

FARMLAND AUCTION

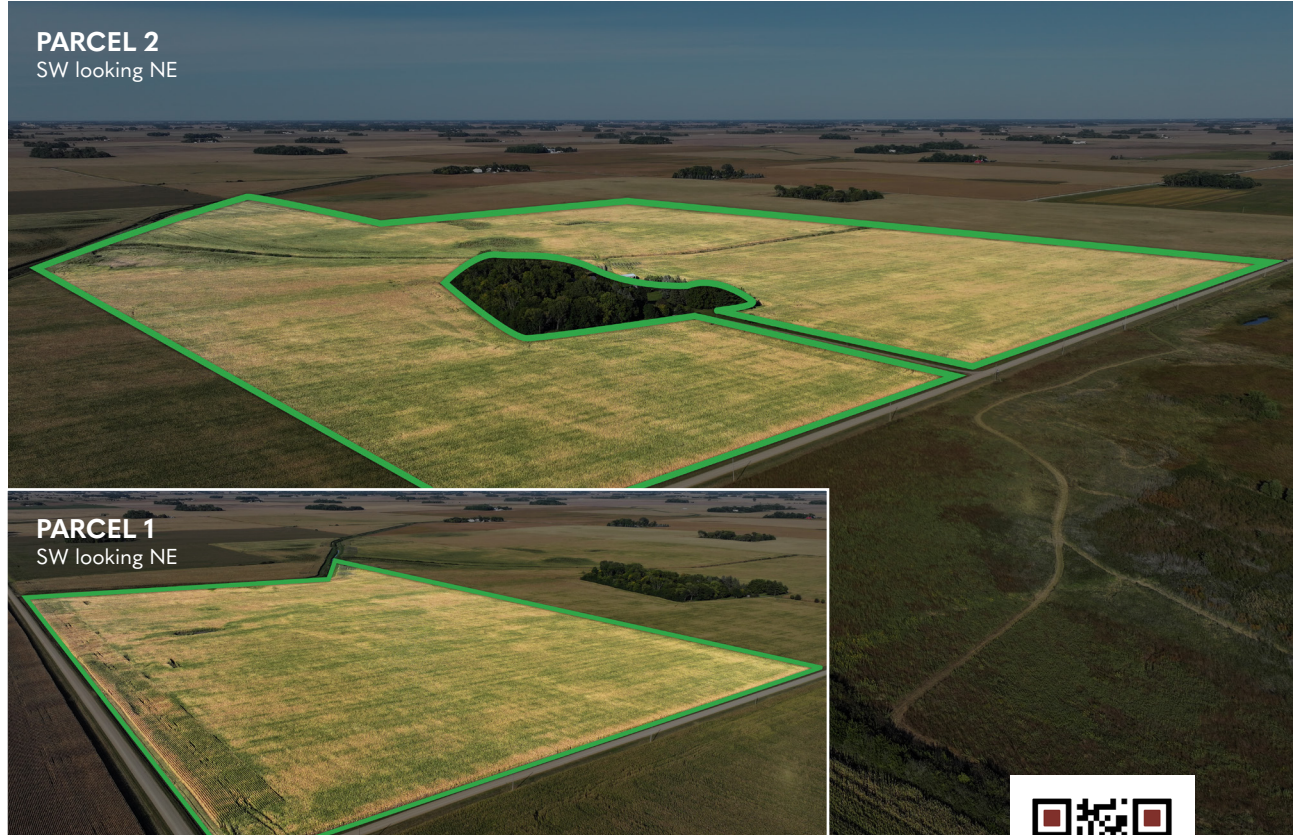


WINGERT
LAND SERVICES

228.00± ACRES

Kuhlman Farm

Bismark Township, Sibley County, Minnesota



AUCTION LOCATION AND TIME

Tuesday November 10, 2026 @ 11:00 a.m.

Winthrop City Hall, Community Room (second floor)
305 N. Main Street, Winthrop, MN 55396



