

FARMLAND AUCTION



160.00± ACRES

Johannsen Farm

New Richland Township, Waseca County, Minnesota



AUCTION LOCATION AND TIME

Friday, July 31, 2026 @ 11:00 a.m.

New Richland City Hall

203 Broadway Avenue N, New Richland, MN 56072

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

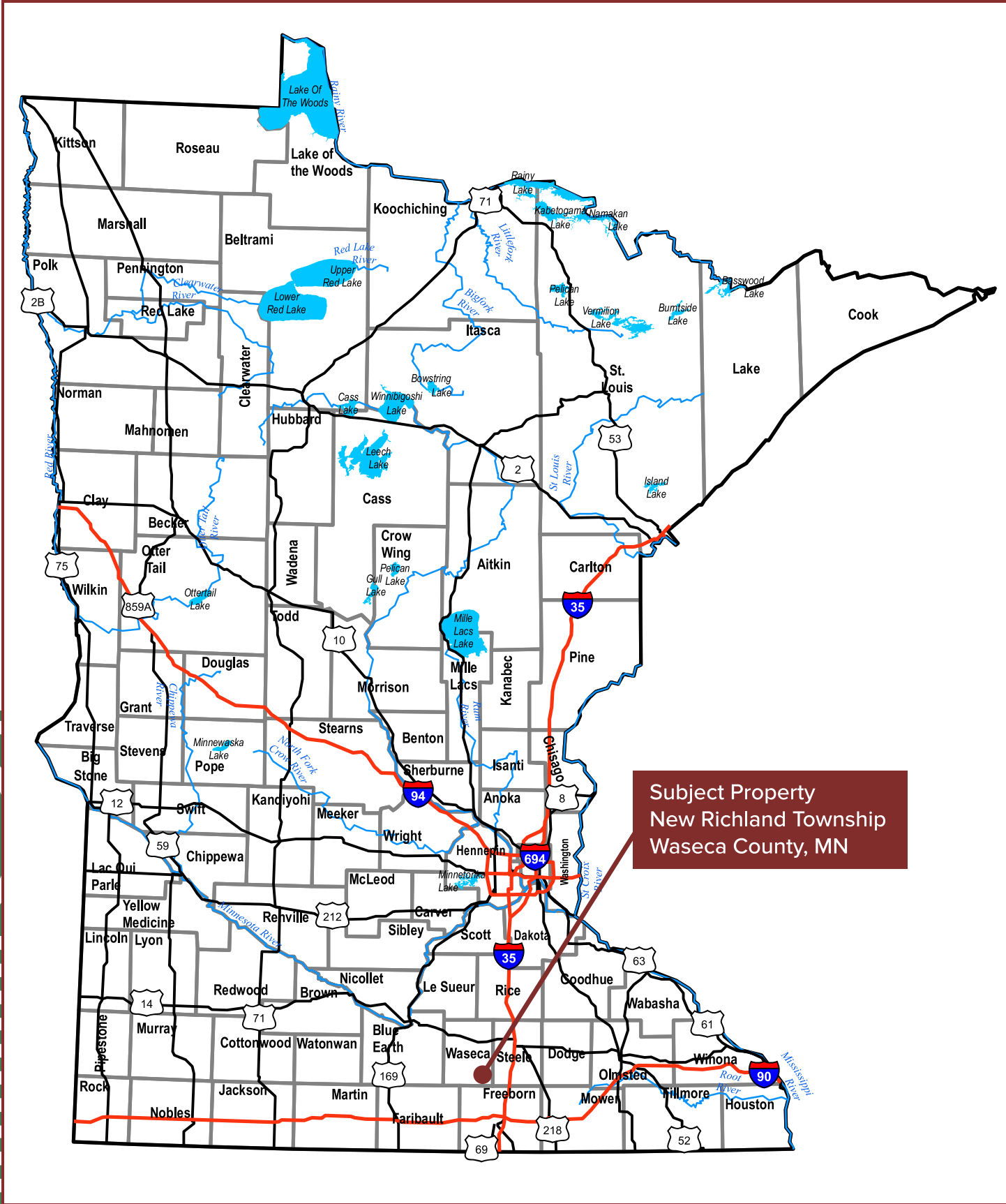
AUCTIONEER #83-50

geoff@wingertlandservices.com

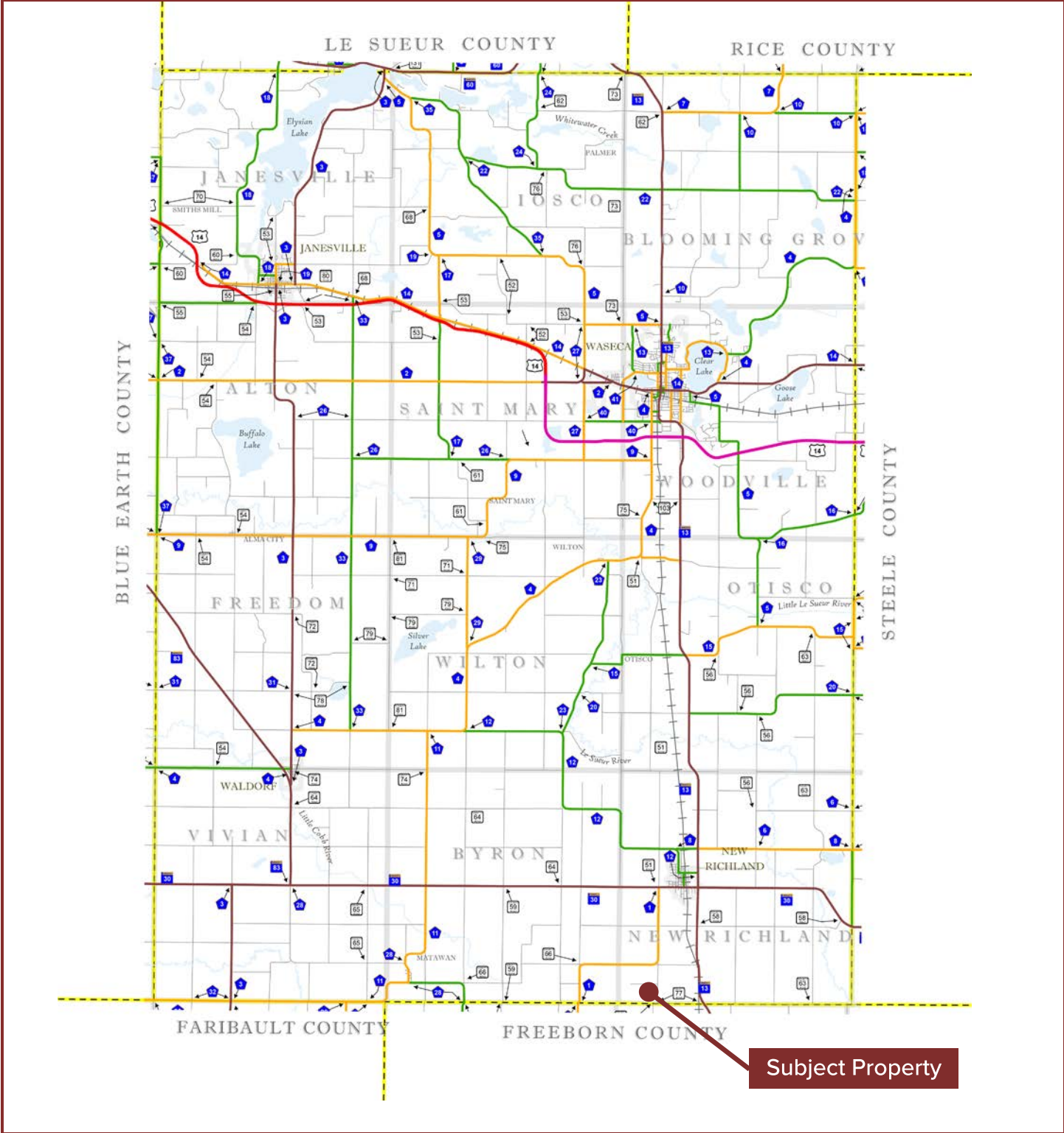
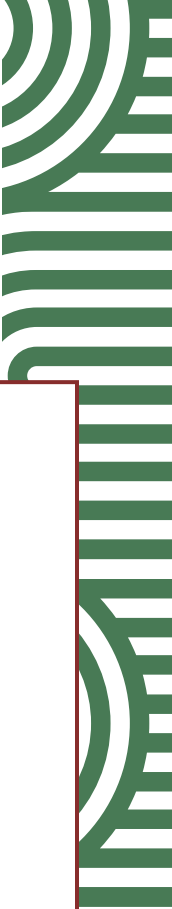
C: 507.317.6266 | O: 507.248.5263

