

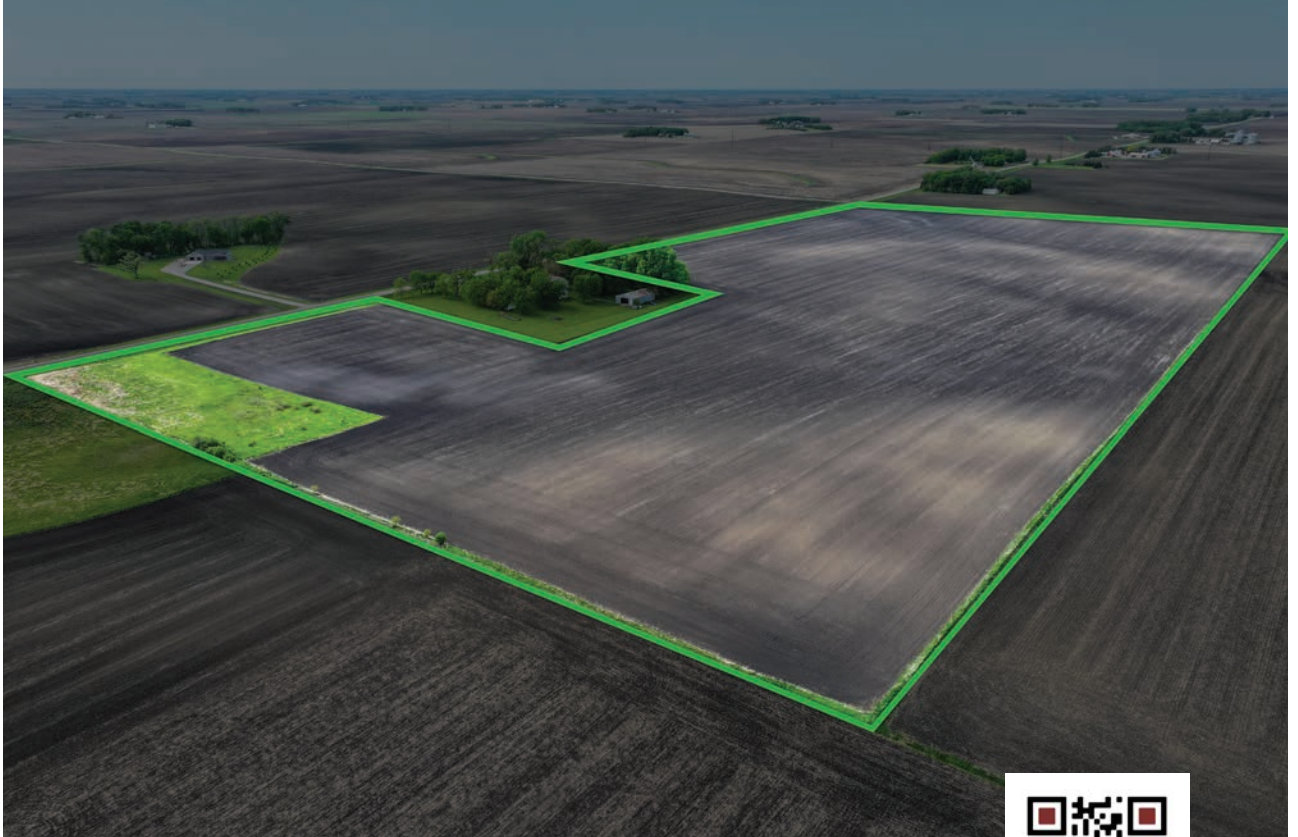
# FARMLAND AUCTION



**75.00± ACRES**

## **Barnick Family Farm**

Walnut Lake Township, Fairbault County, Minnesota



## **AUCTION LOCATION AND TIME**

**Wednesday, July 29, 2026 @ 11:00 a.m.**

**Wells Community Center**  
189 2nd St SE, Wells, MN 56097

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](mailto:geoff@wingertlandservices.com)

