

FARMLAND AUCTION



WINGERT
LAND SERVICES

70.89± ACRES

Gilman Farm

Garden City Township, Blue Earth County, Minnesota



AUCTION LOCATION AND TIME

Wednesday November 4, 2026 @ 11:00 a.m.

Lake Crystal City Hall, Community Room
100 E. Robinson Street, Lake Crystal, MN 56055

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

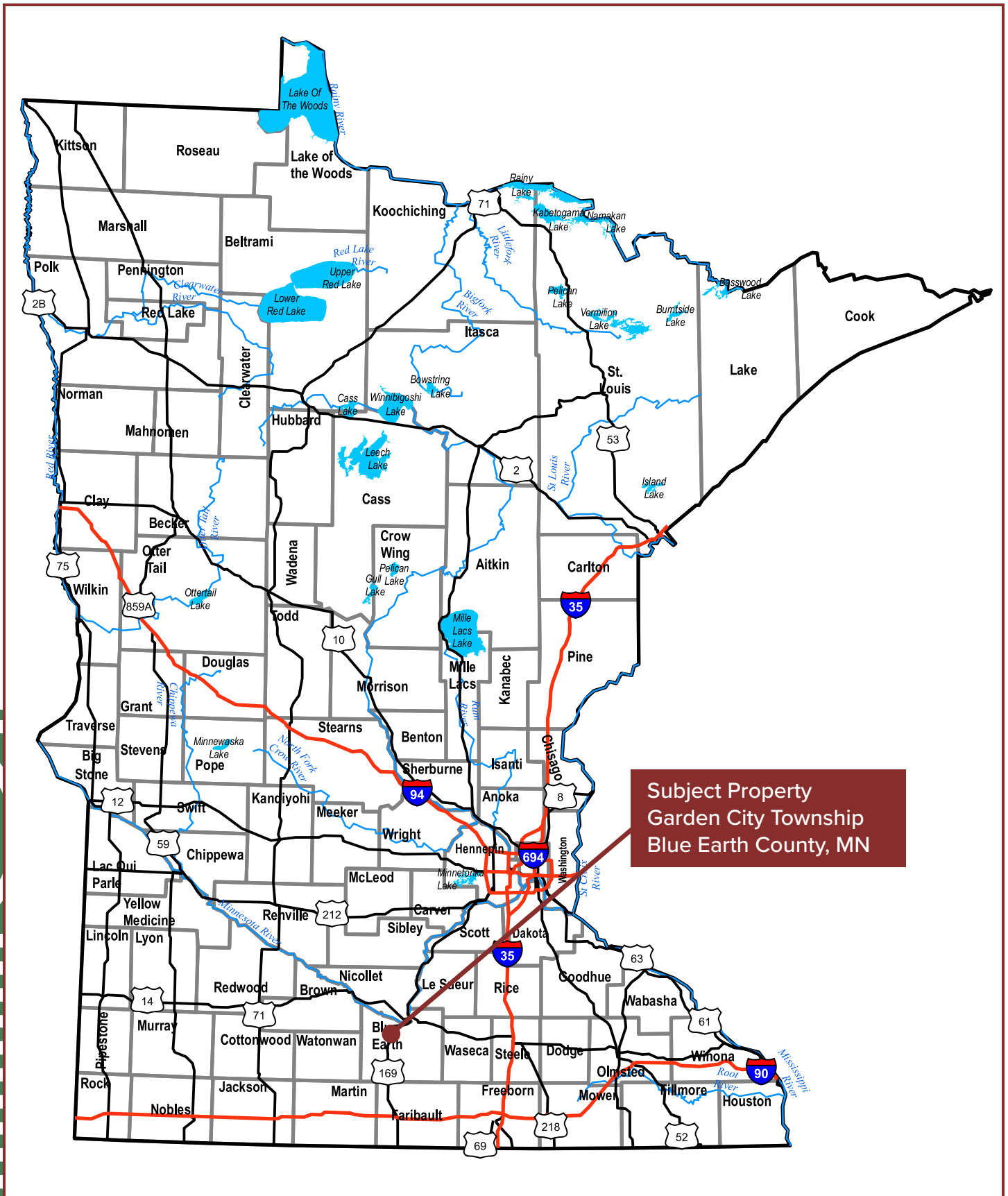
AUCTIONEER #83-50

geoff@wingertlandservices.com

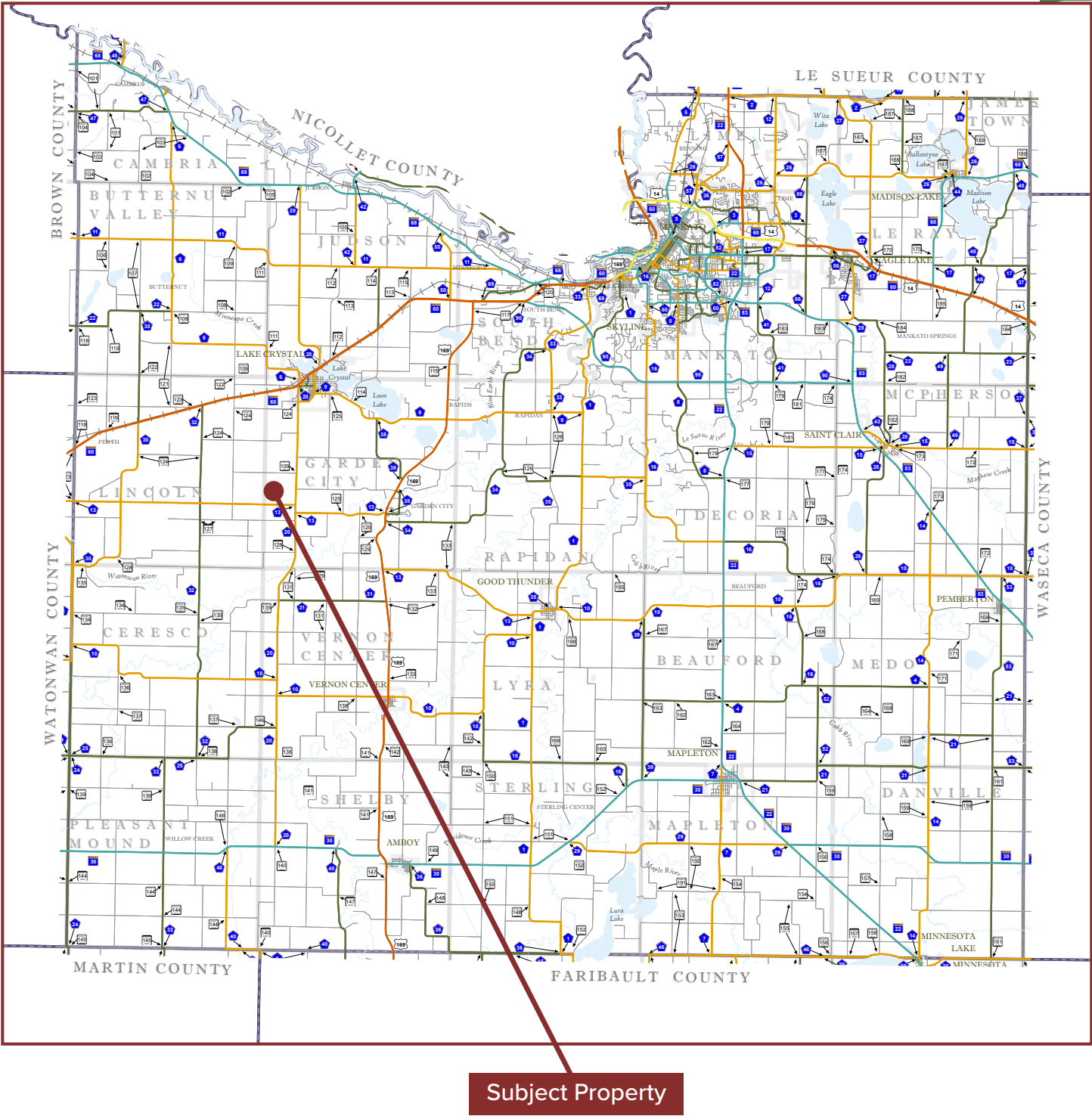