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Waseca County Minnesota



New Richland Township

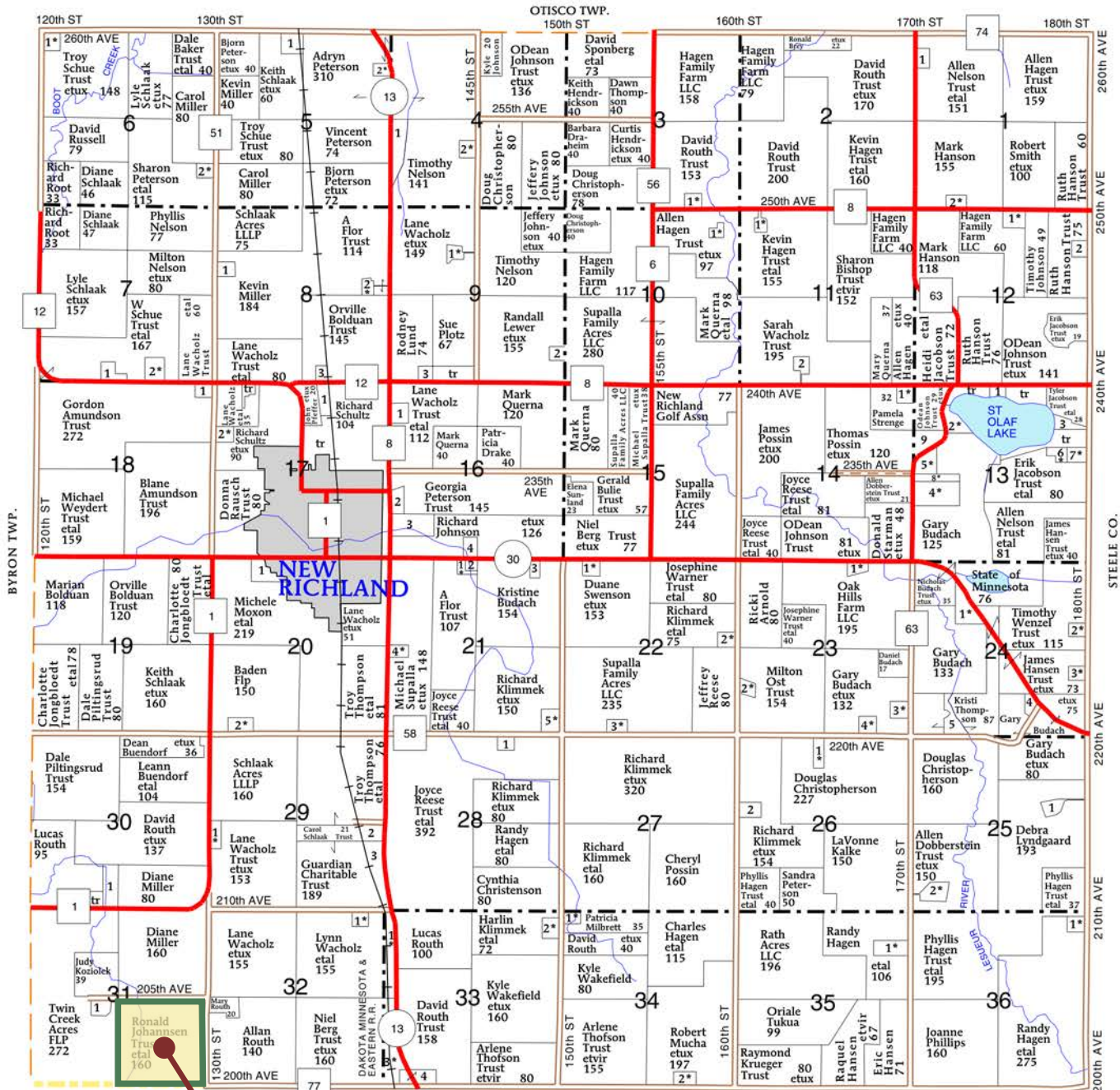
Waseca County | T105N-R22W

T-105-N

NEW RICHLAND PLAT

R-22-W

(Landowners)



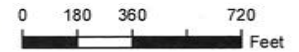
Subject Property

FSA Aerial Map

USDA United States Department of Agriculture
Waseca County, Minnesota

Farm 5881
Tract 12

2026 Program Year
Map Created December 18, 2025



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: 152.10 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 2023 NAIP imagery.