C: 507.317.6266 | O: 507.248.5263

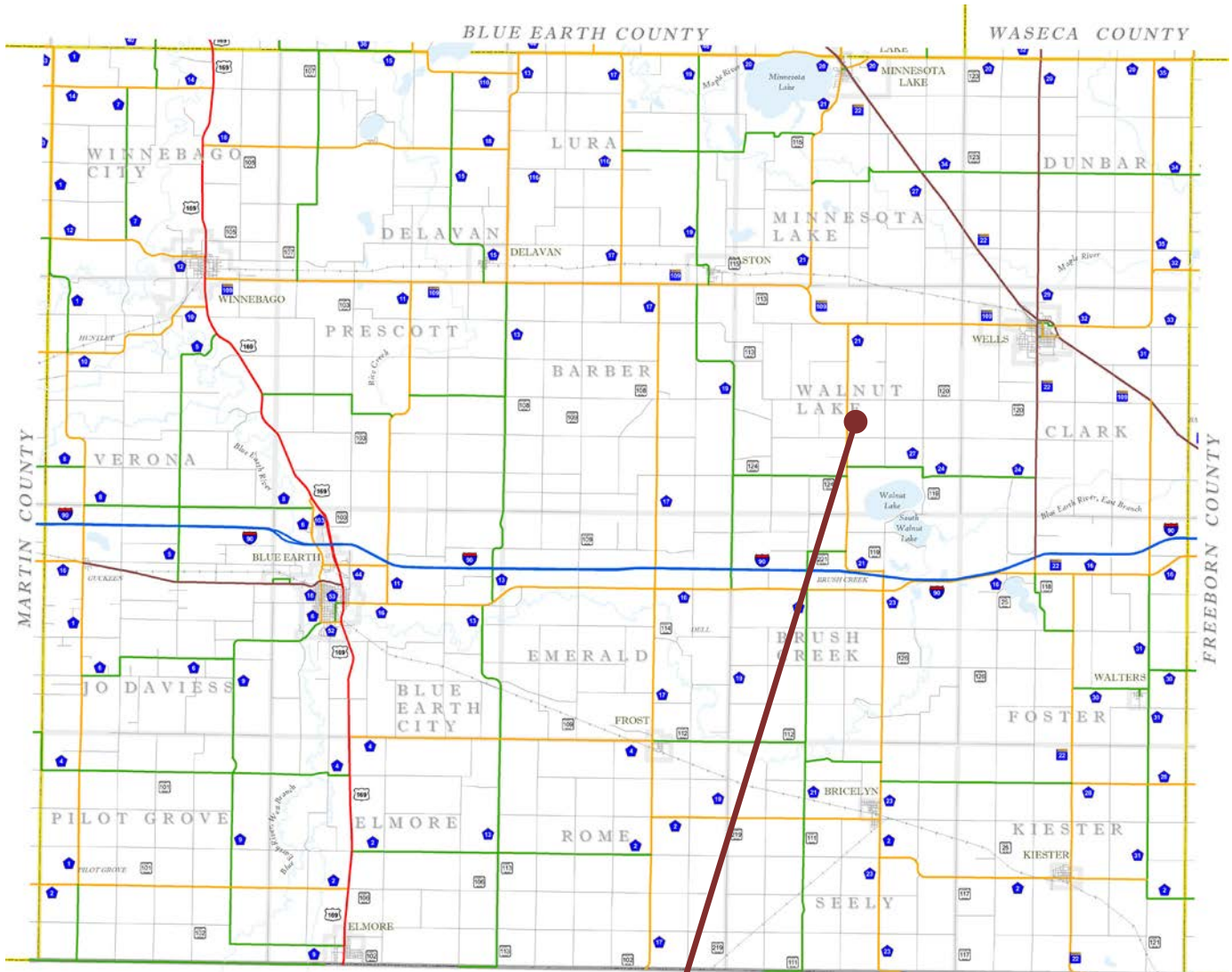
[wingertlandservices.com](http://wingertlandservices.com)





