

FARMLAND AUCTION



WINGERT
LAND SERVICES

164.88± ACRES

Staloch Family Farm

Barber Township, Faribault County, Minnesota



AUCTION LOCATION AND TIME

Thursday, July 30, 2026 @ 1:00 p.m.

Blu Bair
100 S Main St, Delavan, MN 56023

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

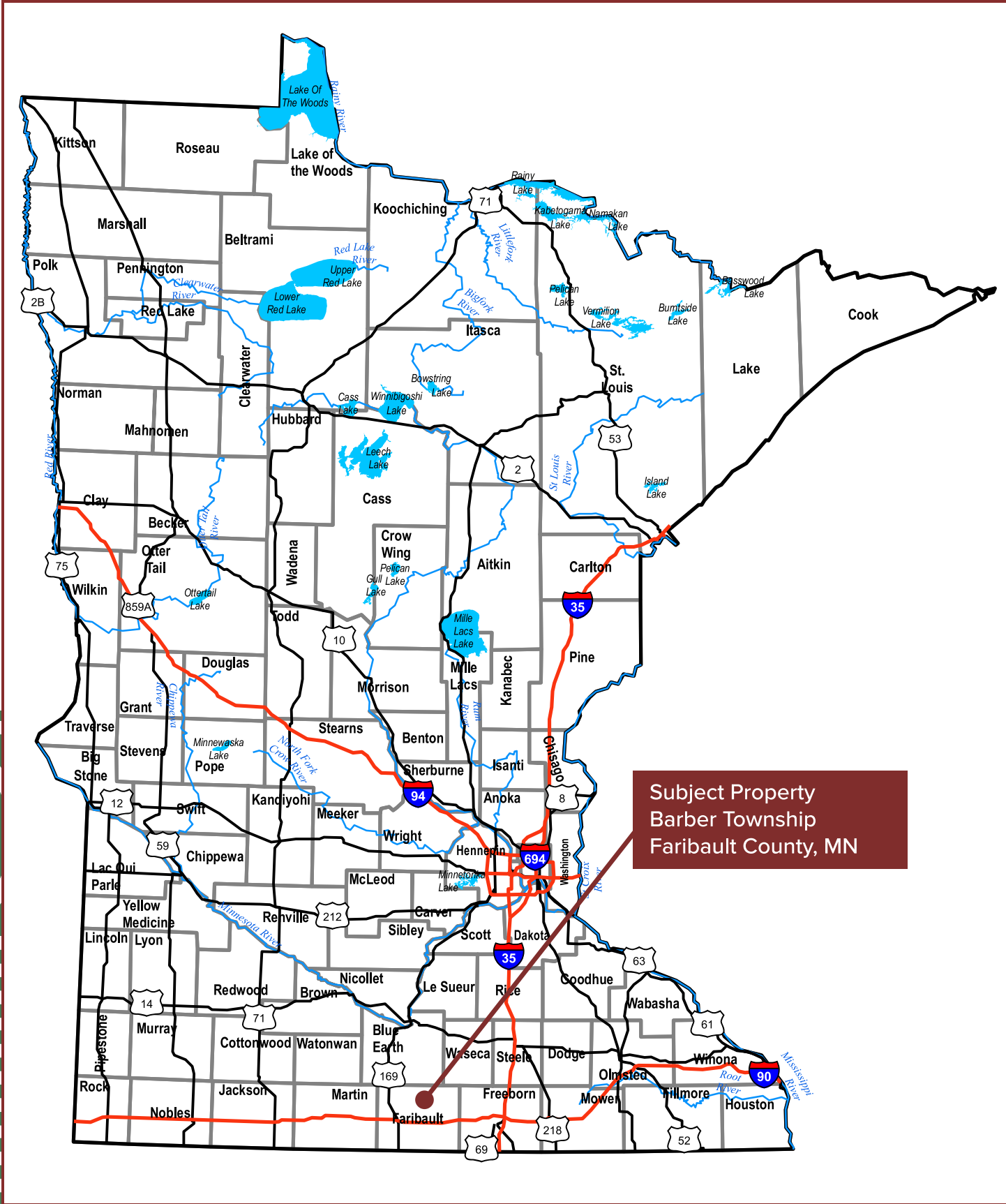
AUCTIONEER #83-50

geoff@wingertlandservices.com

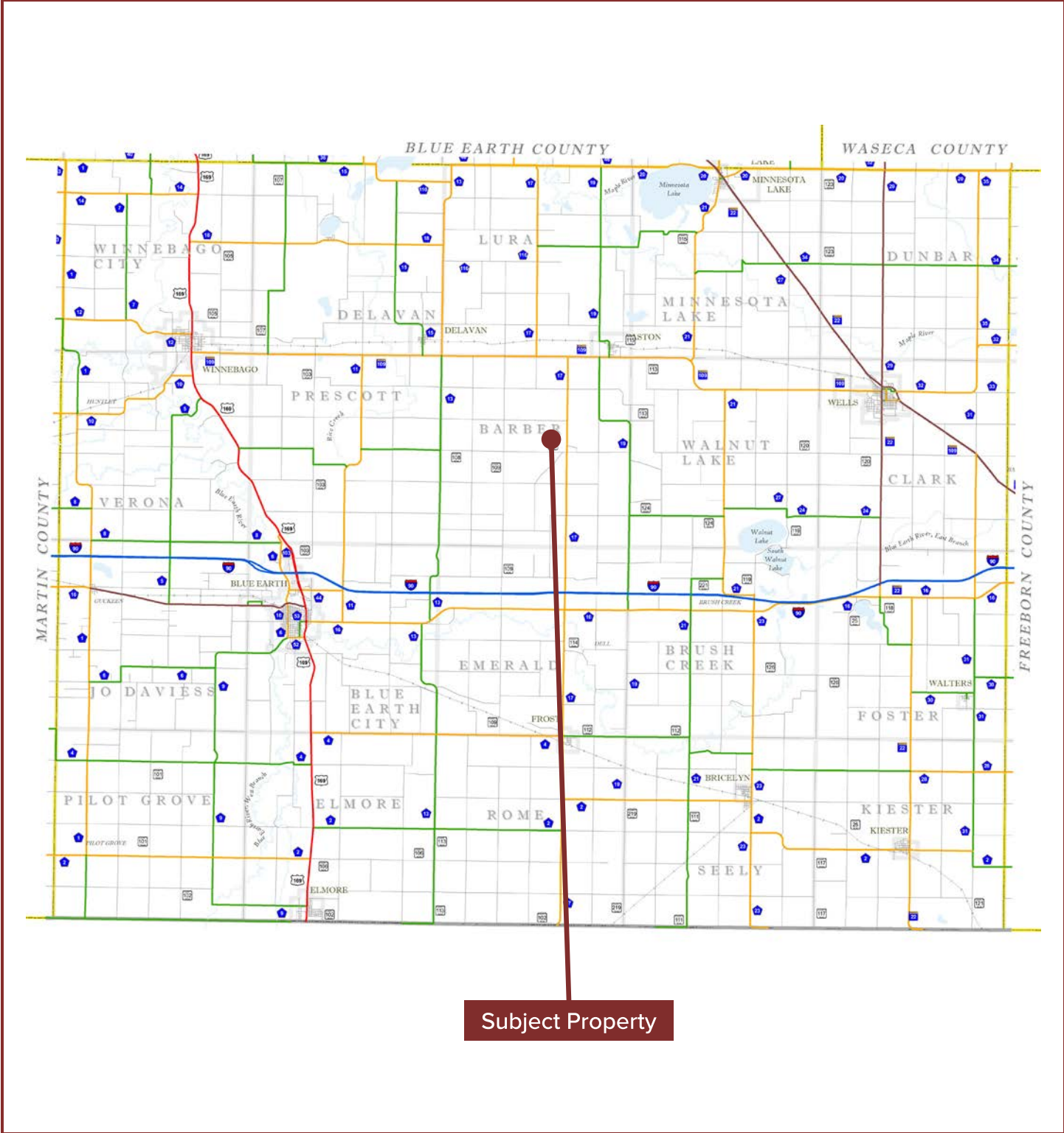
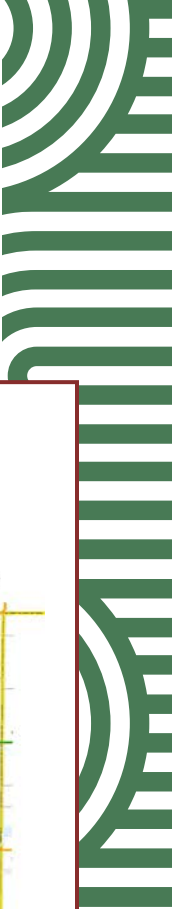
C: 507.317.6266 | O: 507.248.5263

