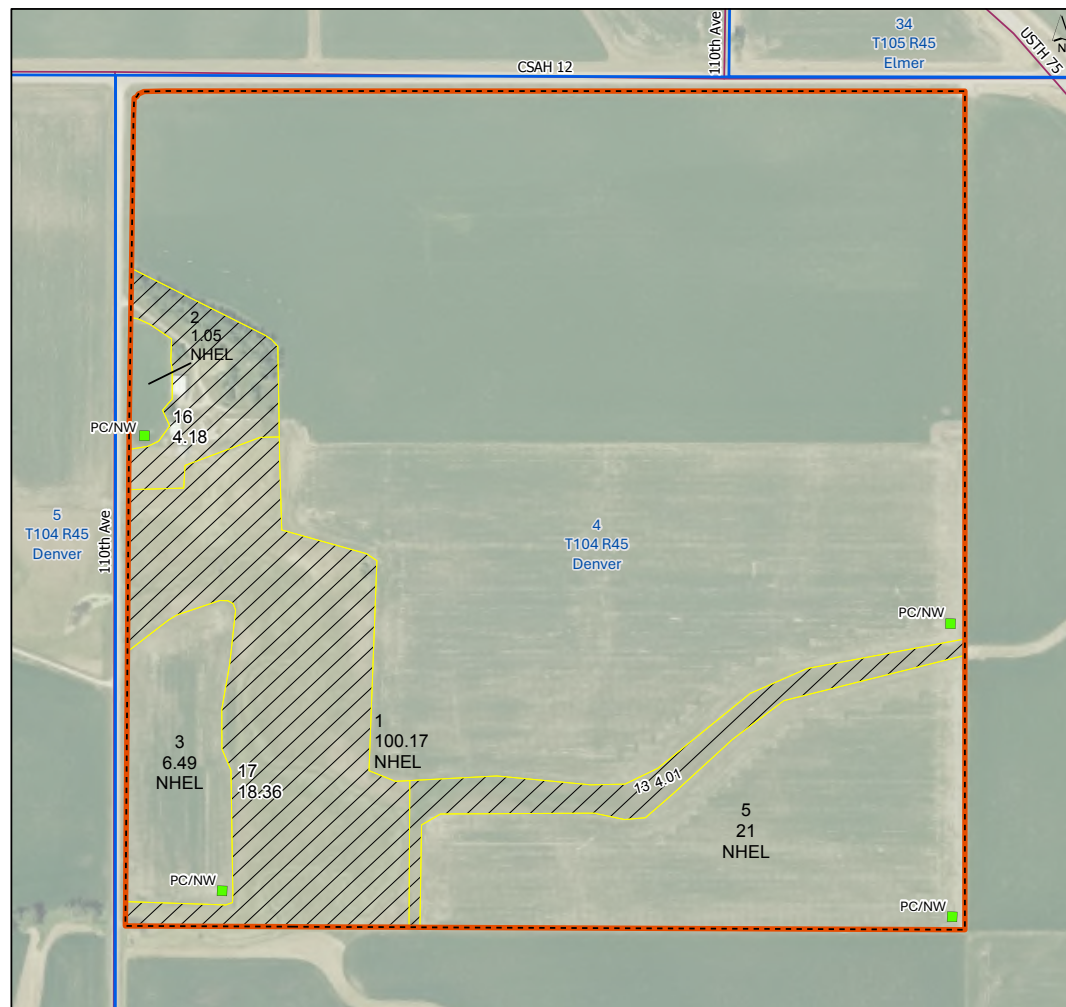
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain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

- Tract Boundary
- Noncropland
- Cropland
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 128.71 acres



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Property Information

Parcel 1

DESCRIPTION:	NW ¼ Section 4-Township 104N-Range 45		
TAX ID#:	04-0023-000		
REAL ESTATE TAXES:	Estimated Ag Full Homestead Taxes		\$4,224.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$4,224.00
FSA INFORMATION:	Total Acres		164.00± acres
	FSA Tillable Acres		128.17± acres
	Corn Base Acres		63.60± acres
	Corn PLC Yield		165.00± bushels
	Soybean Base Acres		41.90± acres
	Soybean PLC Yield		42.00± bushels
LEASE/RENT INFORMATION:	Leased through 2026. There is a current wind lease on the land.		
SOIL DESCRIPTION:	Splitrock silty clay, Ransom silty clay, Rushmore silty clay.		
CROP PRODUCTIVITY INDEX (CPI):	93.1 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Natural drainage & waterways.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-highly Erodible Lands, PC/NW - Prior Converted/No Wetlands.		