C: 507.317.6266 | O: 507.248.5263

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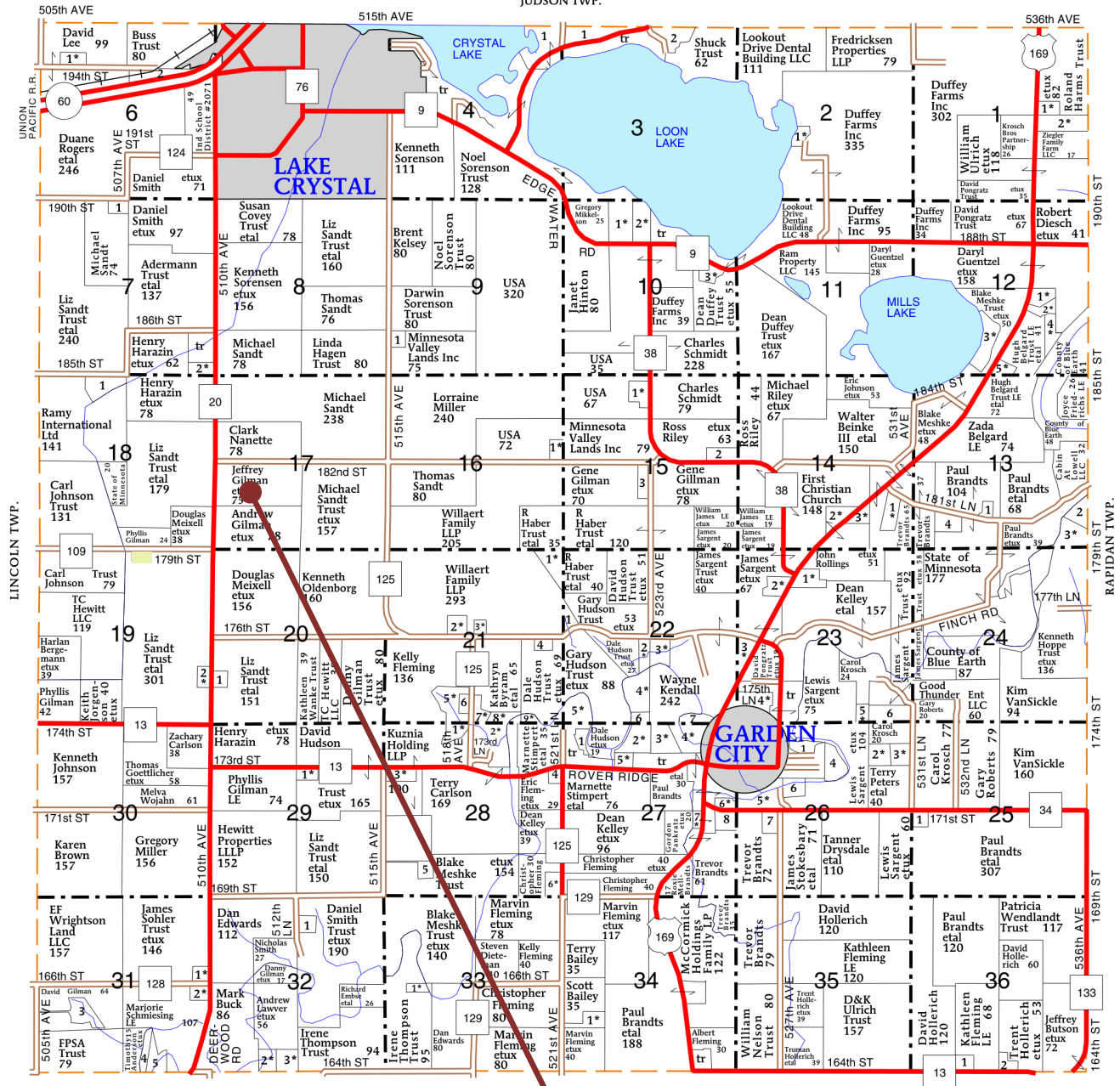


Blue Earth County
Minnesota



Blue Earth County | T107N-R28W

R-28-W



VERNON CENTER TWP.