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Faribault County Minnesota



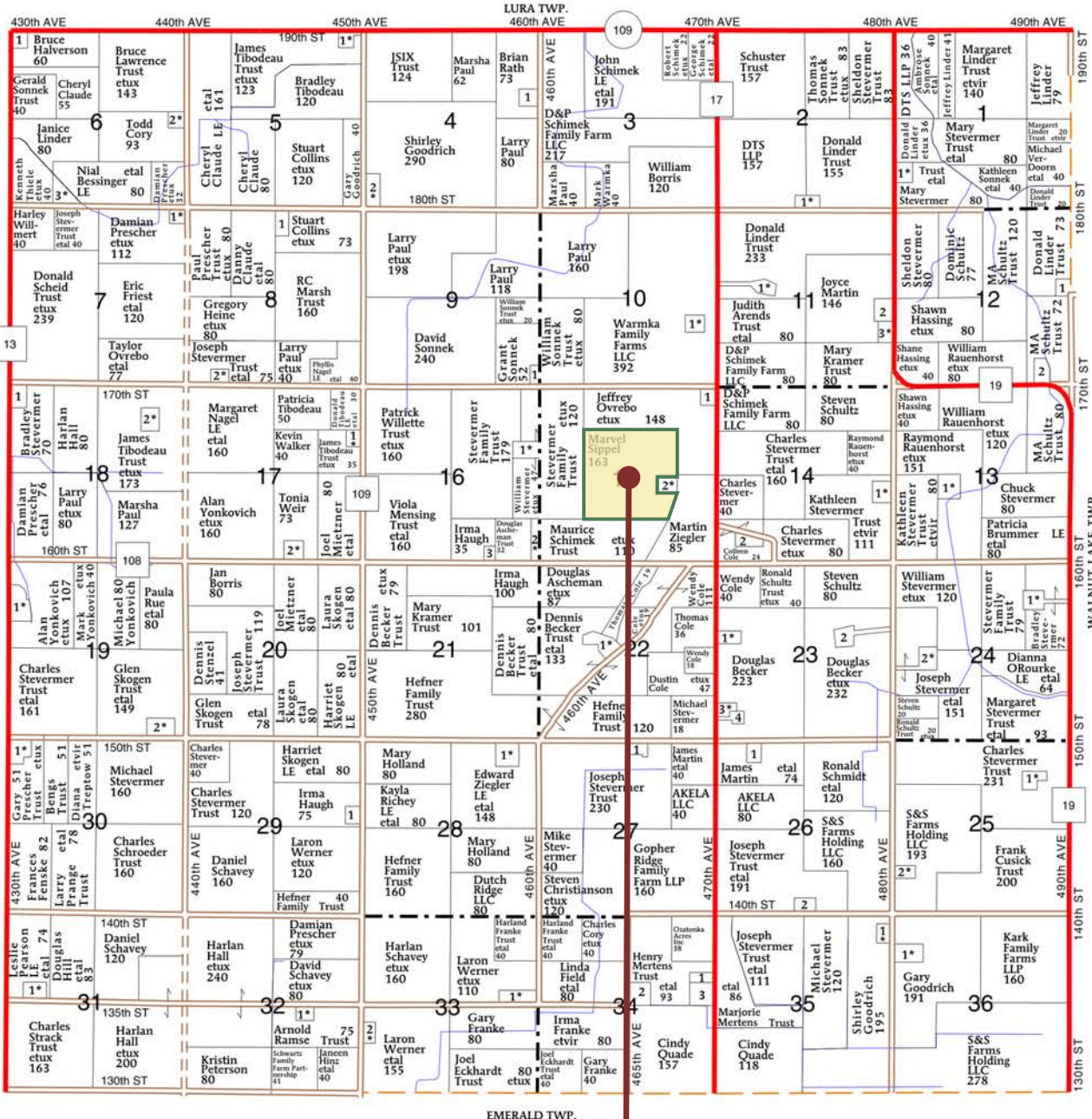
Barber Township

