

FARMLAND AUCTION

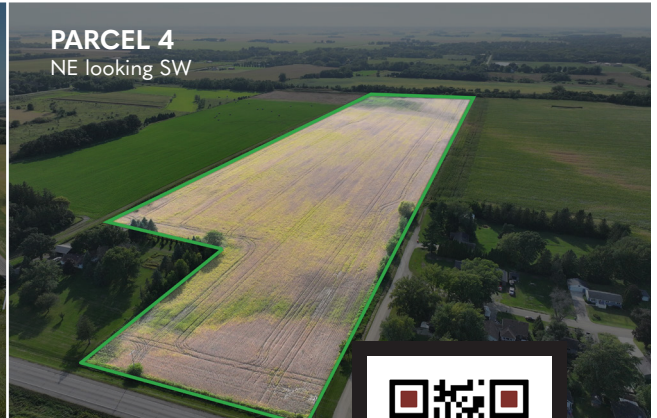
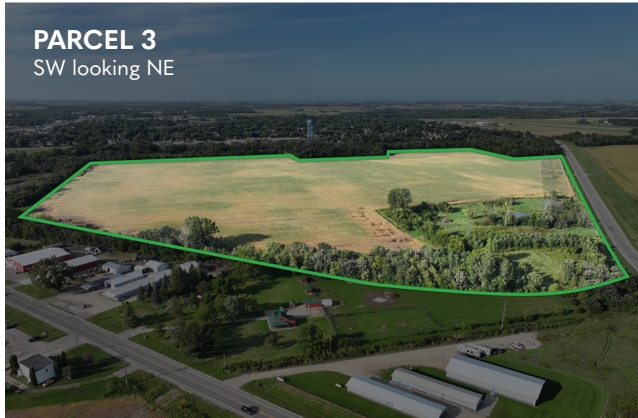
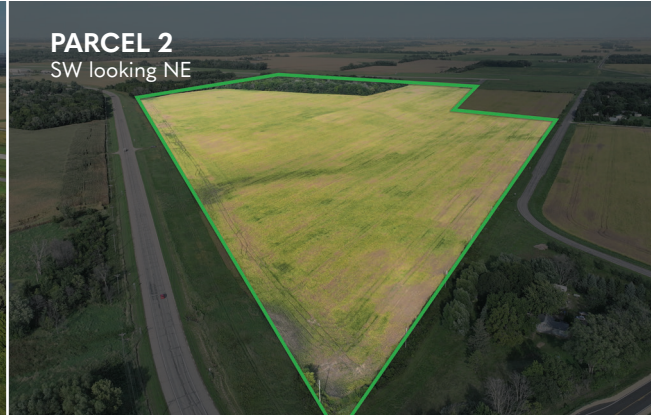
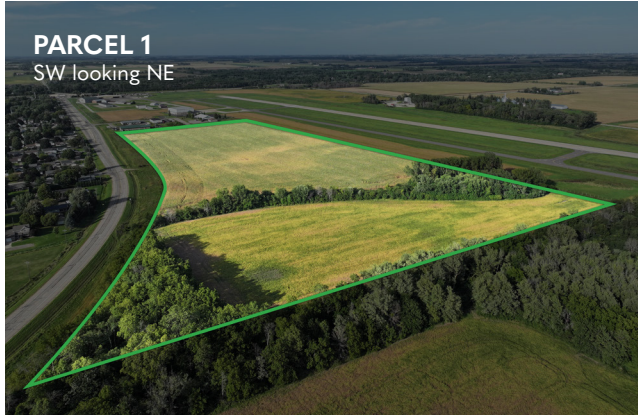


WINGERT
LAND SERVICES

397.61± ACRES

Evergreen Farms

Austin Township, Mower County, Minnesota



Scan to view this
property and
register online.

AUCTION LOCATION AND TIME

Thursday, November 12, 2026 @ 11:00 a.m.