Subject Property

FSA Aerial Map

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**Blue Earth County
Minnesota**

Farm 14882

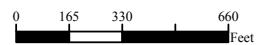
Tract 16896

Phy. County: Blue Earth, MN

2026 Program Year

2023 NAIP Imagery

Map Created 04/18/2026



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

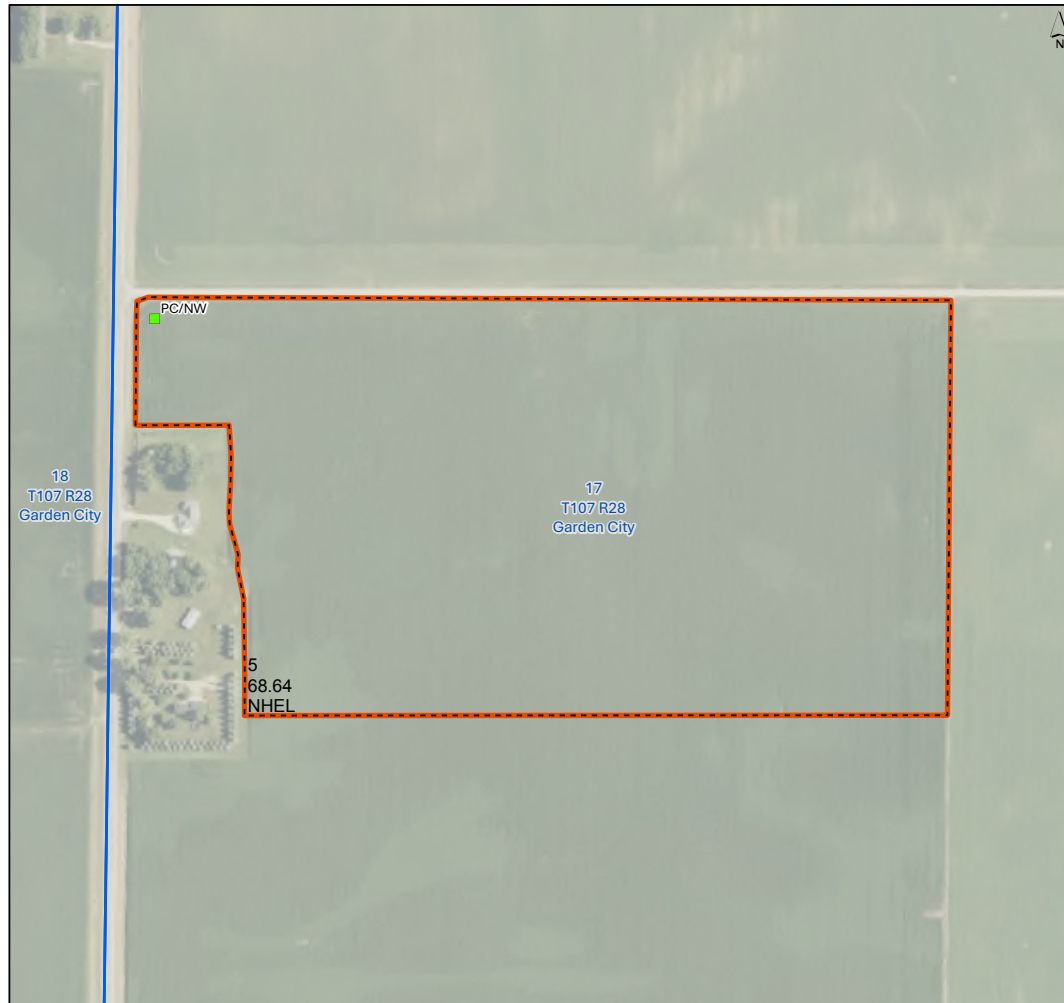
Cropland

PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 68.64 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