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

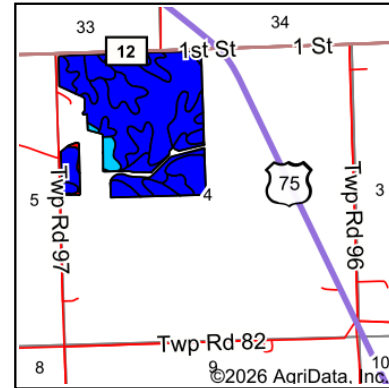
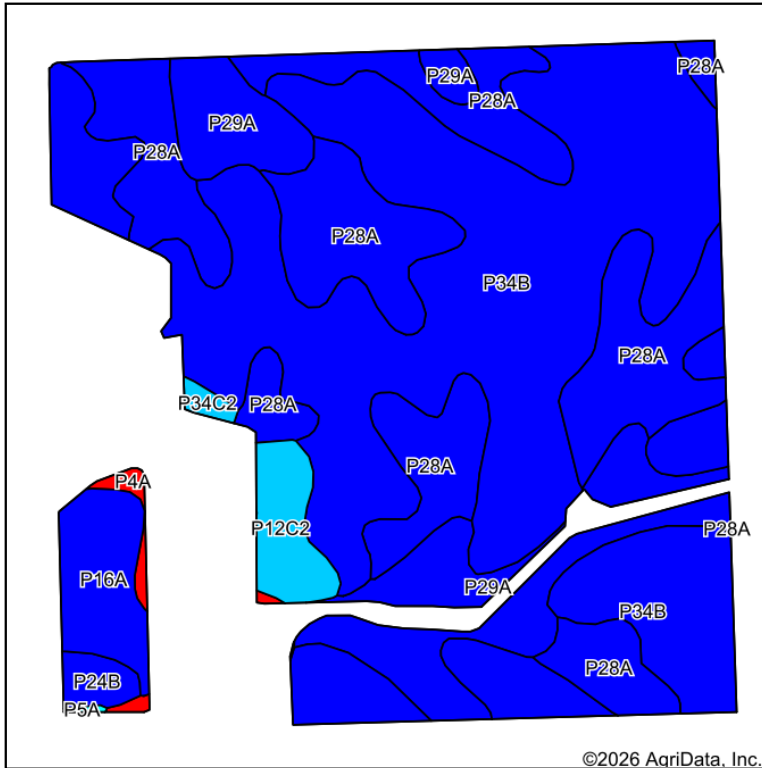
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wingertlandservices.com

Soils Map

Parcel 1

WINGERT
LAND SERVICES



State: **Minnesota**
County: **Rock**
Location: **4-104N-45W**
Township: **Denver**
Acres: **128.68**
Date: **8/20/2026**



Soils data provided by USDA and NRCS.

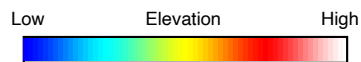
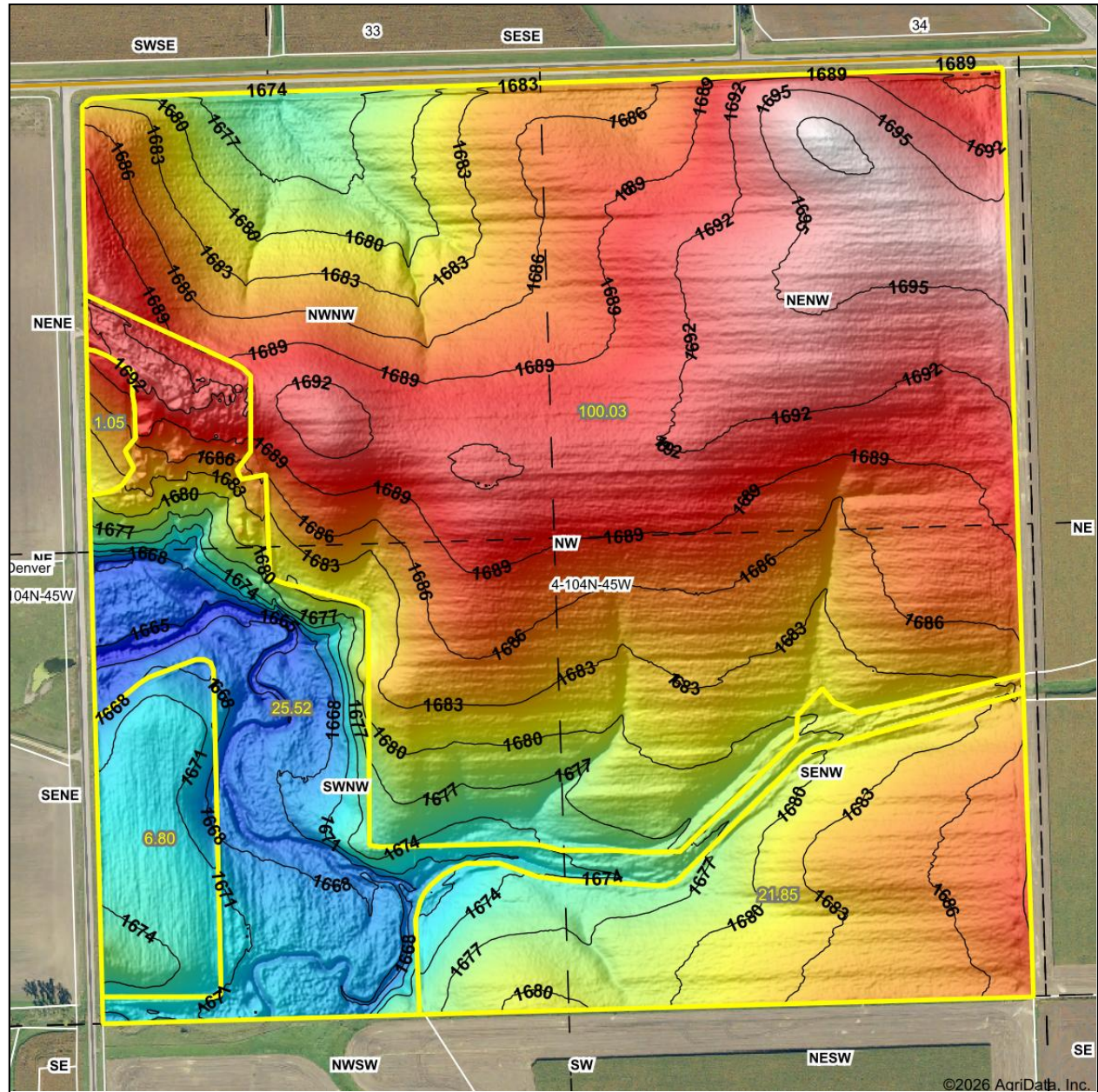
Area Symbol: MN133, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	68.21	52.9%		> 6.5ft.	Moderately well drained	Ile	0	91	68
P28A	Ransom silty clay loam, 1 to 3 percent slopes	34.25	26.6%		> 6.5ft.	Somewhat poorly drained	Ie	0	99	82
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	15.59	12.1%		> 6.5ft.	Poorly drained	Ilw	0	94	85
P16A	Graceville silty clay loam, 0 to 2 percent slopes	4.76	3.7%		> 6.5ft.	Well drained	Is	3716	98	74
P12C2	Everly silty clay loam, 6 to 12 percent slopes, eroded	3.29	2.6%		> 6.5ft.	Well drained	IIle	0	82	62
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	1.24	1.0%		> 6.5ft.	Well drained	Ile	3528	95	76
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	0.80	0.6%		> 6.5ft.	Poorly drained	Vw	4215	20	47
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	0.46	0.4%		> 6.5ft.	Moderately well drained	IIle	0	83	60
P5A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.08	0.1%		> 6.5ft.	Poorly drained	Ilw	0	80	77
Weighted Average							1.74	197.7	93.1	*n 73.8