Property Information

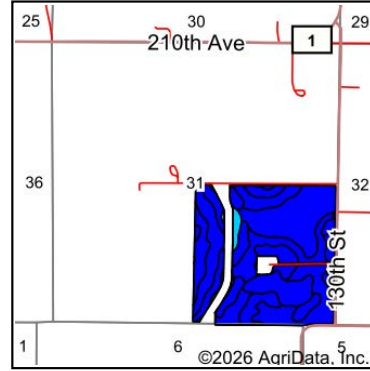
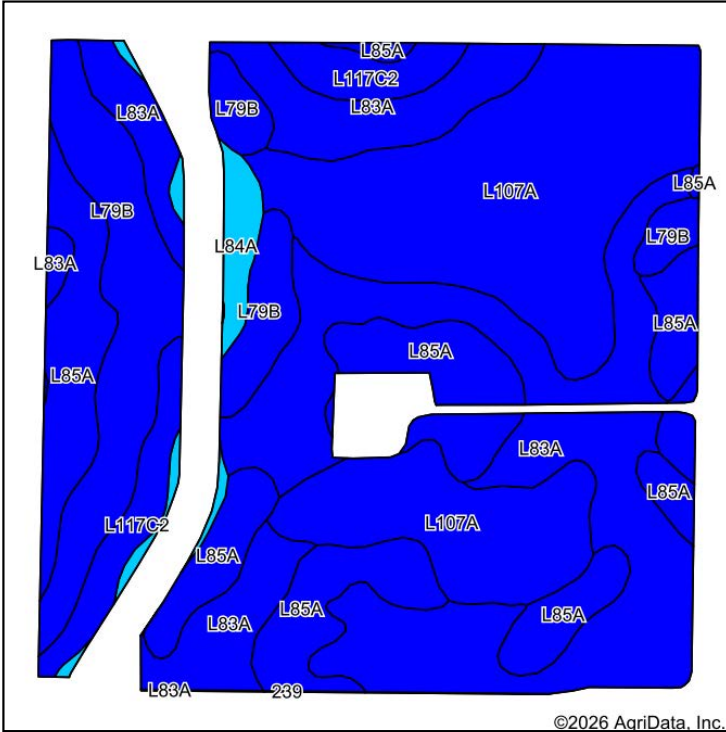
DESCRIPTION:	SE 1/4 Sec31-T105N-R22W	
TAX ID#:	070310200	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$10,771.74
	Special Assessment – Ditch Assessment	\$26.26
	Total Estimated Tax & Specials	\$10,798.00
FSA INFORMATION:	Total Acres	160.00± acres
	FSA Tillable Acres	143.40± acres
	Corn Base Acres	70.79± acres
	Corn PLC Yield	123.00± bushels
	Soybean Base Acres	70.79± acres
	Soybean PLC Yield	34.00± bushels
LEASE/RENT INFORMATION:	Leased for the 2026 crop year. Farm is available to farm or lease in 2027. Lease provides rent for tillable acres and additional payment for use of building site, grain bins, and storage buildings. Contact Geoff Mead for more information.	
SOIL DESCRIPTION:	Webster clay loam, Canisteo-Glencoe complex, Nicollet clay loam, Clarion loam. See Soil Maps.	
CROP PRODUCTIVITY INDEX (CPI):	93.6 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains and laterals with outlet to Bolt Creek. See tile map and contact Geoff Mead for further documentation.	
CRP:	8.7 Acres, Annual Payment: \$1,688 or \$194/ac. Contract Expiration: 9/30/2029	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, HEL - Highly Erodible Lands, NHEL - No Highly Erodible Lands Wetland determinations not complete.	
WELL & SEPTIC:	Minnesota Unique Well ID: 422699	
OTHER:	This property is subject to a drainage agreement for a 14" tile main connected to the neighboring parcels to the east. Please contact Geoff Mead for more information.	

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.