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

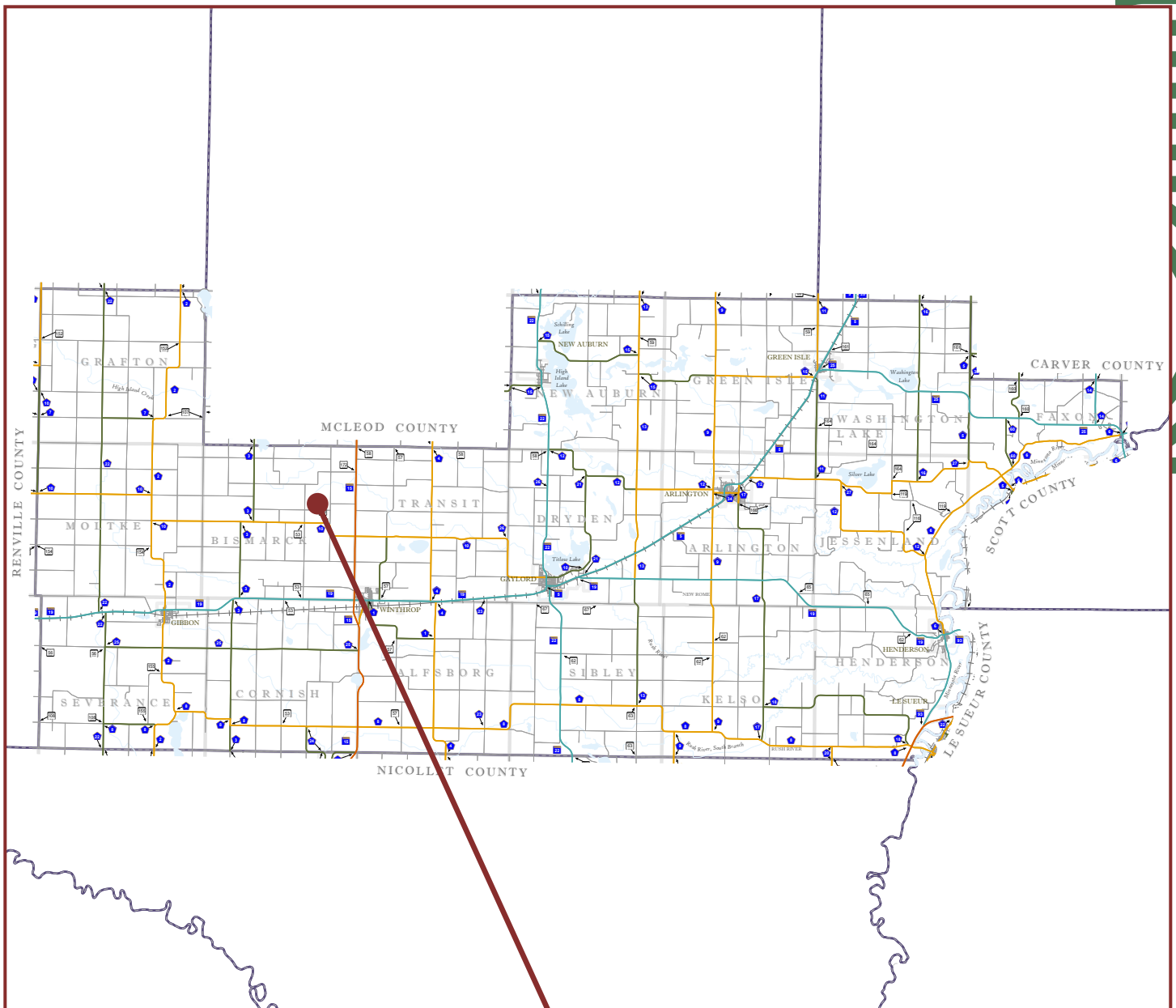
C: 507.317.6266 | O: 507.248.5263

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Sibley County Minnesota

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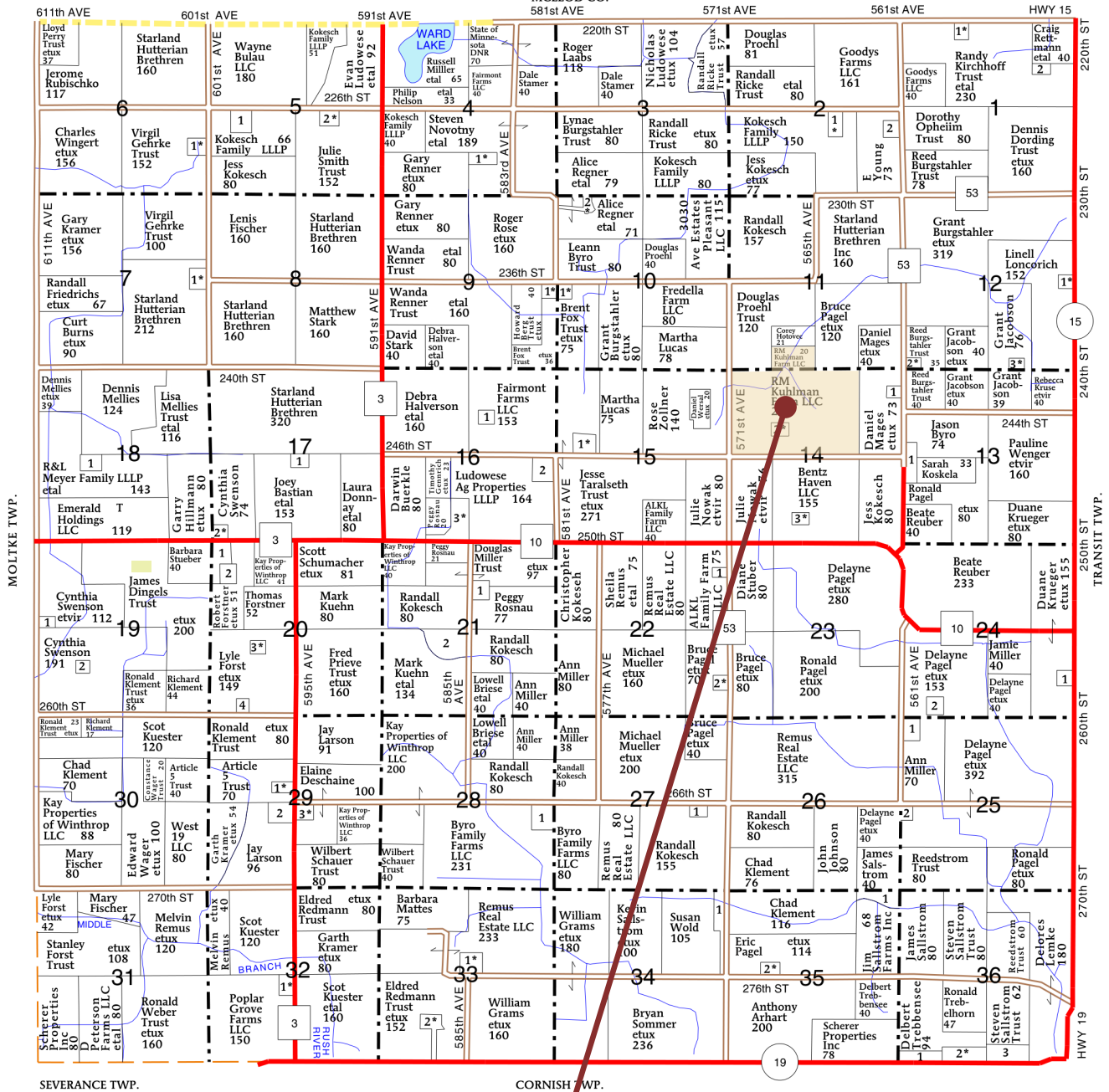
Subject Property

