

# FARMLAND AUCTION



**WINGERT**  
LAND SERVICES

**105.00± ACRES**

**Mary Jo Davis Toppin Trust**

Nashville Township, Martin County, Minnesota



## AUCTION LOCATION AND TIME

Wednesday, September 23, 2026 @ 1:00 p.m.

Winnebago Community Center  
140 South Main Street, Winnebago, MN 56098

Scan to view this  
property and  
register online.



FOR ADDITIONAL INFORMATION CONTACT:

**Charles Wingert, ALC**

BROKER, ACCREDITED LAND CONSULTANT

AUCTIONEER #07-24-12

Charles@wingertlandservices.com

C: 507.381.9790 | O: 507.248.5263



**Dan Stensland**

LAND SPECIALIST

Dan@wingertlandservices.com

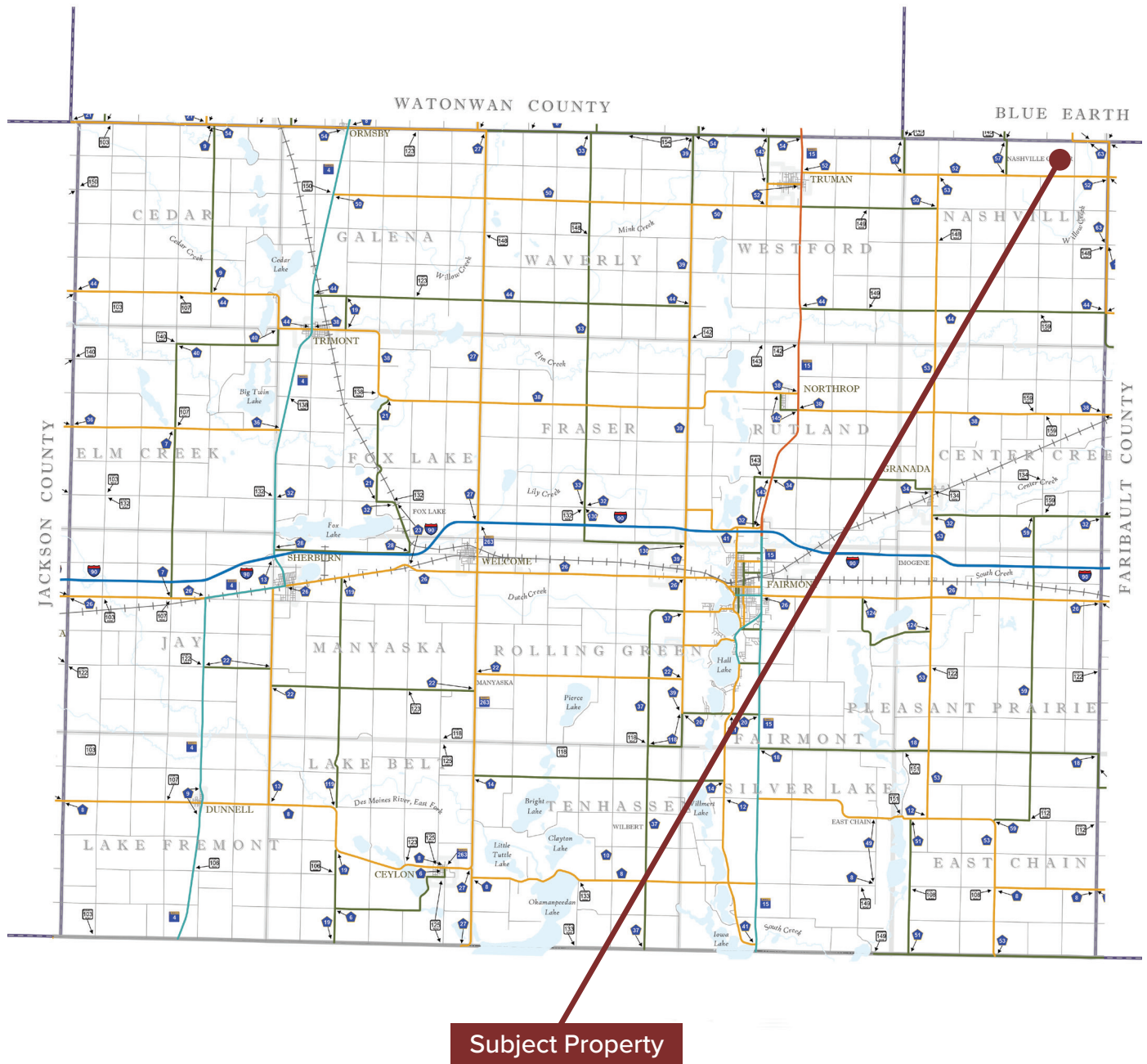
C: 507.525.4061 | O: 507.248.5263

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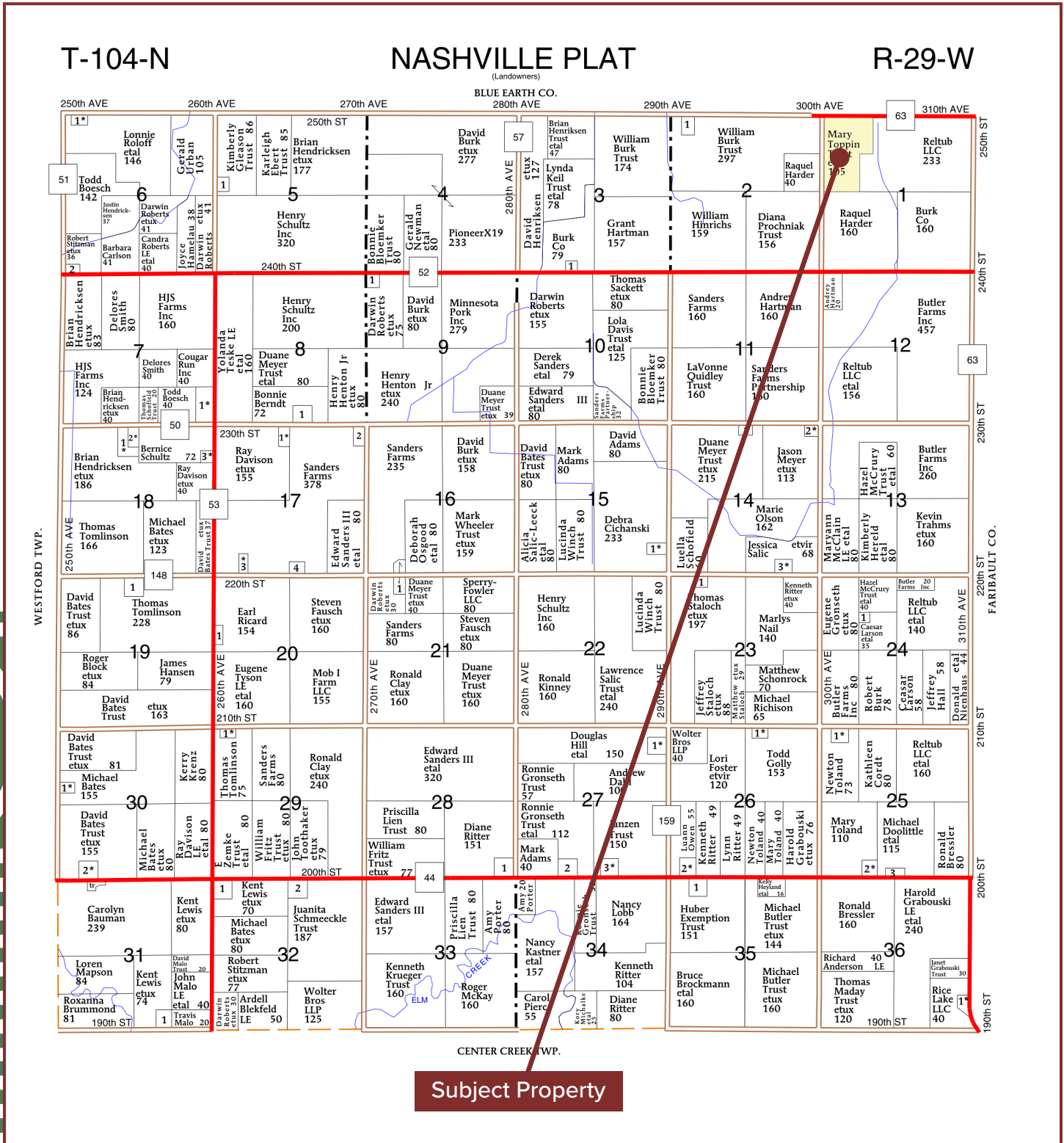
# Martin County Minnesota