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Soils Map



State: **Minnesota**
 County: **Waseca**
 Location: **31-105N-22W**
 Township: **New Richland**
 Acres: **143.4**
 Date: **4/24/2026**



Soils data provided by USDA and NRCS.

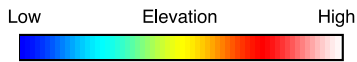
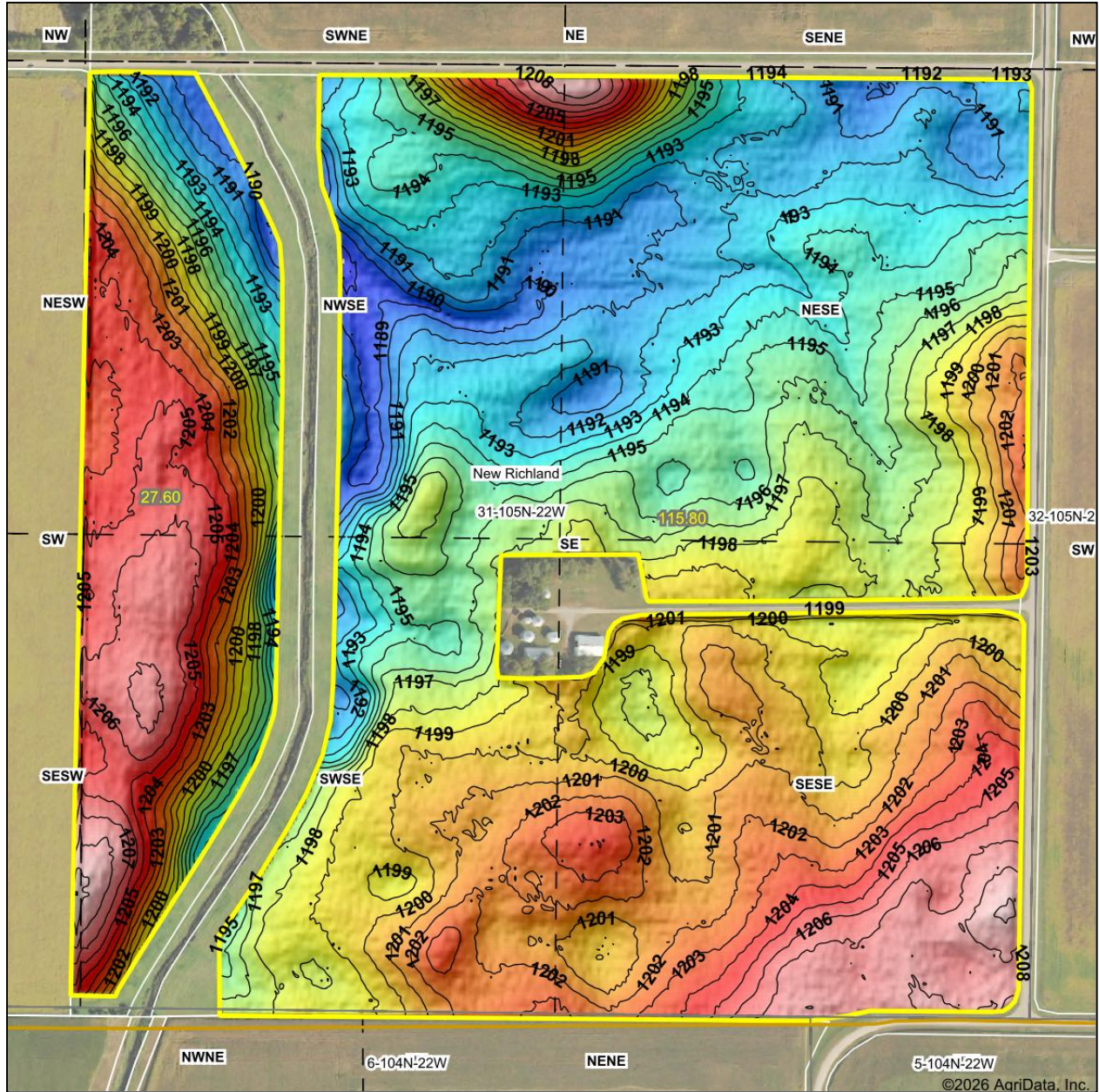
Area Symbol: MN047, Soil Area Version: 21
 Area Symbol: MN161, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	45.42	31.7%		> 6.5ft.	Poorly drained	IIw	93	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	41.19	28.7%		> 6.5ft.	Poorly drained	IIw	91	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.95	19.5%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L79B	Clarion loam, 2 to 6 percent slopes	18.51	12.9%		> 6.5ft.	Moderately well drained	Ile	95	83
L117C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.80	4.7%		> 6.5ft.	Well drained	IIIe	92	70
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.43	2.4%		> 6.5ft.	Very poorly drained	IIlw	86	77
L83A	Webster clay loam, 0 to 2 percent slopes	0.10	0.1%		> 6.5ft.	Poorly drained	IIw	93	83
Weighted Average							1.88	93.6	*n 81.3