Austin Country Club
1202 28th St. NE, Austin, MN



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

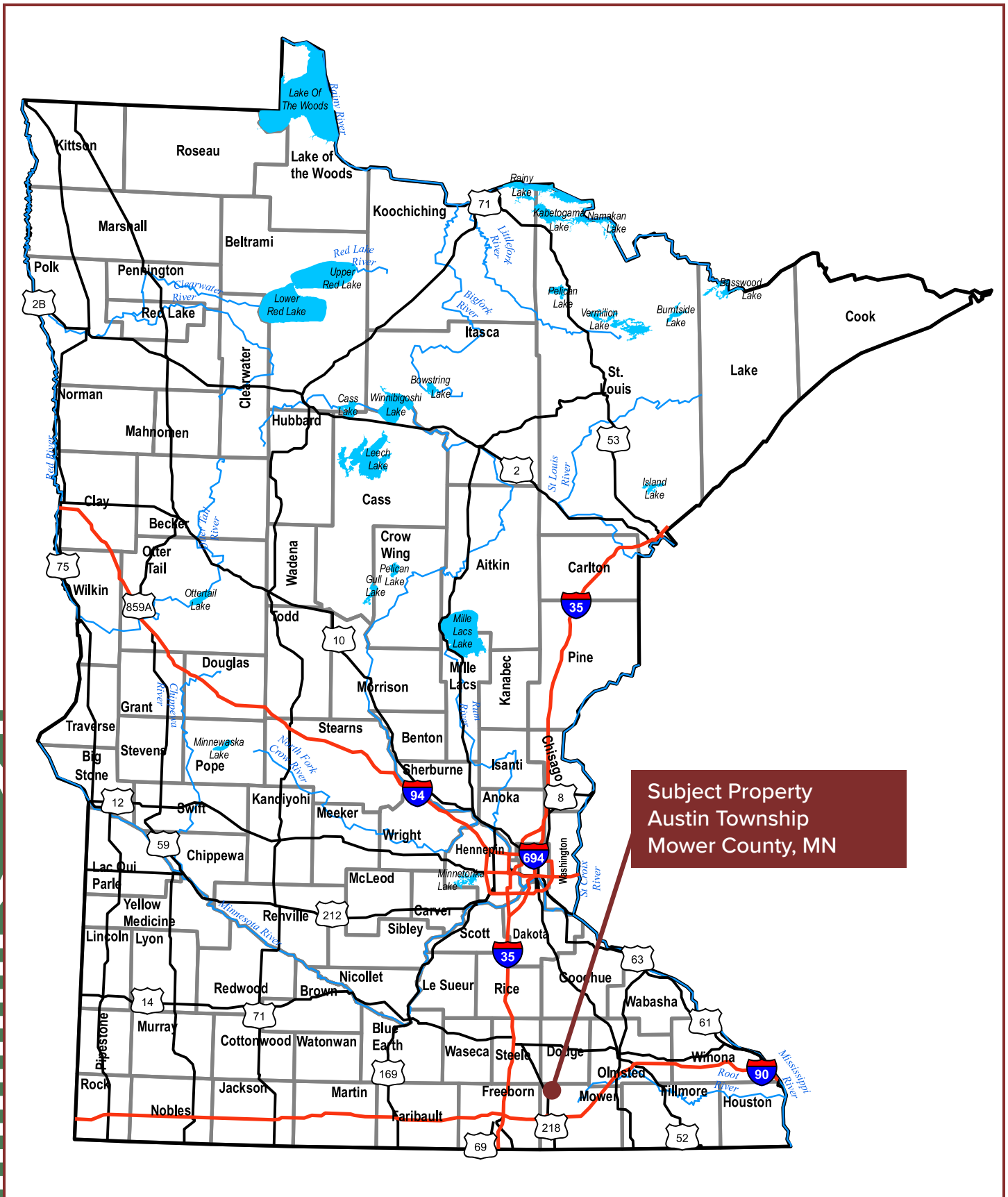
AUCTIONEER #83-50

geoff@wingertlandservices.com

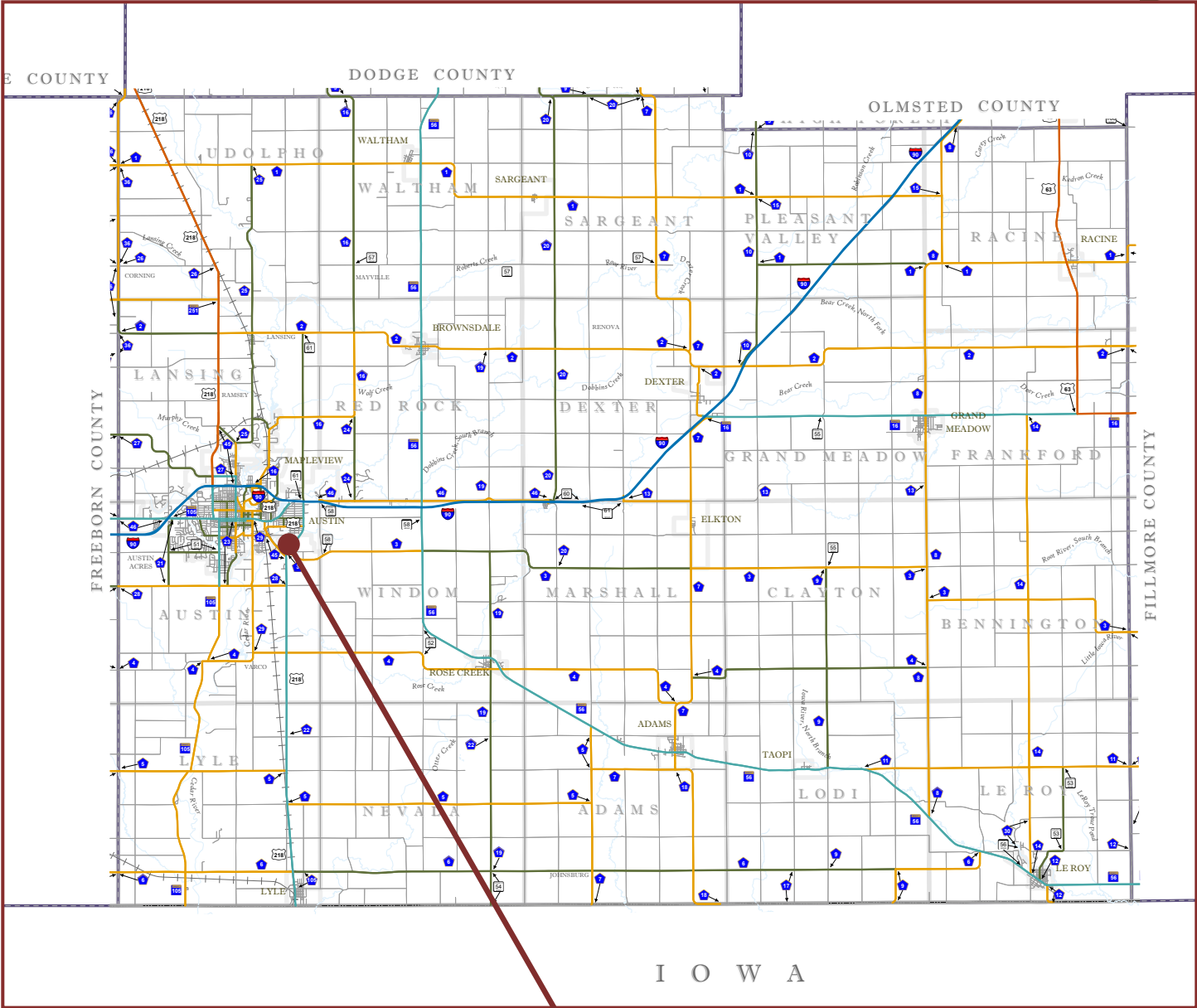
C: 507.317.6266 | O: 507.248.5263