Sibley County | T113N-R30W

R-30-W

MCLEOD CO.

MCLEOD CO.



Subject Property

FSA Aerial Map

Parcel 1

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**Sibley County
Minnesota**

**Farm 4187
Tract 9704**

Phy. County: Sibley, MN

2026 Program Year

2023 NAIP Imagery
Map Created 03/25/2026

0 205 410 820 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

Noncropland

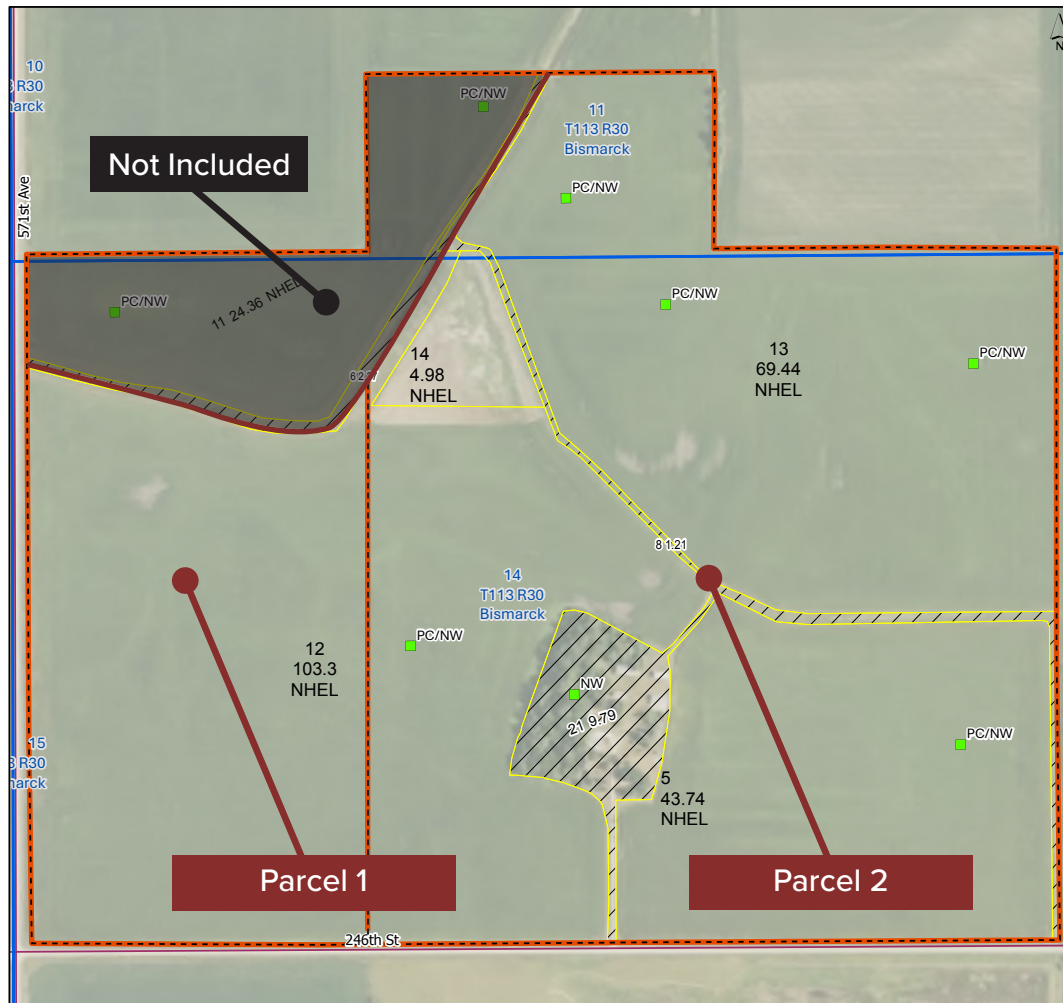
Cropland

PLSS

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

Tract Cropland Total: 245.82 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.