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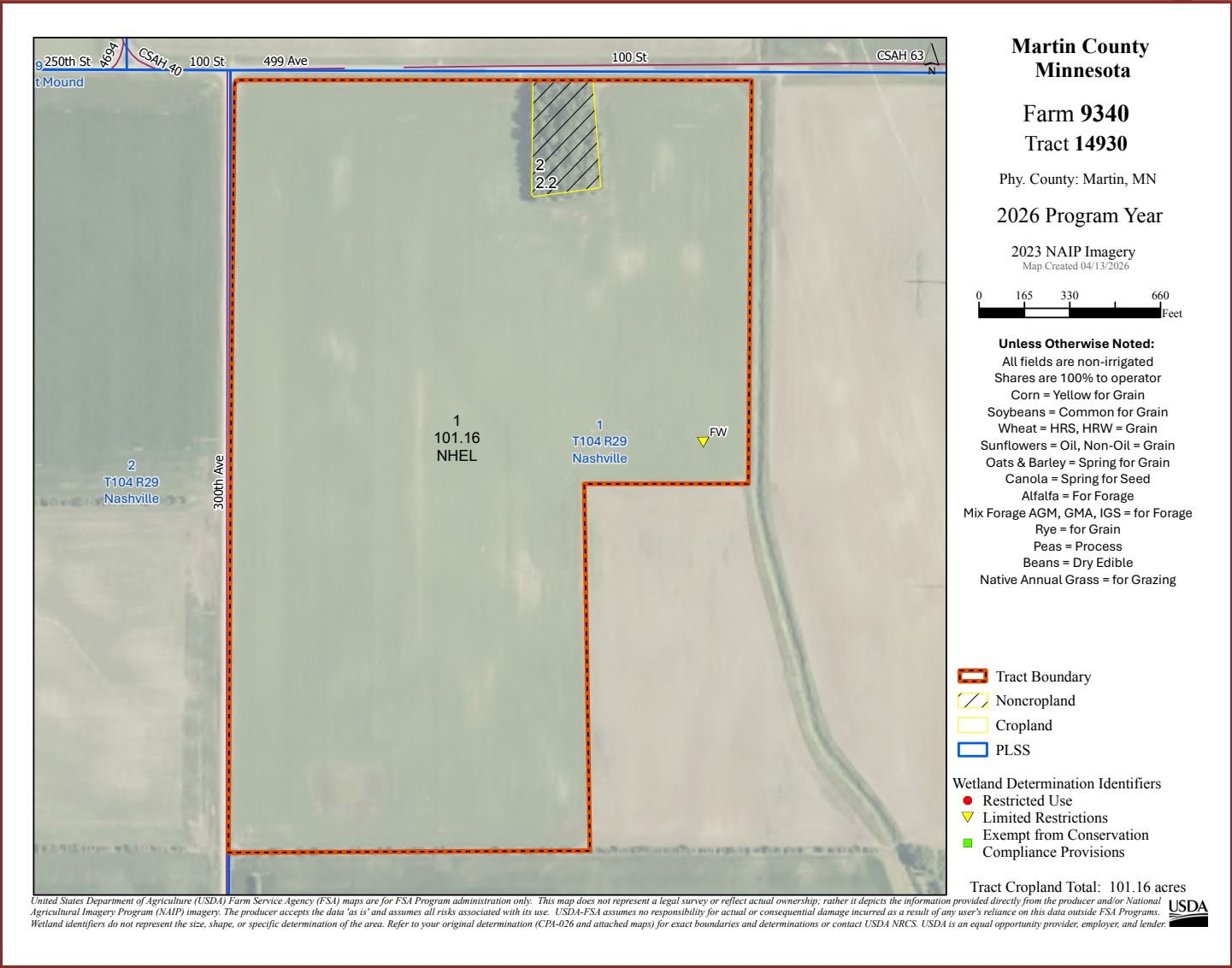
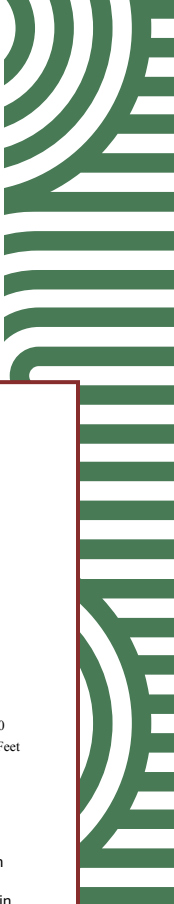