# Faribault County Minnesota

**WINGERT**  
LAND SERVICES



Subject Property



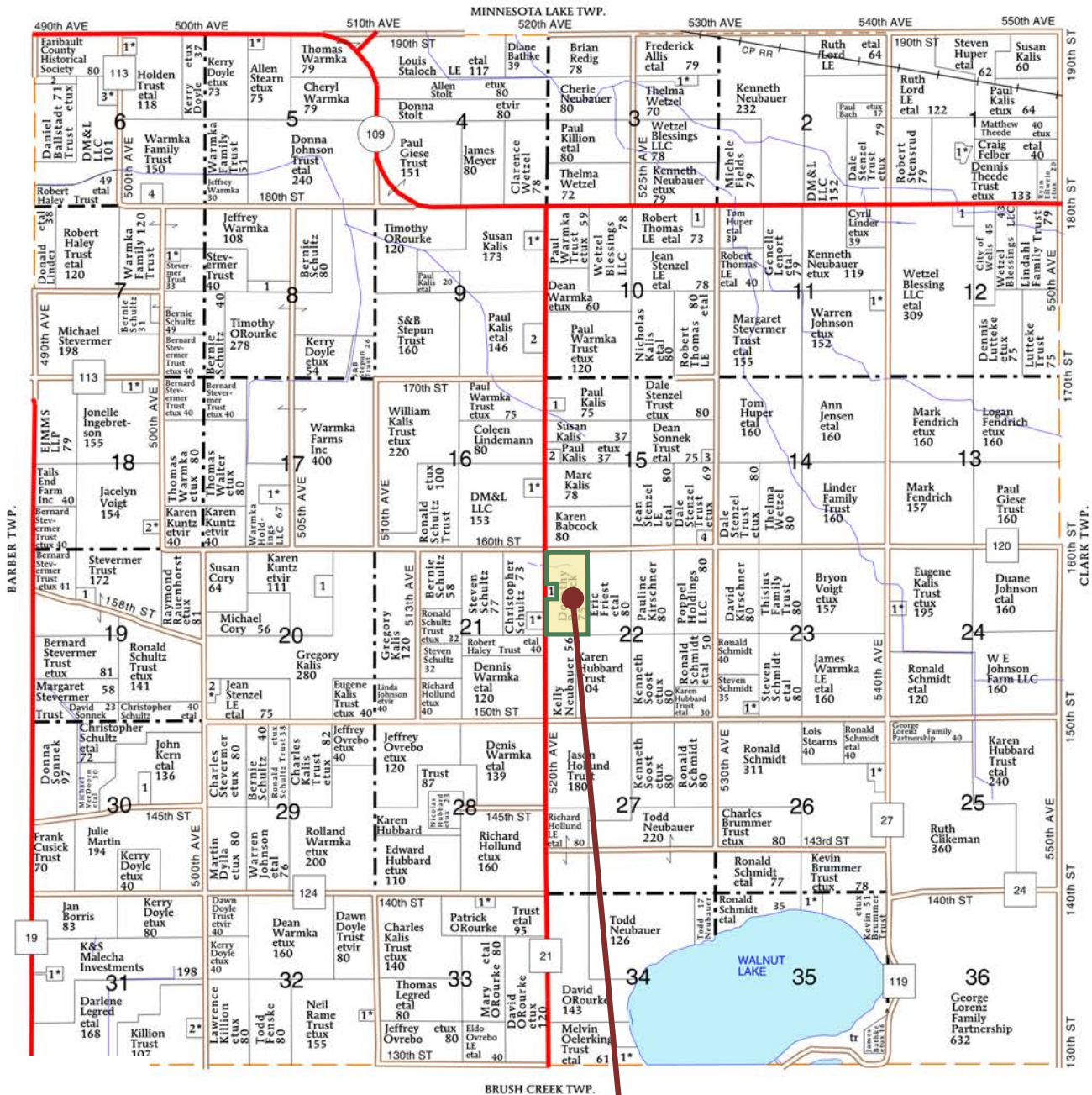
# Walnut Lake Township

## Faribault County | T103N-R25W

T-103-N

WALNUT LAKE PLAT

R-25-W



# FSA Aerial Map

**WINGERT**  
LAND SERVICES



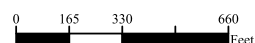
**Faribault County  
Minnesota**

**Farm 10954  
Tract 8666**

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
- Noncropland
- Cropland
- PLSS

**Wetland Determination Identifiers**

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

Tract Cropland Total: 70.66 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