Property Information

Parcel 1

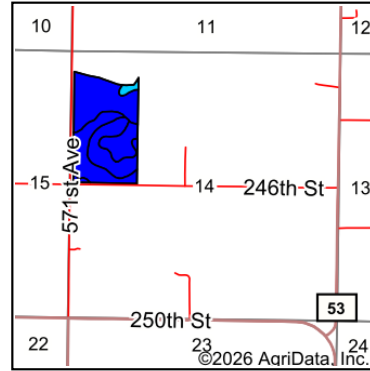
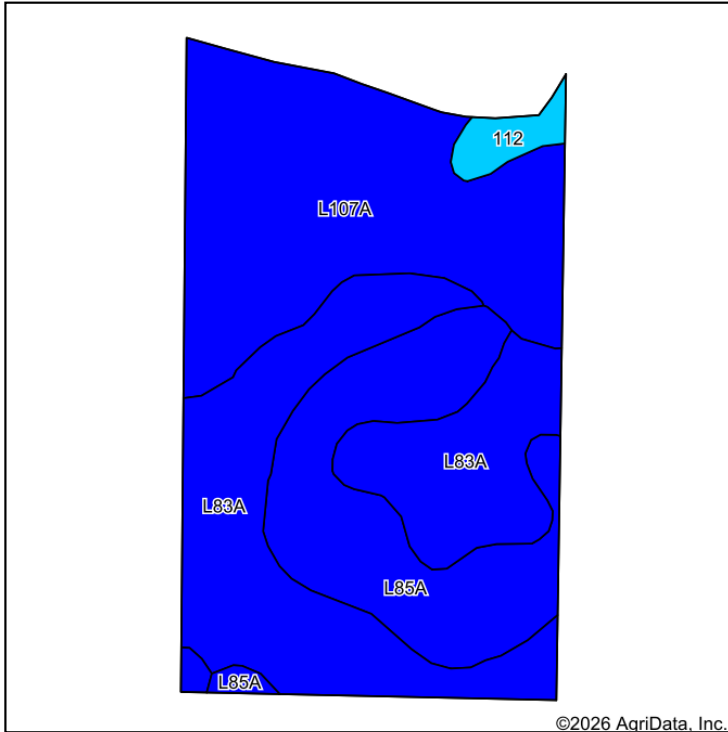
DESCRIPTION:	W 1/2 NW 1/4 Laying south of open ditch Section 14-Township 113N-Range 30W		
TAX ID#:	10-1401-000		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$3,836.43
	Special Assessment		\$325.17
	Total Estimated Tax & Specials		\$4,161.60
FSA INFORMATION:	Total Acres		64.20± acres
	FSA Tillable Acres		60.10± acres
	Corn Base Acres		32.34± acres
	Corn PLC Yield		158.00± bushels
	Soybean Base Acres		27.06± acres
	Soybean PLC Yield		41.00± bushels
*Tillable acreage shown on the survey differs from FSA records. Broker measurements generally support the survey acreage. Buyers should independently verify tillable acres.			
Deeded acres are estimated. If Parcels 1 and 2 are purchased by different buyers, a survey will be completed to establish the final deeded acreage. The purchase price will be adjusted based on the surveyed acreage and the final per-acre bid price established at auction.			
LEASE/RENT INFORMATION:	Farm is leased through 2026 crop year.		
SOIL DESCRIPTION:	Webster Clay loam, Canisteo-Clay loam, Nicollet Clay loam, Harps Clay loam - See Soil Map.		
CROP PRODUCTIVITY INDEX (CPI):	93.6 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Private mains & laterals with outlet to open ditch outlet CD-18 - See Tile Map. A drainage agreement for repair, maintenance, and improvement of tile lines will be drafted and signed by both parties if parcel 1 and Parcel 2 are purchased by separate buyers.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands.		
ACCESS AGREEMENT:	Seller and the owner of the building site will provide an access agreement allowing semi traffic to use the existing driveway to the south edge of the building site during harvest. From there, traffic will exit the driveway to the east and use a field drive around the east side of the building site to access the ditch crossing. The buyer will be responsible for creating and maintaining the field drive on the parcel being purchased. The agreement will outline permitted use and maintenance responsibilities.		