Faribault County | T103N-R26W

T-103-N

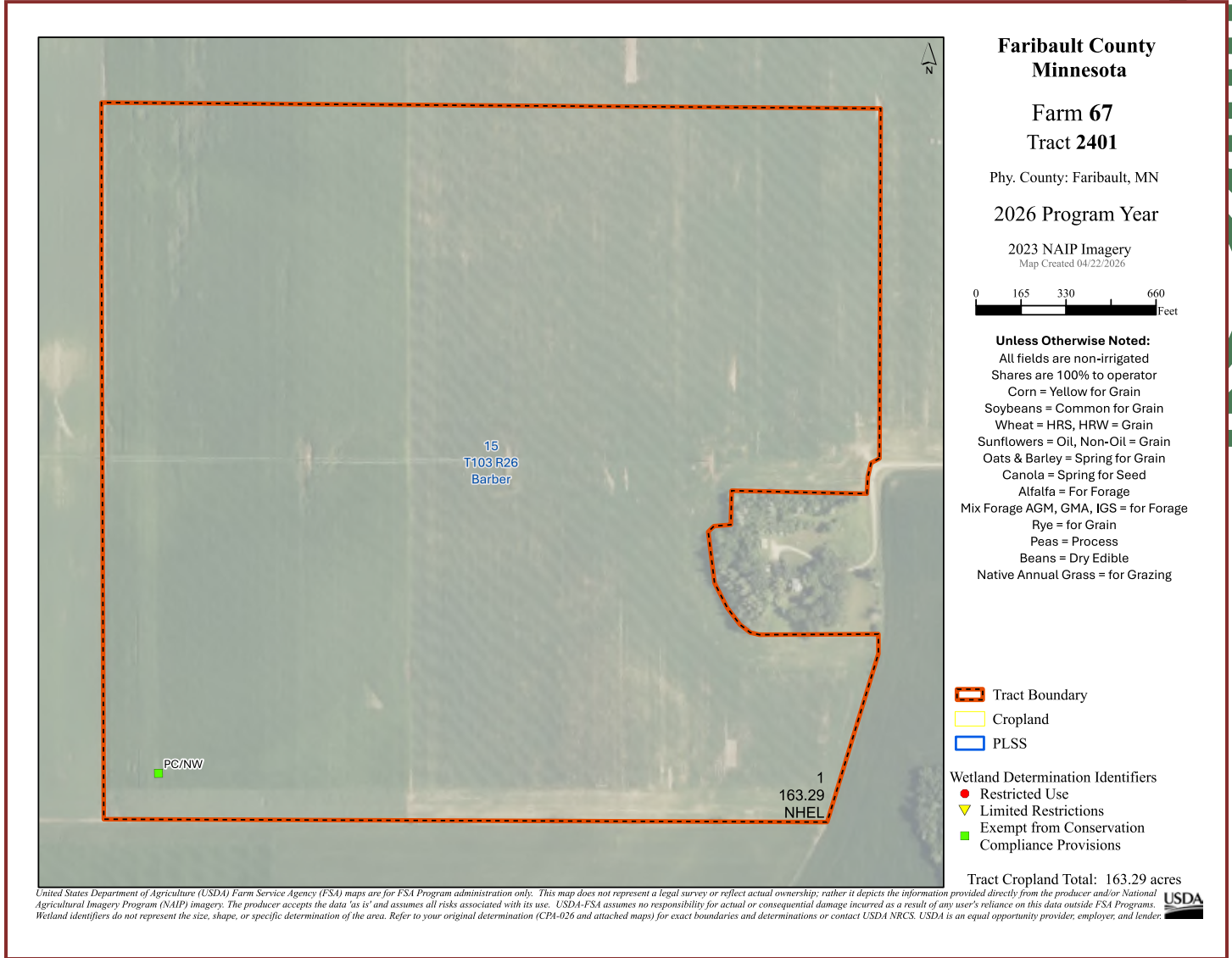
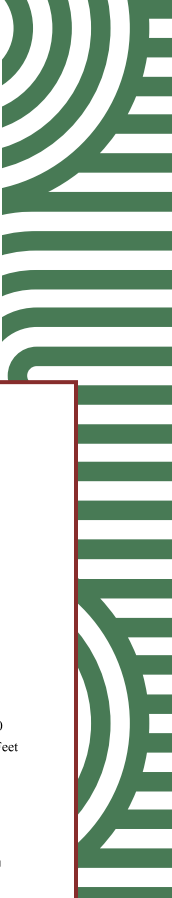
BARBER PLAT