# Nashville Township

Martin County | T104N-R29W



# FSA Aerial Map



# Property Information

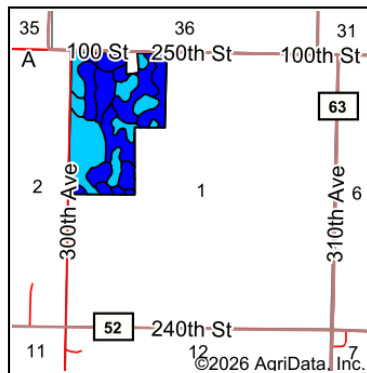
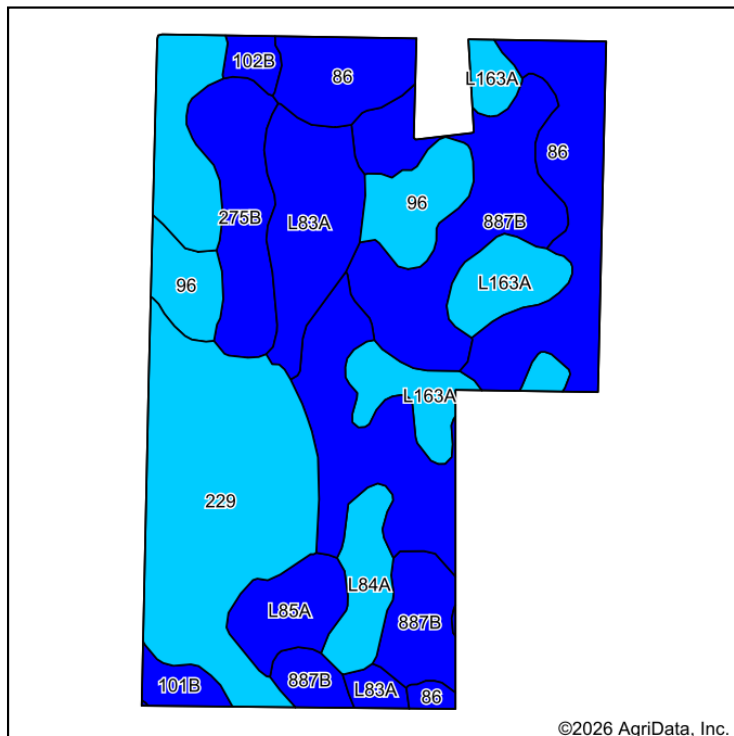
|                                        |                                                                                                                                                 |  |                 |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------|
| DESCRIPTION:                           | Fractional N1/2 of NW1/4 exc 2.74a and SW1/4 of NW1/4, Section 1, T104N-R29W                                                                    |  |                 |
| TAX ID#:                               | 130010100                                                                                                                                       |  |                 |
| REAL ESTATE TAXES:                     | Estimated Ag Non-Homestead Taxes                                                                                                                |  | \$5,238.00      |
|                                        | Special Assessment                                                                                                                              |  | \$0.00          |
|                                        | Total Estimated Tax & Specials                                                                                                                  |  | \$5,238.00      |
| FSA INFORMATION:                       | Total Acres                                                                                                                                     |  | 105.00± acres   |
|                                        | FSA Tillable Acres                                                                                                                              |  | 101.16± acres   |
|                                        | Corn Base Acres                                                                                                                                 |  | 52.50± acres    |
|                                        | Corn PLC Yield                                                                                                                                  |  | 163.00± bushels |
|                                        | Soybean Base Acres                                                                                                                              |  | 47.10± acres    |
|                                        | Soybean PLC Yield                                                                                                                               |  | 45.00± bushels  |
| LEASE/RENT INFORMATION:                | Leased for 2026. Buyer to have possession for 2027 crop year.                                                                                   |  |                 |
| SOIL DESCRIPTION:                      | Nicollet, Clarion, Webster, Canisteo, Waldorf, Okoboji, Truman, Ocheyedan, Clarion-Swanlake.                                                    |  |                 |
| CROP PRODUCTIVITY INDEX (CPI):         | 90.1 CPI                                                                                                                                        |  |                 |
| TOPOGRAPHY:                            | Level to slight roll.                                                                                                                           |  |                 |
| DRAINAGE:                              | Judicial Open Ditch #116, Private main, random laterals.                                                                                        |  |                 |
| CRP:                                   | N/A                                                                                                                                             |  |                 |
| NRCS CLASSIFICATION ON TILLABLE ACRES: | PC/NW - Prior Converted/No Wetlands, except on small area (Yellow Triangle) classified as Limited Restrictions. NHEL-Non-highly Erodible Lands. |  |                 |
| OTHER:                                 | Wheat Base: .80 acres, Yield: 40, Farm is enrolled in ARC-County Option.                                                                        |  |                 |