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: **Sibley**
Location: **14-113N-30W**
Township: **Bismarck**
Acres: **59.54**
Date: **9/21/2026**

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

Area Symbol: MN143, Soil Area Version: 22

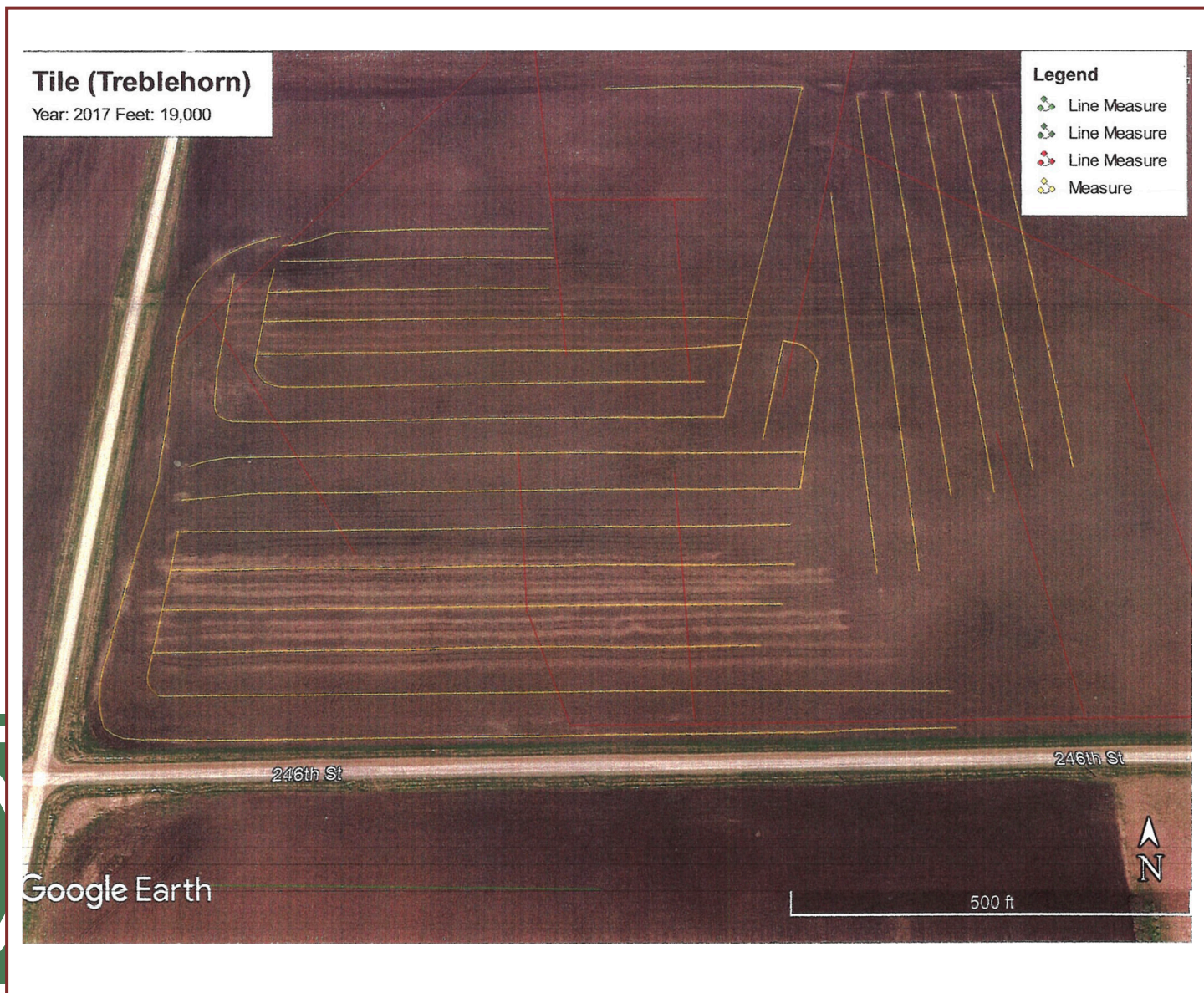
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	22.47	37.8%		> 6.5ft.	Poorly drained	IIw	93	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	21.80	36.6%		> 6.5ft.	Poorly drained	IIw	91	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.88	23.3%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
112	Harps clay loam, 0 to 2 percent slopes	1.39	2.3%		> 6.5ft.	Poorly drained	IIw	90	82
Weighted Average							1.77	93.6	*n 81.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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NE Corner Looking SW