R-26-W



Subject Property

FSA Aerial Map



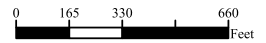
**Faribault County
Minnesota**

**Farm 67
Tract 2401**

Phy. County: Faribault, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/22/2026



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
- Cropland
- PLSS

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

Tract Cropland Total: 163.29 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.



FSA boundaries do not reflect exact parcel boundaries being sold.

Property Information

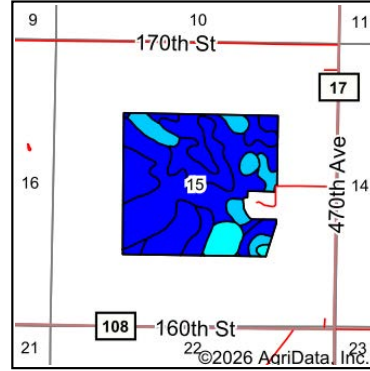
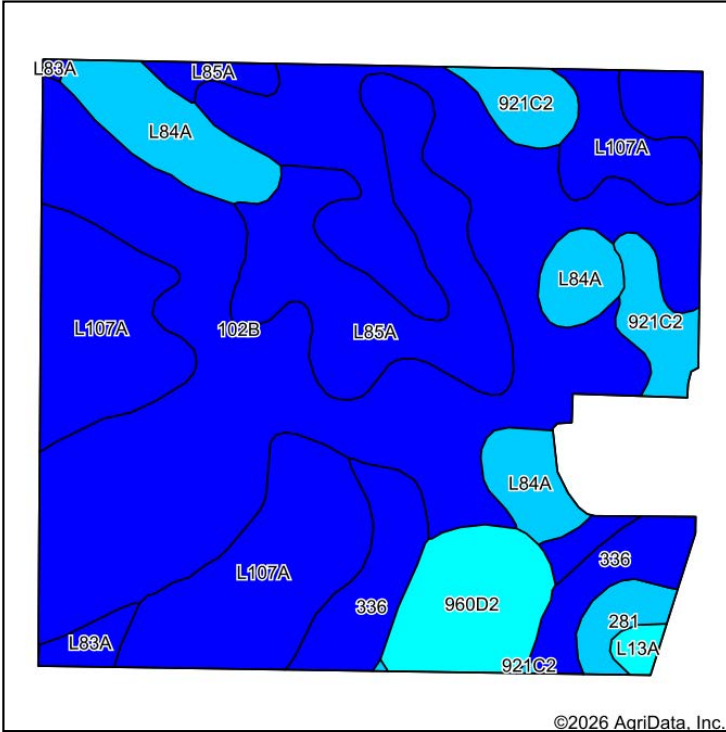
DESCRIPTION:	SE 1/4 of NW 1/4 and NE 1/4 of SW 1/4 and SW 1/4 of NE 1/4 and W208' of SE 1/4 of NE 1/4 and that part G.L. 2 & 3 and dry lake bed lying in Sec15-T10-R26; updated abstract legal to govern.	
TAX ID#:	01-015-0200	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$8,354.76
	Special Assessment – Ditch Assessment	\$1,939.24
	Total Estimated Tax & Specials	\$10,294.00
	Assessment balance after 2026 taxes are paid is \$632.18, according to Faribault County auditors office.	
FSA INFORMATION:	Total Acres	164.88± acres
	FSA Tillable Acres	163.29± acres
	Corn Base Acres	81.90± acres
	Corn PLC Yield	160.00± bushels
	Soybean Base Acres	81.39± acres
	Soybean PLC Yield	41.00± bushels
LEASE/RENT INFORMATION:	Leased for 2026 crop year. Open to farm or lease in 2027.	
SOIL DESCRIPTION:	Clarion loam, Canistea-Glencoe complex, Nicollet clay loam, Glencoe clay loam, Delft clay loam. See Soil Maps.	
CROP PRODUCTIVITY INDEX (CPI):	92.4 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Private mains and laterals with outlet to CD-7 & CD-11.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands PC/NW - Prior Converted/No Wetland	

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.

wingertlandservices.com

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **15-103N-26W**
 Township: **Barber**
 Acres: **163.29**
 Date: **6/8/2026**