*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): 3

Min: 1,663.0

Max: 1,699.0

Range: 36.0

Average: 1,683.3

Standard Deviation: 7.91 ft



8/20/2026

4-104N-45W
Rock County
Minnesota



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 50' 41.73, -96° 14' 50.96

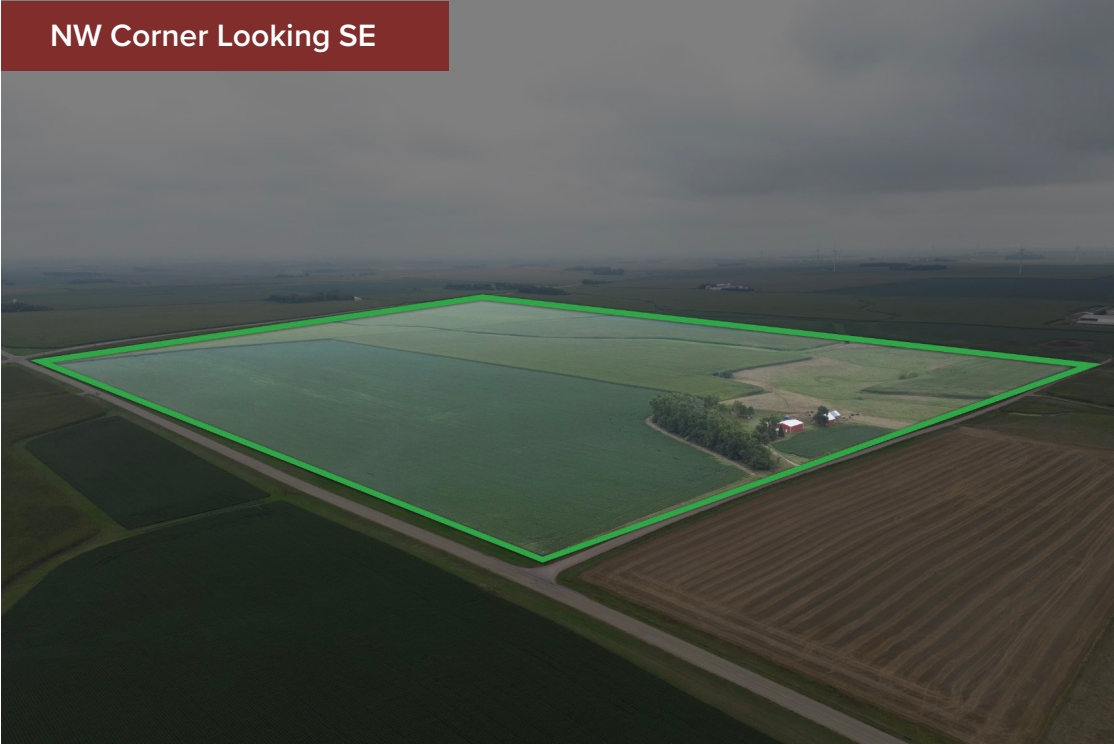
Property Images

Parcel 1

WINGERT
LAND SERVICES



NW Corner Looking SE



NE Corner Looking SW



Property Images

Parcel 1

SE Corner Looking NW



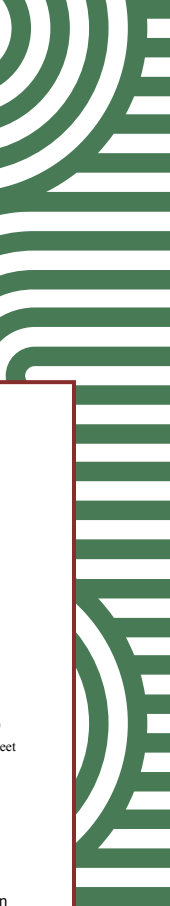
SW Corner Looking NE



FSA Aerial Map

Parcel 2

WINGERT
LAND SERVICES



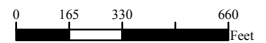
**Rock County
Minnesota**

**Farm 1954
Tract 7287**

Phy. County: Rock, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/07/2026



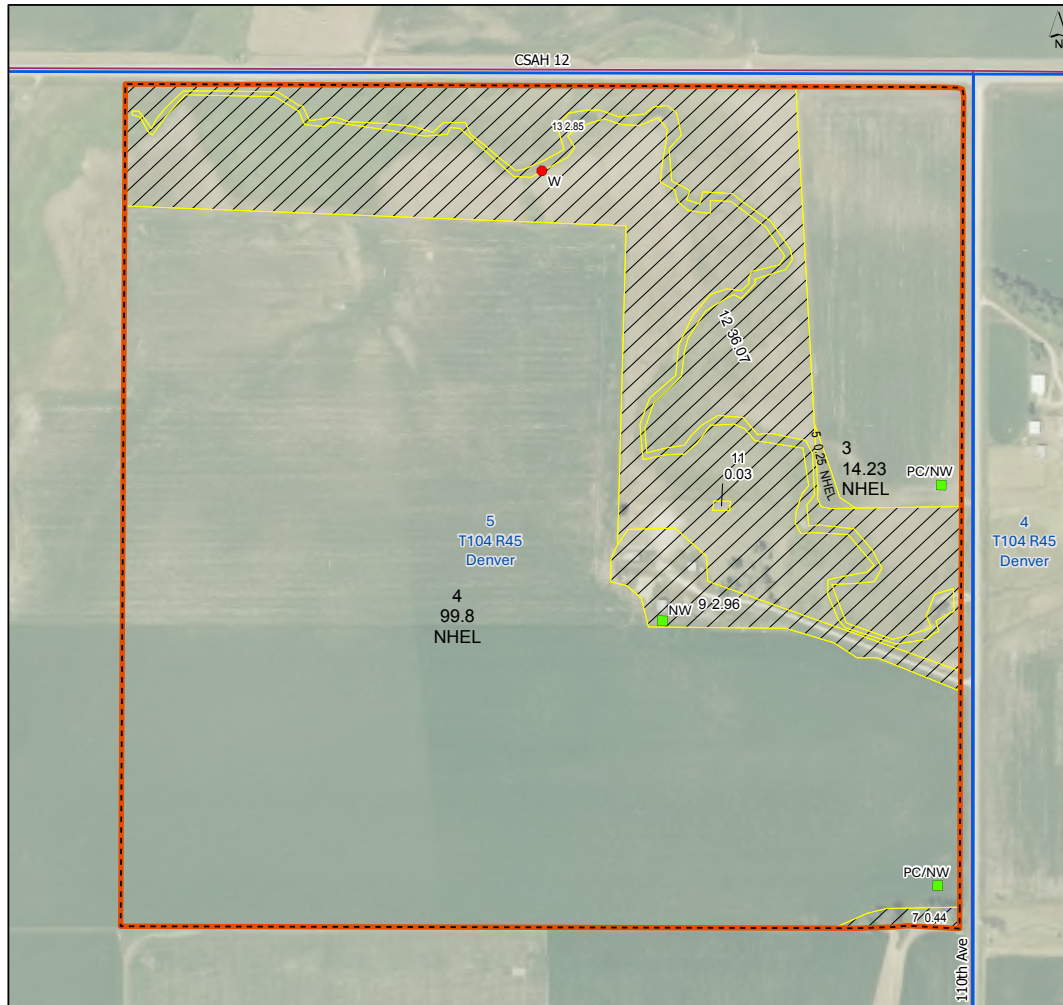
Unless Otherwise Noted:

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
- PLSS

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

Tract Cropland Total: 114.28 acres



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Property Information

Parcel 2