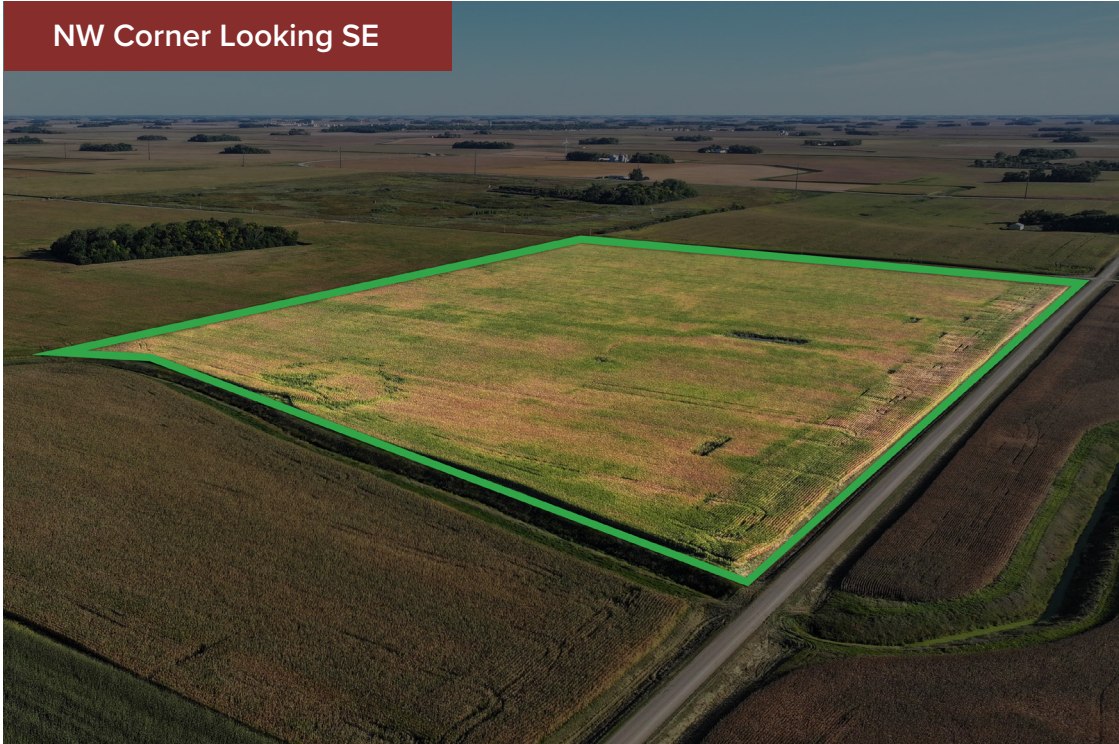


SE Corner Looking NW



Property Images

NW Corner Looking SE



SW Corner Looking NE



FSA Aerial Map

Parcel 2

WINGERT
LAND SERVICES

**Sibley County
Minnesota**

**Farm 4187
Tract 9704**

Phy. County: Sibley, MN

2026 Program Year

2023 NAIP Imagery
Map Created 03/25/2026

0 205 410 820 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

Noncropland

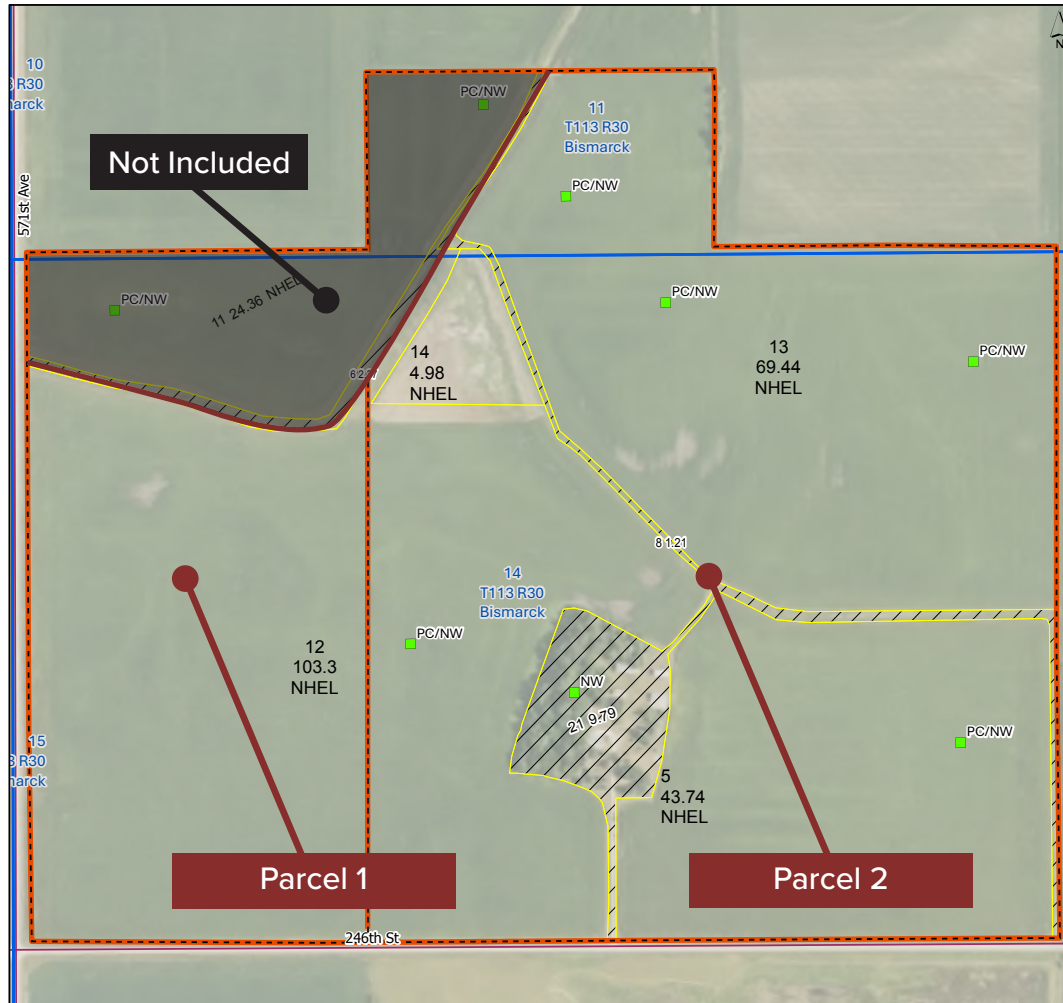
Cropland

PLSS

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 245.82 acres



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Property Information

Parcel 2

DESCRIPTION:	W 1/2 NW 1/4 Laying south of open ditch Section 14-Township 113N-Range 30W		
TAX ID#:	10-1402-010, 10-1107-000		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$9,686.04
	Special Assessment		\$1,077.93
	Total Estimated Tax & Specials		\$10,766.97
FSA INFORMATION:	Total Acres		163.80± acres
	FSA Tillable Acres		161.36± acres
	Survey Tillable Acres		156.60± acres
	Corn Base Acres		87.94± acres
	SCorn PLC Yield		158.00± bushels
	Soybean Base Acres		73.56± acres
	Soybean PLC Yield		41.00± bushels
*Tillable acreage shown on the survey differs from FSA records. Broker measurements generally support the survey acreage. Buyers should independently verify tillable acres.			
Deeded acres are estimated. If Parcels 1 and 2 are purchased by different buyers, a survey will be completed to establish the final deeded acreage. The purchase price will be adjusted based on the surveyed acreage and the final per-acre bid price established at auction.			