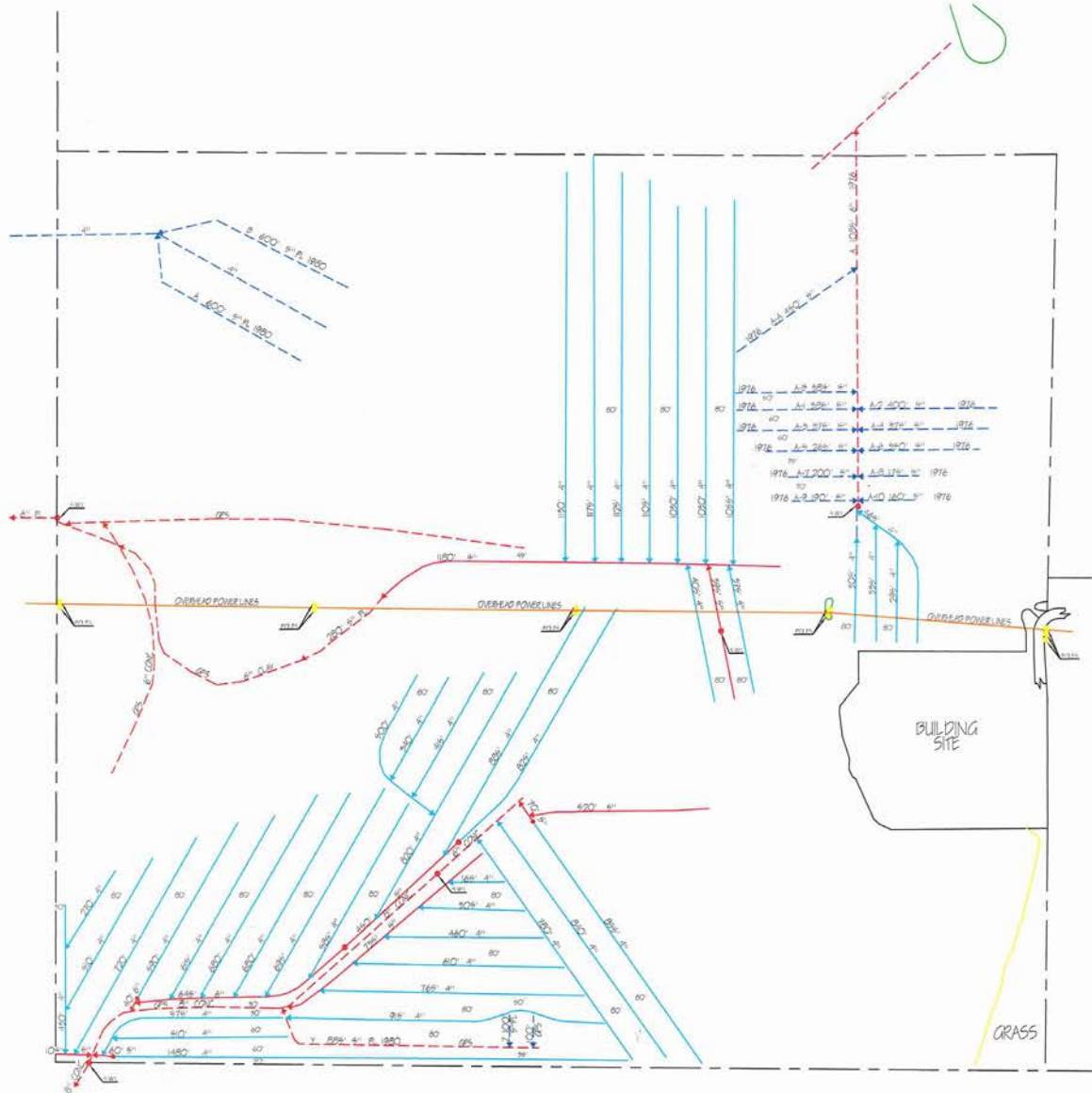
Soils data provided by USDA and NRCS.

Area Symbol: MN043, 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	
102B	Clarion loam, 2 to 6 percent slopes	72.02	44.2%		> 6.5ft.	Moderately well drained	Ile	95	83	
L107A	Canistec-Glencoe complex, 0 to 2 percent slopes	29.39	18.0%		> 6.5ft.	Poorly drained	Ilw	91	81	
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.30	11.8%		> 6.5ft.	Somewhat poorly drained	Iw	99	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.57	7.7%		> 6.5ft.	Very poorly drained	Illw	86	77	
336	Delft clay loam, 0 to 2 percent slopes	10.14	6.2%		> 6.5ft.	Poorly drained	Ilw	94	79	
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	8.51	5.2%		> 6.5ft.	Well drained	IVe	76	68	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.51	4.0%		> 6.5ft.	Well drained	Ille	87	71	
281	Darfur loam	2.28	1.4%		> 6.5ft.	Poorly drained	Ilw	82	81	
L83A	Webster clay loam, 0 to 2 percent slopes	1.68	1.0%		> 6.5ft.	Poorly drained	Ilw	93	83	
L13A	Klossner muck, 0 to 1 percent slopes	0.89	0.5%		> 6.5ft.	Very poorly drained	Illw	77	84	
Weighted Average								2.11	92.4	*n 80.4

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

Tile Map



TOTAL FOOTAGE	TOTAL FOOTAGE 2009	TOTAL FOOTAGE 2011
4" - 982'	4" - 625'	4" - 27,650'
5" - 7,200'	5" - 625'	5" - 3,519'
6" - 1,085'	6" - 685'	6" - 685'
8" - 4,212'	8" - 685'	8" - 685'
TOTAL - 13,579'	TOTAL - 625'	TOTAL - 31,850'