DESCRIPTION:	NE ¼ Section 5-Township 104N-Range 45		
TAX ID#:	04-0024-000		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$3,340.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$3,340.00
FSA INFORMATION:	Total Acres		163.18± acres
	FSA Tillable Acres		114.28± acres
	Corn Base Acres		56.68± acres
	Corn PLC Yield		143.00± bushels
	Soybean Base Acres		57.16± acres
	Soybean PLC Yield		42.00± bushels
LEASE/RENT INFORMATION:	Leased through 2026. There is a current wind lease on the land.		
SOIL DESCRIPTION:	Splitrock silty clay, Calco silty clay, Trent silty clay, Graceville silty clay.		
CROP PRODUCTIVITY INDEX (CPI):	94.2 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Natural drainage & waterways.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-highly Erodible Lands, PC/NW - Prior Converted/No Wetlands, Tract contains a wetland or farmed wetland.		

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

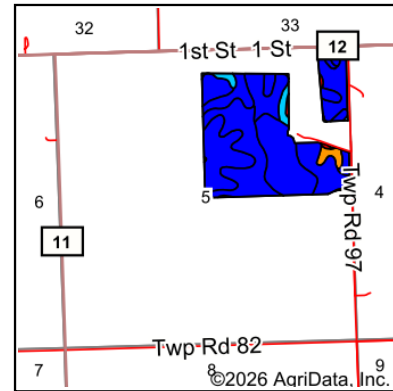
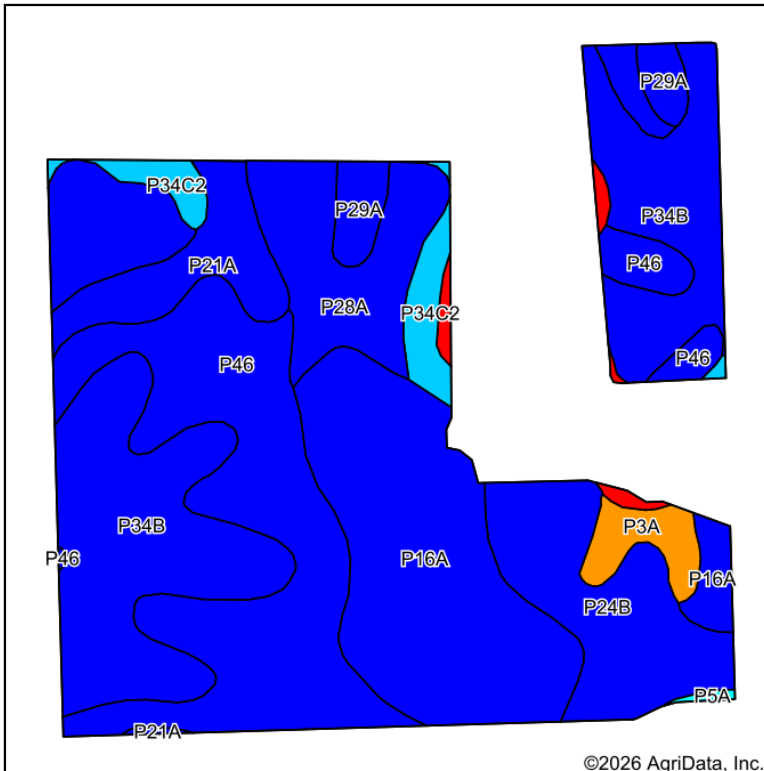
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wingertlandservices.com