LEASE/RENT INFORMATION:	Farm is leased through 2026 crop year.		
SOIL DESCRIPTION:	Canisteo-Glencoe, Klossner Muck, Webster Clay loam, Nicollet Clay loam - See Soil Map.		
CROP PRODUCTIVITY INDEX (CPI):	90.3 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Private mains & laterals with outlet to open ditch outlet CD-18 and private open ditch - See Tile Map. A drainage agreement for repair, maintenance, and improvement of tile lines will be drafted and signed by both parties if parcel 1 and Parcel 2 are purchased by separate buyers.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands.		
ACCESS AGREEMENT:	Seller and the owner of the building site will provide an access agreement allowing semi traffic to use the existing driveway to the south edge of the building site during harvest. From there, traffic will exit the driveway to the east and use a field drive around the east side of the building site to access the ditch crossing. The buyer will be responsible for creating and maintaining the field drive on the parcel being purchased. The agreement will outline permitted use and maintenance responsibilities.		

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

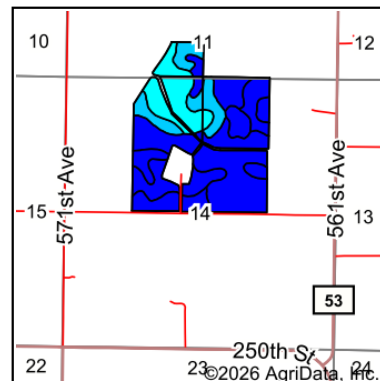
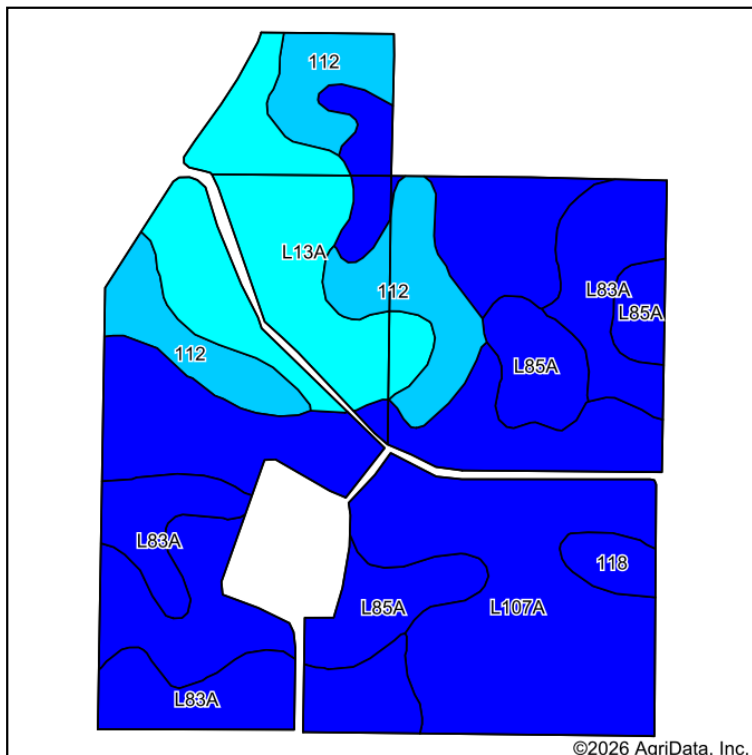
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Soils Map