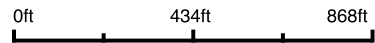
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 1
 Min: 1,187.6
 Max: 1,210.1
 Range: 22.5
 Average: 1,198.3
 Standard Deviation: 5.02 ft



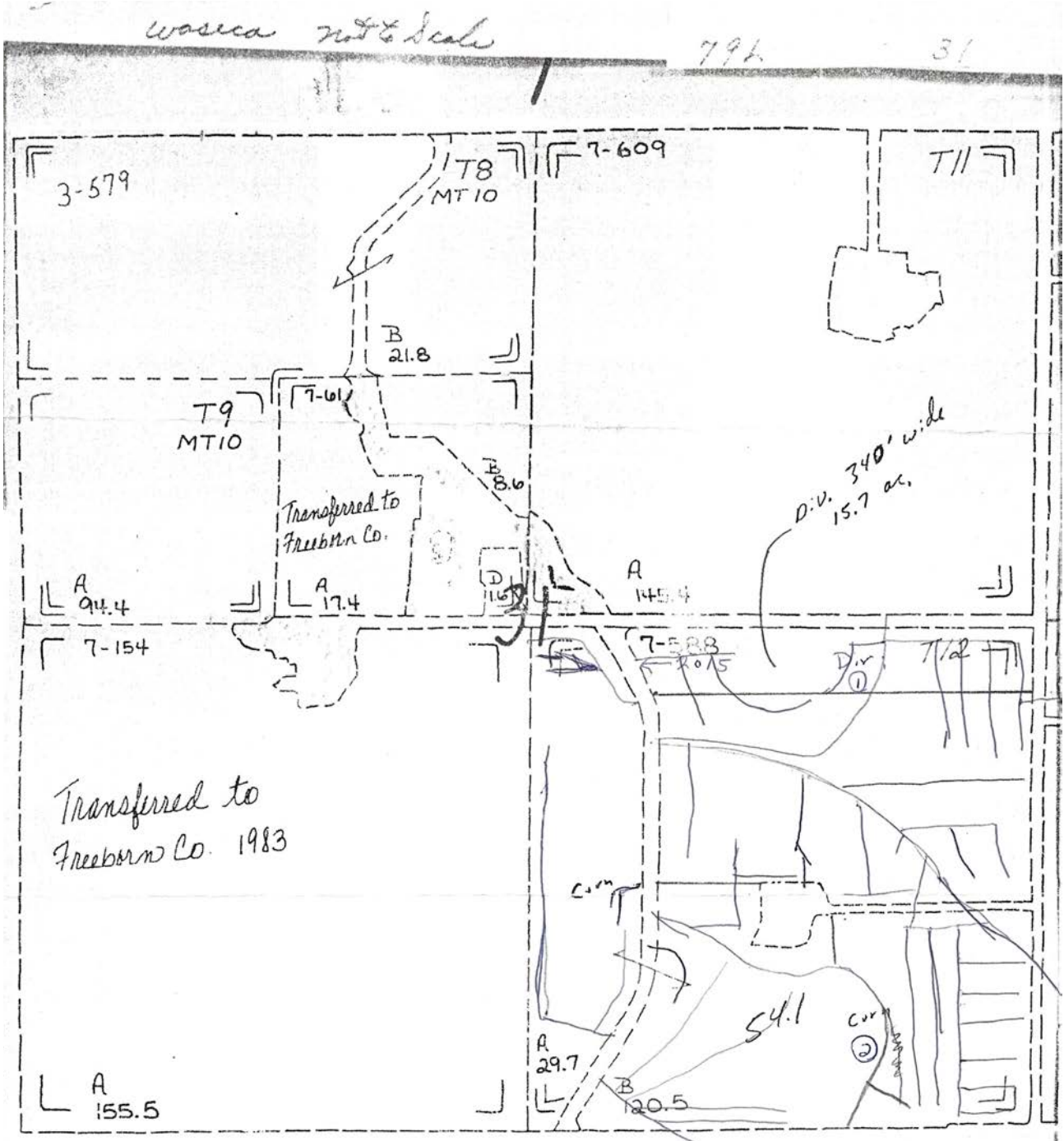
31-105N-22W
 Waseca County
 Minnesota

Boundary Center: 43° 51' 6.13, -93° 30' 43.97



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

Tile Map



This tile map is an approximation only.

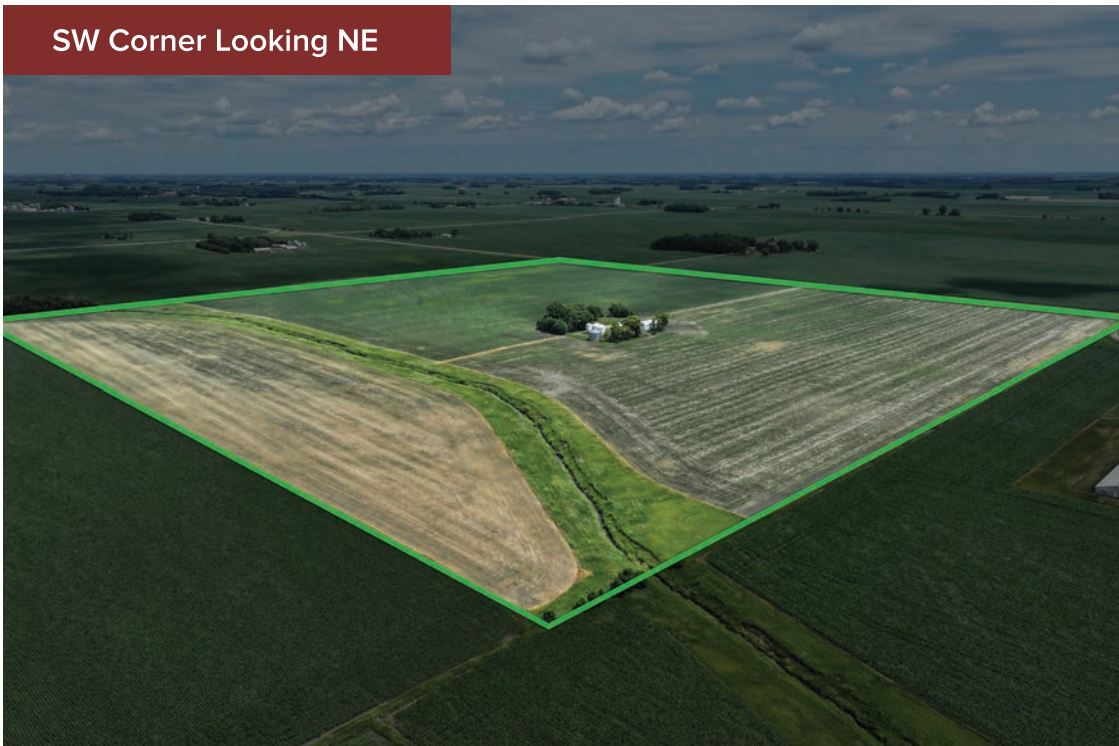
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Property Images

NE Corner Looking SW



SW Corner Looking NE



Property Images



NW Corner Looking SE



SE Corner Looking NW



Property Images

Building Site (view from East)



Storage Building



Property Images



Storage Building



Building Site (view from West)



Auction Instructions

AUCTION LOCATION AND TIME:

New Richland City Hall
203 Broadway Avenue N
New Richland, MN 56072

Friday, July 31, 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
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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 p.m., Thursday, July 30, 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

Buyer and Seller shall prorate 2026 real estate taxes, special assessments, and lease income to the date of closing. 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

Lease income and taxes to be prorated to date of closing.

The remaining balance of the purchase price, without interest, will be due on or before Tuesday, September 15, 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.

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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