Soils Map

Parcel 2

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LAND SERVICES



State: **Minnesota**
County: **Rock**
Location: **5-104N-45W**
Township: **Denver**
Acres: **114.27**
Date: **8/20/2026**

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

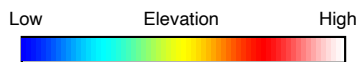
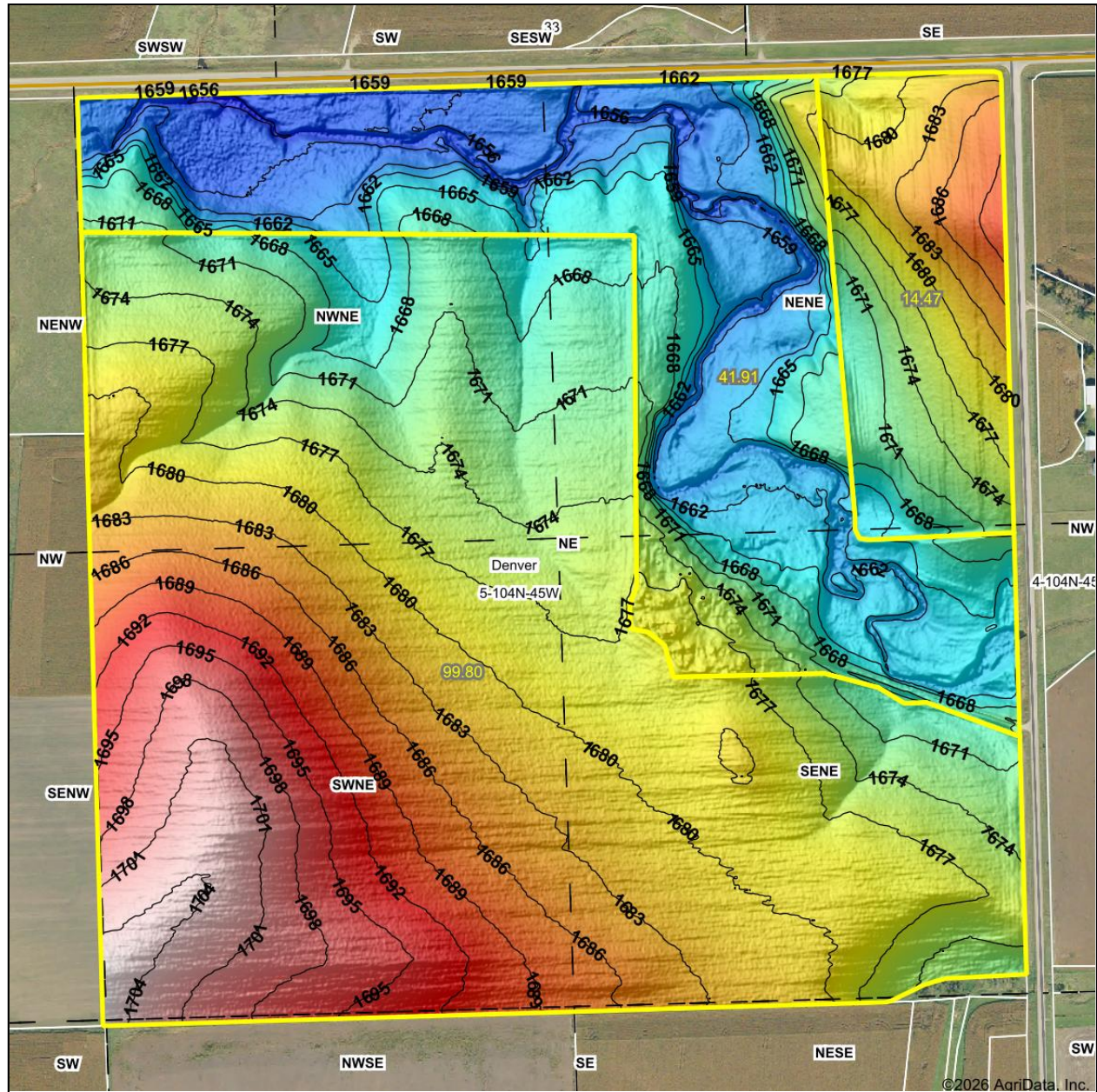
Area Symbol: MN133, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	30.72	27.1%		> 6.5ft.	Moderately well drained	Ile		0	91	68
P46	Trent silty clay loam, 0 to 3 percent slopes	25.27	22.1%		> 6.5ft.	Well drained	I	I	3415	100	77
P16A	Graceville silty clay loam, 0 to 2 percent slopes	22.44	19.6%		> 6.5ft.	Well drained	Is		3716	98	74
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	10.75	9.4%		> 6.5ft.	Well drained	Ile		3528	95	76
P28A	Ransom silty clay loam, 1 to 3 percent slopes	9.71	8.5%		> 6.5ft.	Somewhat poorly drained	Ie		0	99	82
P21A	Marcus silty clay loam, 0 to 2 percent slopes	5.64	4.9%		> 6.5ft.	Poorly drained	Ilw		0	93	75
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	3.48	3.0%		> 6.5ft.	Moderately well drained	IIle		0	83	60
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	2.73	2.4%		> 6.5ft.	Poorly drained	Ilw		0	94	85
P3A	Biscay silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.40	2.1%		> 6.5ft.	Poorly drained	Ilw		0	64	68

Soils data provided by USDA and NRCS.