Parcel 2

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State: **Minnesota**
County: **Sibley**
Location: **14-113N-30W**
Township: **Bismarck**
Acres: **160.11**
Date: **9/21/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN143, 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	64.66	40.4%		> 6.5ft.	Poorly drained	IIw	91	81
L13A	Klossner muck, 0 to 1 percent slopes	24.84	15.5%		> 6.5ft.	Very poorly drained	IIIw	77	84
L83A	Webster clay loam, 0 to 2 percent slopes	24.83	15.5%		> 6.5ft.	Poorly drained	IIw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	23.20	14.5%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
112	Harps clay loam, 0 to 2 percent slopes	20.11	12.6%		> 6.5ft.	Poorly drained	IIw	90	82
118	Crippin loam, 1 to 3 percent slopes	2.47	1.5%		> 6.5ft.	Somewhat poorly drained	Ie	100	86
Weighted Average							1.99	90.3	*n 82

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tile Map

Parcel 2



EXISTING TILE PRIOR TO ADDITIONAL TILING IN FALL 2014



Tile maps are an approximation only.
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Property Images

Parcel 2

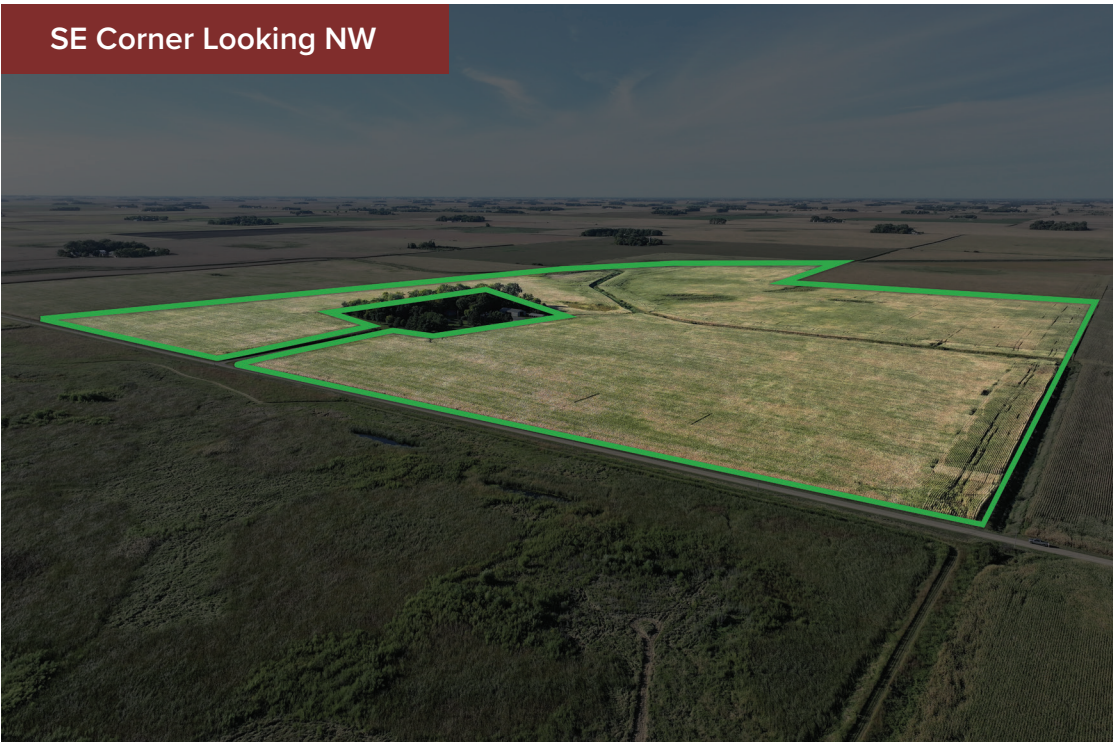
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NE Corner Looking SW



SE Corner Looking NW



Property Images

Parcel 2

SW Corner Looking NE



NW Corner Looking SE



Auction Instructions

AUCTION LOCATION AND TIME:

Winthrop City Hall, Community Room
305 N. Main Street
Winthrop, MN 55396

Tuesday, Nov. 10, 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 (64.20± acres) and Parcel 2 (163.80± 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 pm, Monday, November 9, 2026.

If online registration is not possible, please contact Geoff Mead at Wingert Land Services.

Bidding

All bids submitted at registration must be stated as a price per deeded acre and rounded to the nearest \$100. The highest registered bid will establish the opening bid for the live auction. All registered bidders will then have the opportunity to raise their bid through a live, competitive auction format.

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 Tuesday, December 29, 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 you have questions or would like additional details, we're here to help.



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