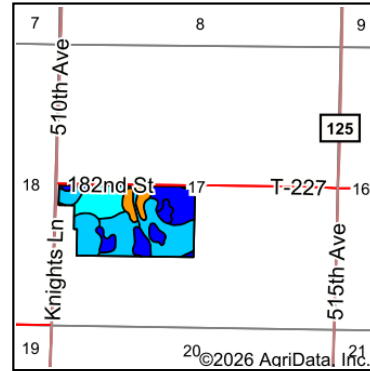
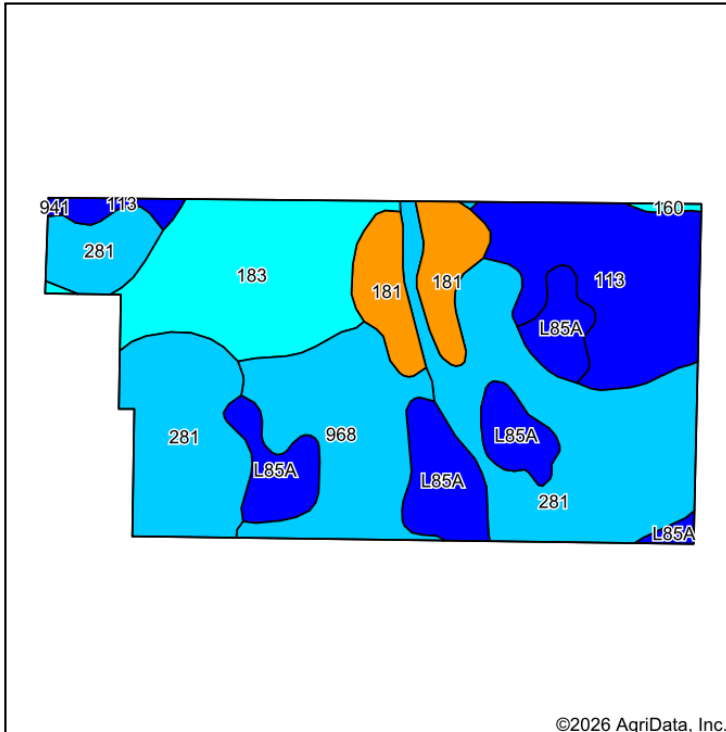
DESCRIPTION:	NE 1/4 SW 1/4 & NW 1/4 SW 1/4, Less Bldg Sites, Section 17-Township, 107-Range 28W	
TAX ID#:	R361217300012; R361217300004	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$3,850.30
	Special Assessment	\$3,103.70
	Total Estimated Tax & Specials	\$6,954.00
OTHER:	Total Assessment Balances, after 2026 taxes have been paid total: \$8,252.71 (Good through Nov 1, 2026)	
FSA INFORMATION:	Total Acres	70.89 acres
	FSA Tillable Acres	68.64± acres
	Corn Base Acres	51.94± acres
	Corn PLC Yield	165.00± bushels
	Soybean Base Acres	16.70± acres
	Soybean PLC Yield	45.00± bushels
LEASE/RENT INFORMATION:	Farm is leased through 2026.	
SOIL DESCRIPTION:	Darfur Loam, Dassel Loam, Webster Clay Loam, Nicollet Clay Loam - See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	83.5 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains and laterals with outlet to CD-56 (See Tile Map).	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-highly Erodible Lands, Tract Does Not Contain a 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: **Blue Earth**
Location: **17-107N-28W**
Township: **Garden City**
Acres: **69.32**
Date: **9/4/2026**