Topography Hillshade

Parcel 2



Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,651.6
Max: 1,706.2
Range: 54.6
Average: 1,676.6
Standard Deviation: 11.94 ft



5-104N-45W
Rock County
Minnesota

Boundary Center: 43° 50' 41.82, -96° 15' 27.48



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Field borders provided by Farm Service Agency as of 5/21/2008.

Property Images

Parcel 2

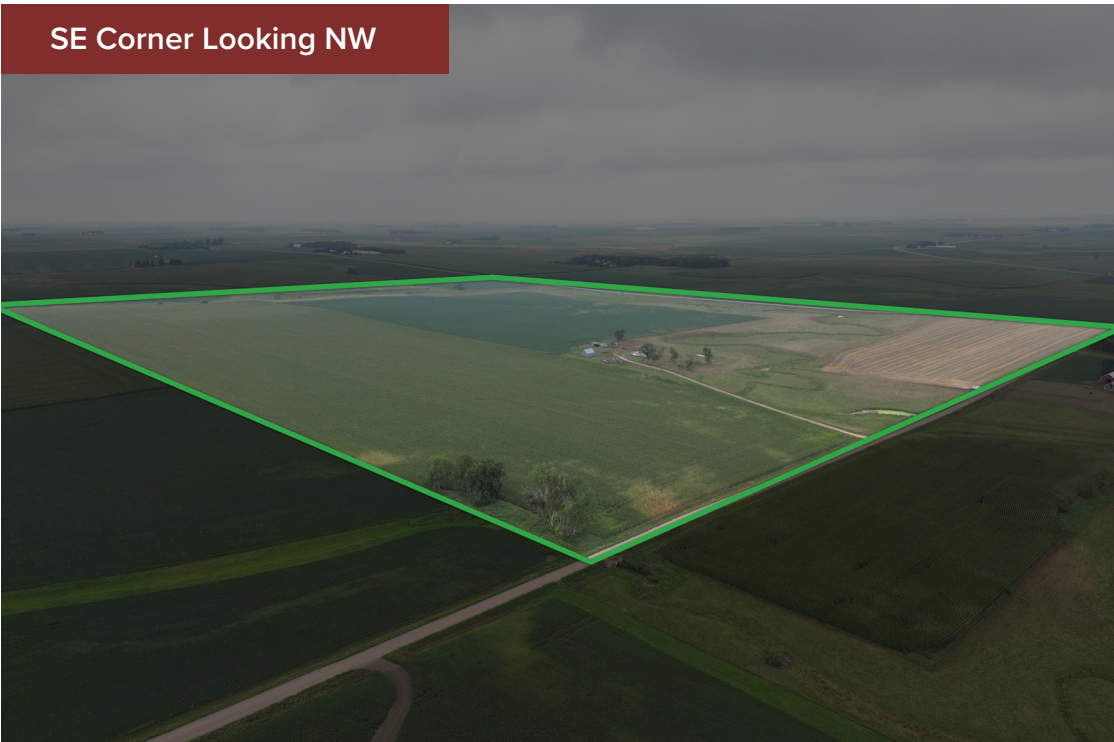
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NE Corner Looking SW