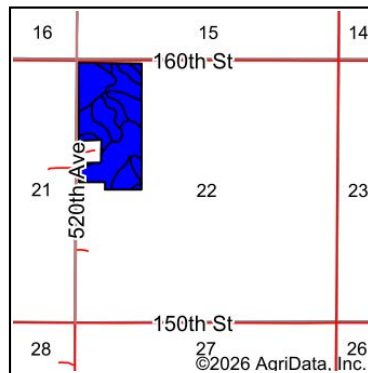
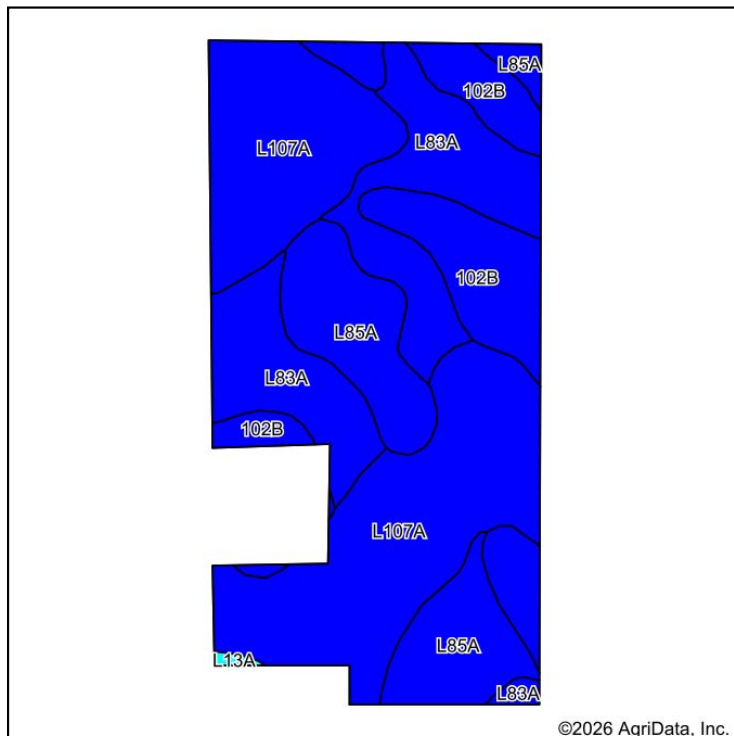
|                                        |                                                                                               |  |                 |
|----------------------------------------|-----------------------------------------------------------------------------------------------|--|-----------------|
| DESCRIPTION:                           | W 1/2 NW 1/4 Excluding 5 acre building site.                                                  |  |                 |
| TAX ID#:                               | 190220400                                                                                     |  |                 |
| REAL ESTATE TAXES:                     | Estimated Ag Non-Homestead Taxes                                                              |  | \$3,778.00      |
|                                        | Special Assessment – Ditch Assessment                                                         |  | \$0.00          |
|                                        | Total Estimated Tax & Specials                                                                |  | \$3,778.00      |
| FSA INFORMATION:                       | Total Acres                                                                                   |  | 75.00± acres    |
|                                        | FSA Tillable Acres                                                                            |  | 70.66± acres    |
|                                        | Corn Base Acres                                                                               |  | 24.50± acres    |
|                                        | Corn PLC Yield                                                                                |  | 145.00± bushels |
|                                        | Soybean Base Acres                                                                            |  | 11.50± acres    |
|                                        | Soybean PLC Yield                                                                             |  | 53.00± bushels  |
| LEASE/RENT INFORMATION:                | Leased for 2026 crop year. Farm is available to farm or lease in 2027.                        |  |                 |
| SOIL DESCRIPTION:                      | Canisteo-Glencoe complex, Webster clay loam, Nicollet clay loam, Clarion loam. See Soil Maps. |  |                 |
| CROP PRODUCTIVITY INDEX (CPI):         | 93.5 CPI                                                                                      |  |                 |
| TOPOGRAPHY:                            | Level to gently rolling.                                                                      |  |                 |
| DRAINAGE:                              | Private mains and laterals with outlet to CD-20.                                              |  |                 |
| CRP:                                   | N/A                                                                                           |  |                 |
| NRCS CLASSIFICATION ON TILLABLE ACRES: | NHEL - No Highly Erodible Lands                                                               |  |                 |
|                                        | PC/NW - Prior Converted/No Wetland                                                            |  |                 |
|                                        | Tract contains a wetland or farmed wetland.                                                   |  |                 |
| OTHER:                                 | Lease payment and taxes and assessments to be prorated to the date of closing.                |  |                 |

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: **22-103N-25W**  
Township: **Walnut Lake**  
Acres: **67.67**  
Date: **5/15/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 22