LANDOWNER: SIPPLE, MARVEL
 LOCATION: SW4 of NE 4, NW4 of SE4,
 NW4 of SW4, SE4 of NW4
 SECTION: 15
 TOWNSHIP: BARBER
 COUNTY: FARIBAUT
 DATE: 02/02/2011
 DRAFTER: RDB / DMB

LINE TYPES	
	- EXISTING
	- NEW PLASTIC
	- PROPERTY
	- FIELD EDGE
	- END OF GPS
	- NEW LATERALS
	- LATERALS
	- MAINS

NOTES:
 - MINIMUM LATERAL DEPTH - 35'
 - MAXIMUM LATERAL DEPTH - 50'
 - 4" TILES - MINIMUM 20 GRADE
 - 5" TILES - MINIMUM 10 GRADE



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

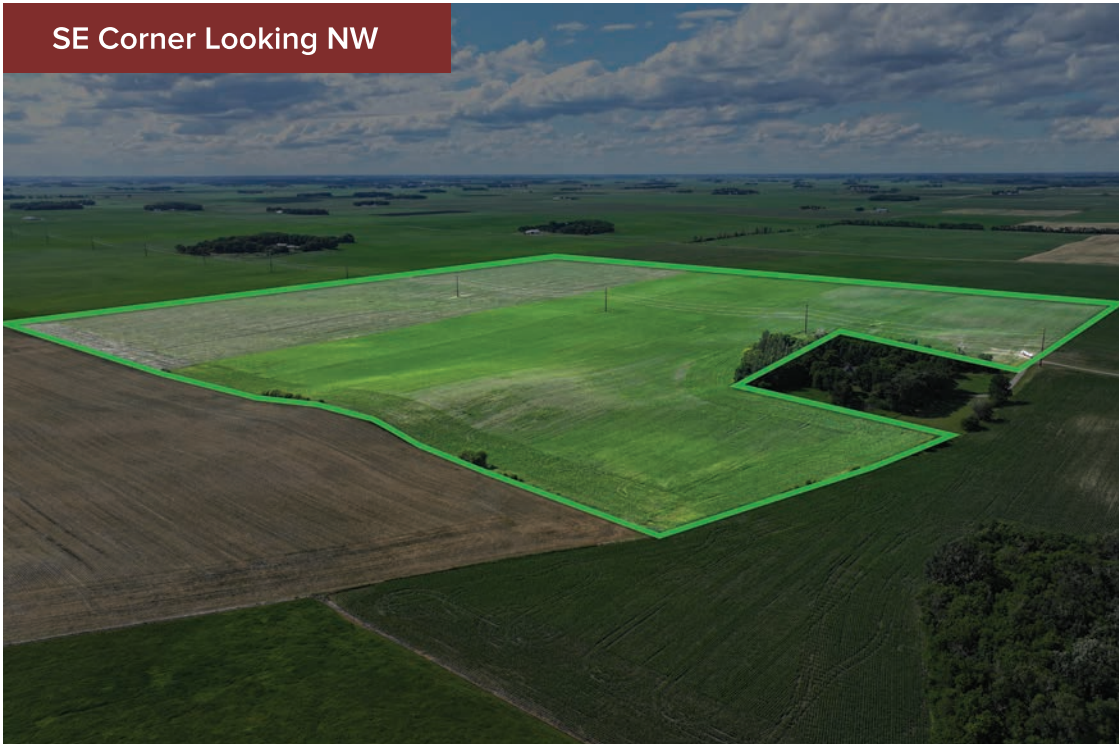


Property Images

NW Corner Looking SE



SE Corner Looking NW



Auction Instructions

AUCTION LOCATION AND TIME:

Blu Bair
100 S Main St
Delavan, MN 56023

Thursday, July 30, 2026 @ 1:00 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 (164.88± 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., Wednesday, July 29, 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 Thursday, September 10, 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.



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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