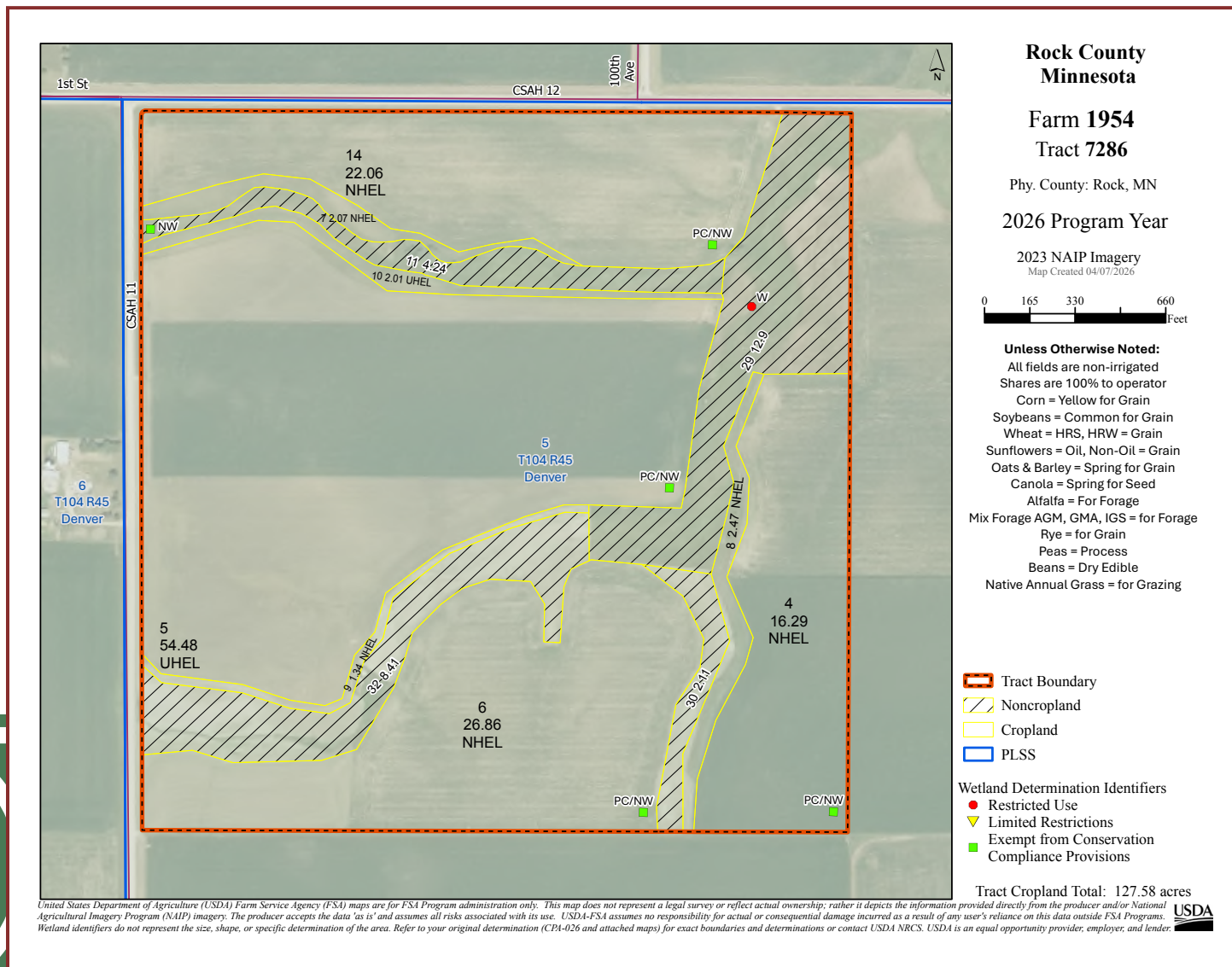


SE Corner Looking NW



FSA Aerial Map

Parcel 3



Property Information

Parcel 3



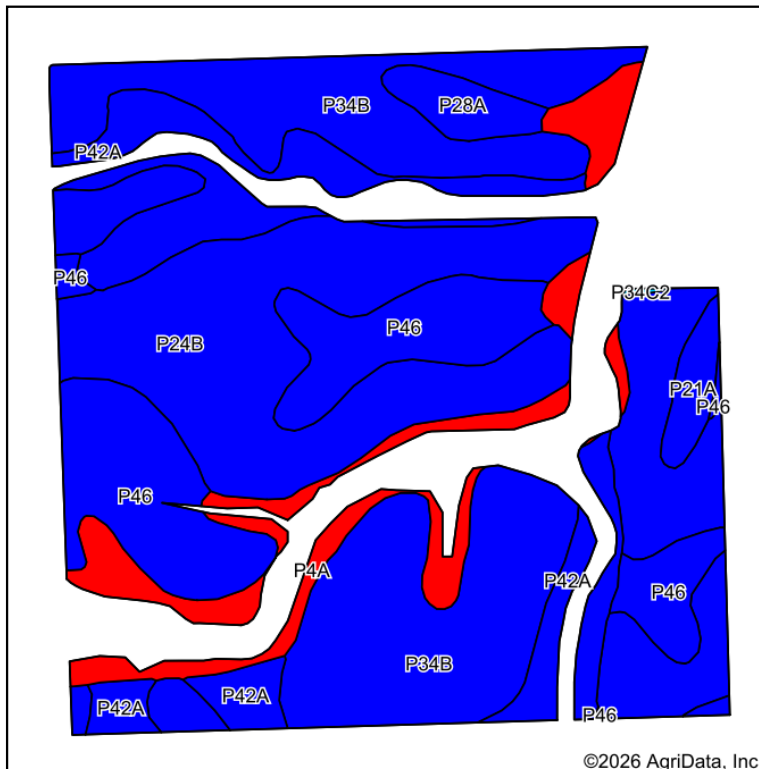
DESCRIPTION:	NW¼ Section 5-Township 104N-Range 45		
TAX ID#:	04-0027-000		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$4,212.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$4,212.00
FSA INFORMATION:	Total Acres	163.09± acres	
	FSA Tillable Acres	127.58± acres	
	Corn Base Acres	63.51± acres	
	Corn PLC Yield	143.00± bushels	
	Soybean Base Acres	64.05± acres	
	Soybean PLC Yield	42.00± bushels	
LEASE/RENT INFORMATION:	Leased through 2026. There is a current wind lease on the land.		
SOIL DESCRIPTION:	Splitrock silty clay, Moody silty clay, Calco silty clay, Whitewood silty clay, Trent silty clay.		
CROP PRODUCTIVITY INDEX (CPI):	87.7 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Natural drainage & waterways.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - Non-highly Erodible Lands, PC/NW - Prior Converted/No Wetlands, Tract contains a wetland or farmed wetland.		

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

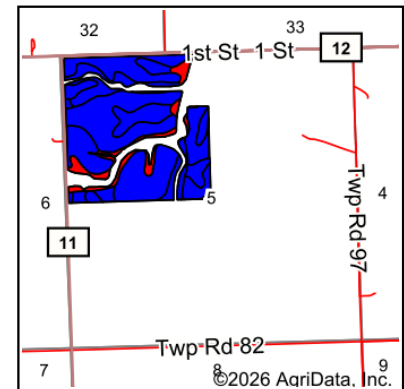
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Soils Map

Parcel 3



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Rock**
 Location: **5-104N-45W**
 Township: **Denver**
 Acres: **127.98**
 Date: **8/20/2026**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN133, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	45.32	35.4%		> 6.5ft.	Moderately well drained	Ile		0	91	68
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	29.78	23.3%		> 6.5ft.	Well drained	Ile		3528	95	76
P46	Trent silty clay loam, 0 to 3 percent slopes	20.53	16.0%		> 6.5ft.	Well drained	I	I	3415	100	77
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	16.57	12.9%		> 6.5ft.	Poorly drained	Ilw		4331	94	73
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	11.26	8.8%		> 6.5ft.	Poorly drained	Vw		4215	20	47
P28A	Ransom silty clay loam, 1 to 3 percent slopes	2.54	2.0%		> 6.5ft.	Somewhat poorly drained	Ie		0	99	82
P21A	Marcus silty clay loam, 0 to 2 percent slopes	1.91	1.5%		> 6.5ft.	Poorly drained	Ilw		0	93	75
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	0.07	0.1%		> 6.5ft.	Moderately well drained	Ille		0	83	60
Weighted Average							2.08	*-	2300.4	87.7	*n 70.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