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: **Martin**  
Location: **1-104N-29W**  
Township: **Nashville**  
Acres: **101.16**  
Date: **8/13/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN091, 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 |
|------------------|---------------------------------------------------|-------|------------------|-----------|-------------------|-------------------------|------------------|--------------------|------------------|
| 229              | Waldorf silty clay loam, 0 to 2 percent slopes    | 23.95 | 23.6%            |           | > 6.5ft.          | Poorly drained          | IIw              | 85                 | 70               |
| 86               | Canisteo clay loam, 0 to 2 percent slopes         | 23.17 | 22.9%            |           | > 6.5ft.          | Poorly drained          | IIw              | 93                 | 81               |
| 887B             | Clarion-Swanlake complex, 2 to 6 percent slopes   | 16.35 | 16.2%            |           | > 6.5ft.          | Moderately well drained | Ile              | 92                 | 82               |
| L83A             | Webster clay loam, 0 to 2 percent slopes          | 7.97  | 7.9%             |           | > 6.5ft.          | Poorly drained          | IIw              | 93                 | 83               |
| L163A            | Okoboji silty clay loam, 0 to 1 percent slopes    | 7.86  | 7.8%             |           | > 6.5ft.          | Very poorly drained     | IIIw             | 86                 | 77               |
| 275B             | Ocheyedan loam, 1 to 5 percent slopes             | 6.47  | 6.4%             |           | > 6.5ft.          | Well drained            | Ile              | 93                 | 79               |
| 96               | Collinwood silty clay loam, 1 to 3 percent slopes | 6.04  | 6.0%             |           | > 6.5ft.          | Somewhat poorly drained | IIw              | 86                 | 71               |
| L85A             | Nicollet clay loam, 1 to 3 percent slopes         | 3.66  | 3.6%             |           | > 6.5ft.          | Somewhat poorly drained | Iw               | 99                 | 81               |
| L84A             | Glencoe clay loam, 0 to 1 percent slopes          | 3.32  | 3.3%             |           | > 6.5ft.          | Very poorly drained     | IIIw             | 86                 | 77               |
| 101B             | Truman silt loam, 2 to 6 percent slopes           | 1.35  | 1.3%             |           | > 6.5ft.          | Well drained            | Ile              | 99                 | 89               |
| 102B             | Clarion loam, 2 to 6 percent slopes               | 1.02  | 1.0%             |           | > 6.5ft.          | Moderately well drained | Ile              | 95                 | 83               |
| Weighted Average |                                                   |       |                  |           |                   |                         | 2.07             | 90.1               | *n 77.7          |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Property Images