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

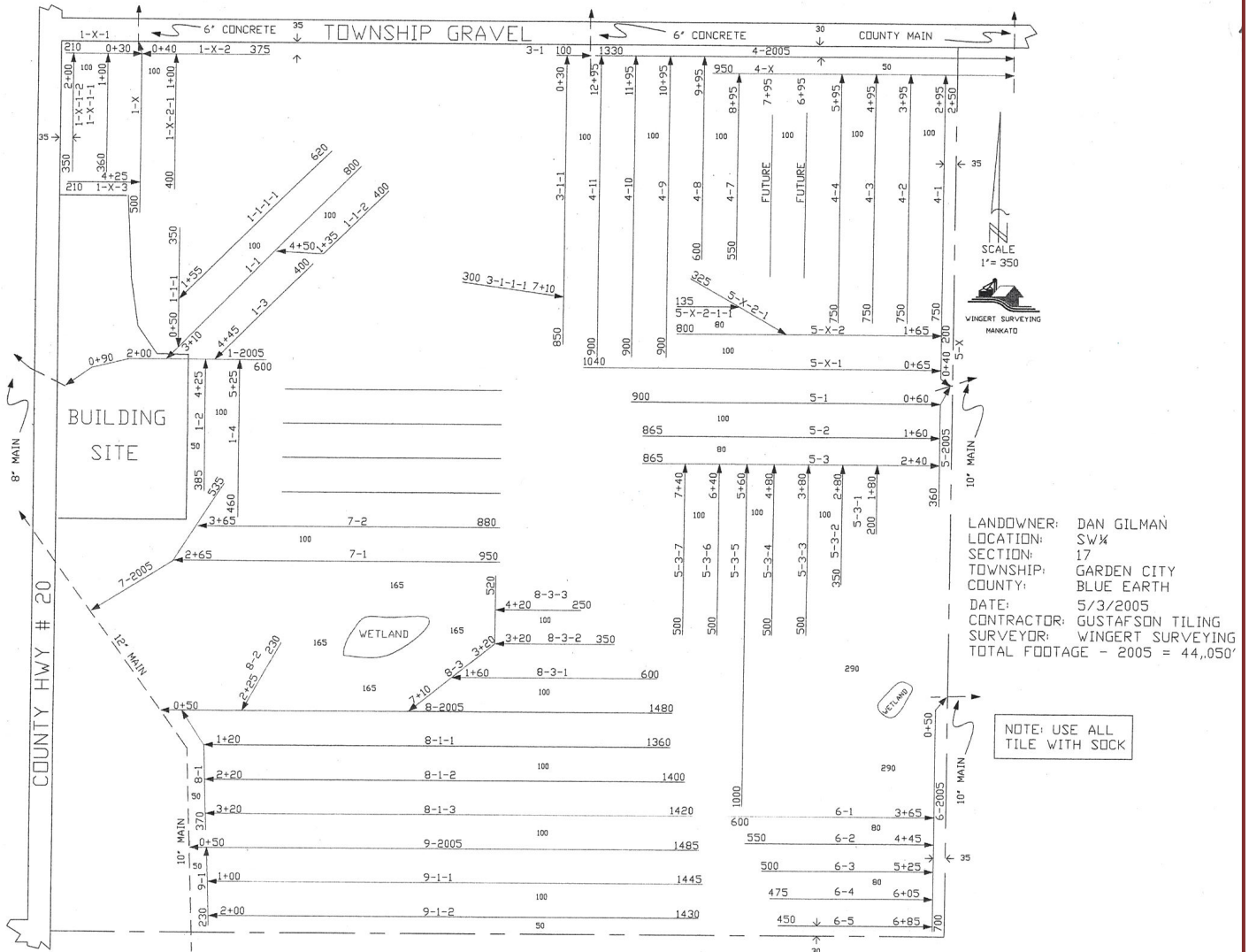
Area Symbol: MN013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
281	Darfur loam	24.70	35.5%		> 6.5ft.	Poorly drained	IIw	82	76
183	Dassel loam	10.99	15.9%		> 6.5ft.	Very poorly drained	IIIw	72	85
113	Webster clay loam, 0 to 2 percent slopes	10.32	14.9%		> 6.5ft.	Poorly drained	IIw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.13	13.2%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
968	Webster-Darfur-Granby complex	8.99	13.0%		> 6.5ft.	Poorly drained	IIw	84	79
181	Litchfield loamy fine sand, 1 to 3 percent slopes	4.93	7.1%		> 6.5ft.	Moderately well drained	IIIs	67	69
160	Fieldon loam, 0 to 2 percent slopes	0.18	0.3%		> 6.5ft.	Poorly drained	IIw	74	63
941	Kingston-Nicollet complex, 1 to 3 percent slopes	0.08	0.1%		> 6.5ft.	Moderately well drained	I	100	86
Weighted Average							2.10	83.5	*n 79

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tile Map



Property Images

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NE Corner Looking SW



SE Corner Looking NW



Property Images

NW Corner Looking SE



SW Corner Looking NE



Auction Instructions

**AUCTION LOCATION AND TIME:**

Lake Crystal City Hall, Community Room
100 E. Robinson Street
Lake Crystal, MN 56055

Wednesday, Nov. 4, 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 (70.89± 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, Tuesday, November 3, 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 Tuesday, December 22, 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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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LAND SERVICES



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