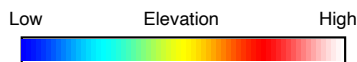
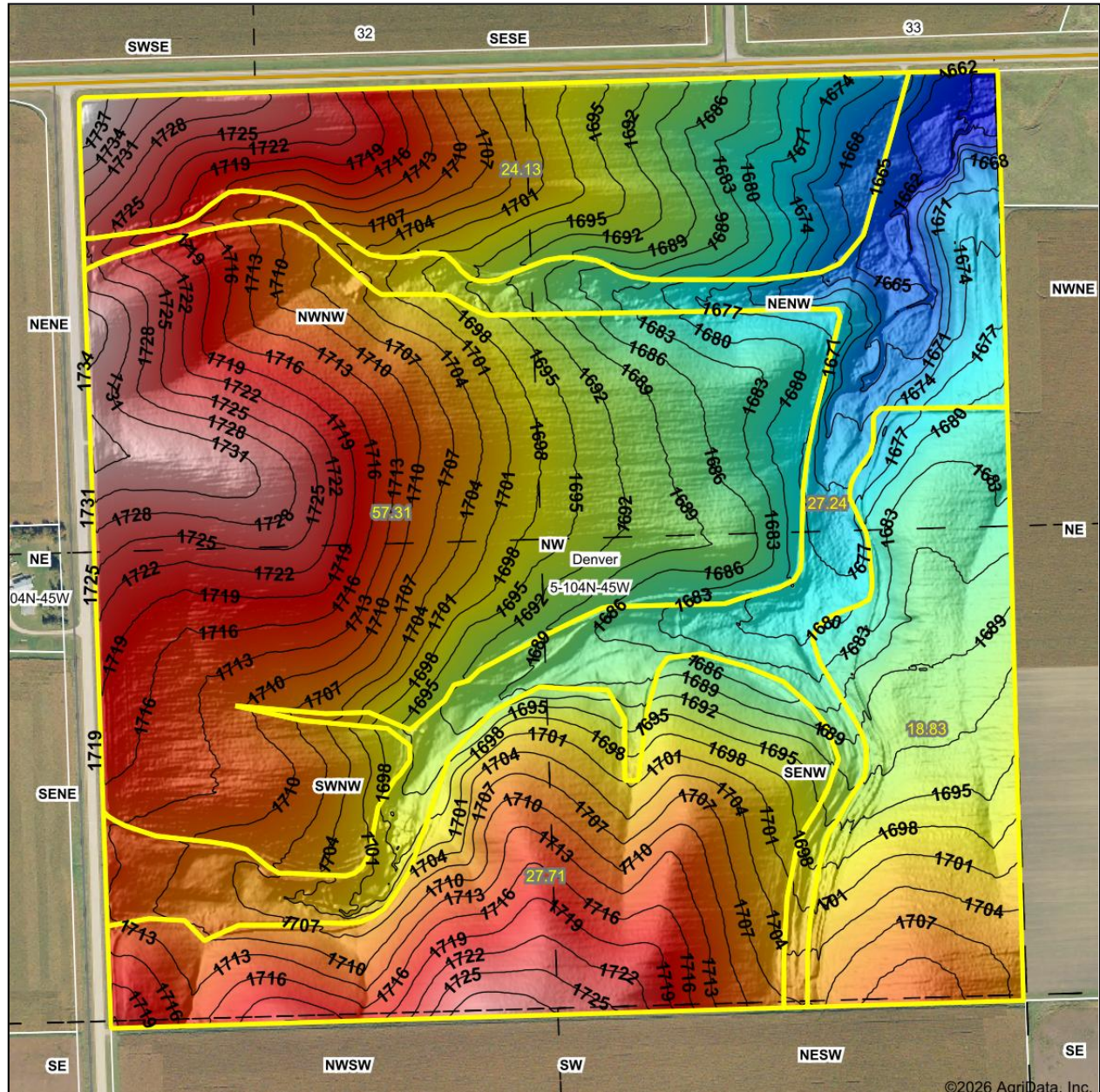
Soils data provided by USDA and NRCS.

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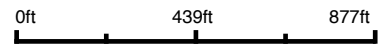
Topography Hillshade

Parcel 3

WINGERT
LAND SERVICES



Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,657.1
Max: 1,739.0
Range: 81.9
Average: 1,700.8
Standard Deviation: 17.03 ft



5-104N-45W
Rock County
Minnesota

Boundary Center: 43° 50' 41.9, -96° 16' 2.82

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Property Images

Parcel 3

SW Corner Looking NE



NW Corner Looking SE



Auction Instructions

AUCTION LOCATION AND TIME:

Big Top Tent Rentals
321 W Hatting St.
Luverne, MN 56156

Tuesday, Sept. 22, 2026 @ 11:00 a.m.

AGENT CONTACT:

Spencer Mesman
Land Specialist
Auctioneer #59-82
C: 507.220.2781 | O: 507.248.5263
spencer@wingertlandservices.com

Auction Format

This auction will be offered in a multi-parcel format and will be offered as Parcel 1 (164.00± acres), Parcel 2 (163.18± acres) and Parcel 3 (163.09± 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., 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."

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 17, 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.



Notes

[illegible]

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
Broker, Accredited Land Consultant
Licensed in MN, IA
geoff@wingertlandservices.com
507.317.6266



Anna Mead
Land Specialist, Licensed in MN
anna@wingertlandservices.com
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