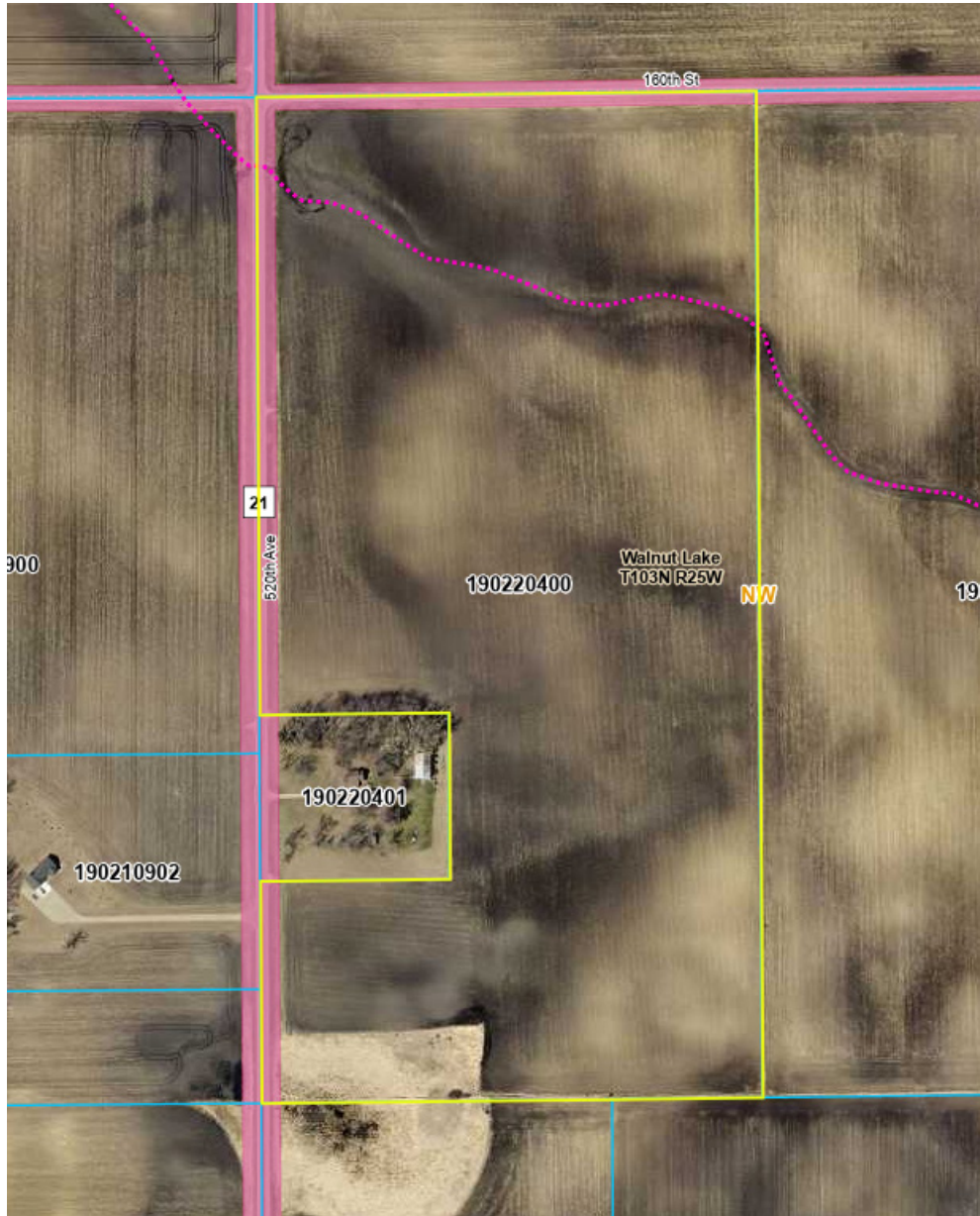
| Code             | Soil Description                                | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage           | Non-Irr Class *c | Productivity Index | *n NCCPI Overall |
|------------------|-------------------------------------------------|-------|------------------|-----------|-------------------|-------------------------|------------------|--------------------|------------------|
| L107A            | Canisteo-Glencoe complex, 0 to 2 percent slopes | 28.44 | 42.0%            |           | > 6.5ft.          | Poorly drained          | IIw              | 91                 | 81               |
| L83A             | Webster clay loam, 0 to 2 percent slopes        | 15.47 | 22.9%            |           | > 6.5ft.          | Poorly drained          | IIw              | 93                 | 83               |
| L85A             | Nicollet clay loam, 1 to 3 percent slopes       | 11.88 | 17.6%            |           | > 6.5ft.          | Somewhat poorly drained | Iw               | 99                 | 81               |
| 102B             | Clarion loam, 2 to 6 percent slopes             | 11.72 | 17.3%            |           | > 6.5ft.          | Moderately well drained | Ile              | 95                 | 83               |
| L13A             | Klossner muck, 0 to 1 percent slopes            | 0.16  | 0.2%             |           | > 6.5ft.          | Very poorly drained     | IIIw             | 77                 | 84               |
| Weighted Average |                                                 |       |                  |           |                   |                         | 1.83             | 93.5               | *n 81.8          |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# 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

**WINGERT**  
LAND SERVICES



NE Corner Looking SW



SW Corner Looking NE



# Property Images

NW Corner Looking SE



SE Corner Looking NW





# Auction Instructions

**AUCTION LOCATION AND TIME:**

Wells Community Center  
189 2nd St SE  
Wells, MN 56097

**Wednesday, July 29, 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 as one parcel (75.00± 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](http://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, July 28, 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.

**The purchase agreement is subject to approval by a judge in a Minnesota Court of Law. Closing date will also be subject to court approval but is expected to be in line with the communicated date of September 10, 2026.**

**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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