NE Corner Looking SW



SE Corner Looking NW

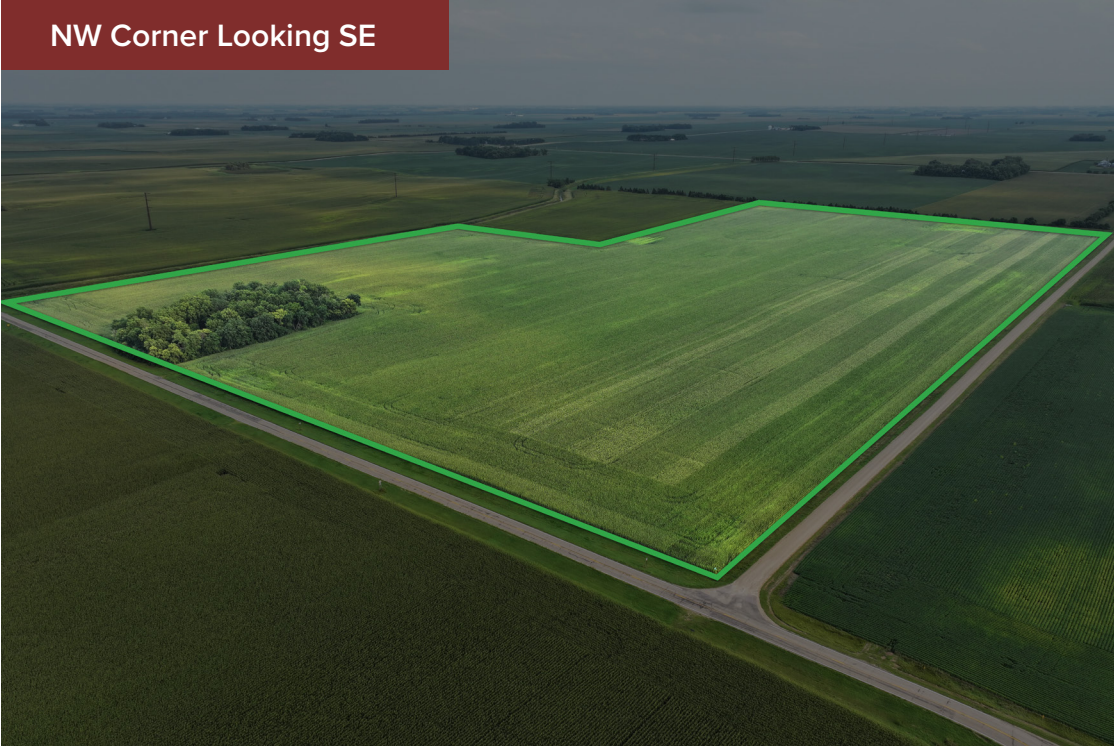


# Property Images

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LAND SERVICES



NW Corner Looking SE



SW Corner Looking NE



# Auction Instructions

**AUCTION LOCATION AND TIME:**

Winnebago Community Center  
140 South Main Street  
Winnebago, MN 56098

**Wednesday, Sept. 23, 2026 @ 1:00 p.m.**

**AGENT CONTACT:**

Charles Wingert, ALC  
Broker, Accredited Land Consultant  
Auctioneer #07-24-12

**C: 507.381.9790 | O: 507.248.5263**

**charles@wingertlandservices.com**

**Auction Format**

This auction will be offered as one parcel (105.00± 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 10:00 a.m., Tuesday, September 22, 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 Thursday, October 30, 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.

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# 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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