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Mower County
Minnesota



Subject Properties

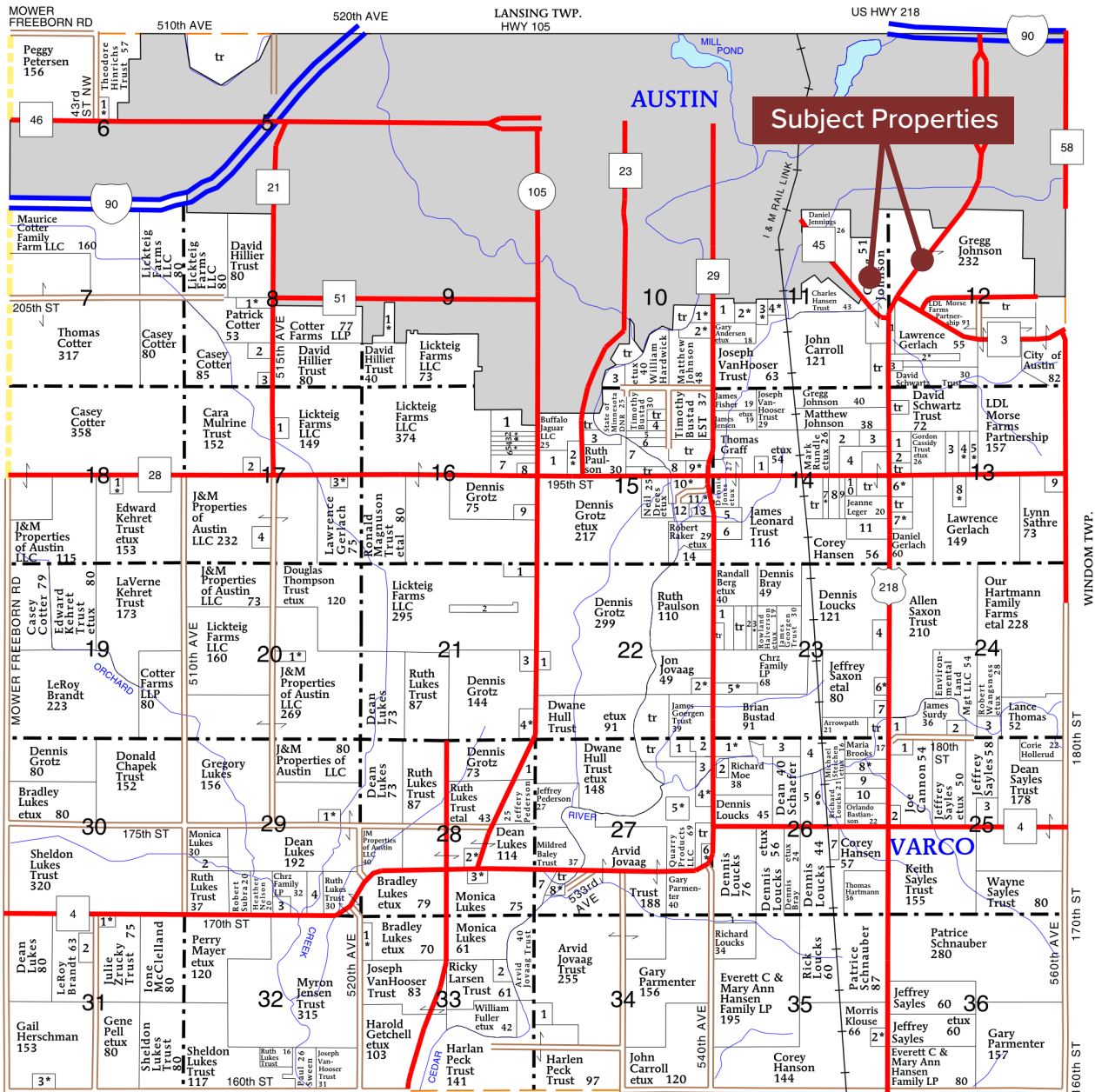
Westford Township

Mower County | T102N-R18W

T-102-N

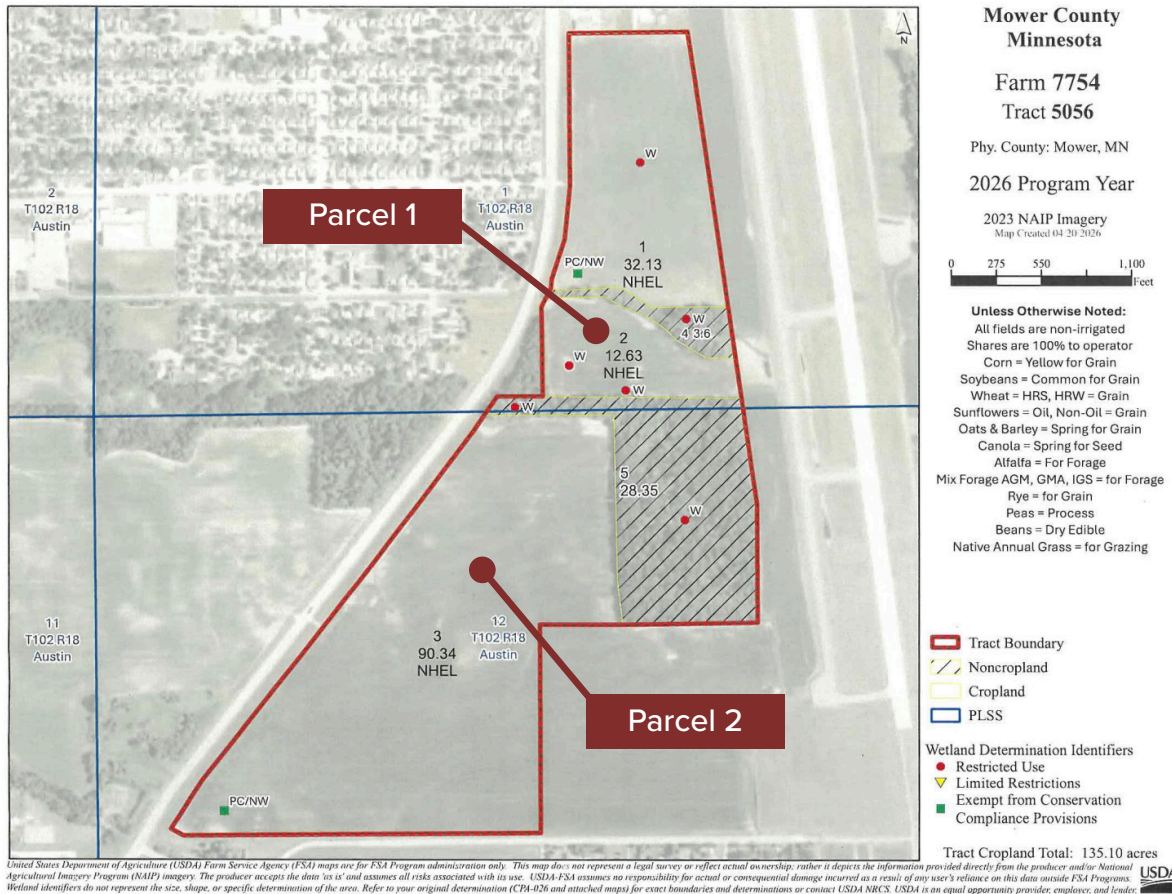
AUSTIN PLAT

R-18-W



FSA Aerial Map

Parcel 1



Property Information

Parcel 1

ABBREVIATED LEGAL DESCRIPTION:	Subdivision Name 1 102 18 Subdivision Cd 34855 W1/2 SE1/4 EXC 2AC IN NE COR & EXC 7.75AC & EXC 12AC IN DOC#527501 AND Subdivision Cd 34855 Subdivision Name 1 102 18 1.33AC IN SE COR SW1/4 LYING ELY OF HWY.	
TAX ID#:	34-855-0110, 34-855-0071	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$3,745.50
	Special Assessment	\$8.50
	Total Estimated Tax & Specials	\$3,754.00
	*A tax statement was not available for the 1.33 ac PID: 34.855.007	
FSA INFORMATION:	Total Acres	59.63± acres
	FSA Tillable Acres	44.76± acres
	Corn Base Acres	34.32± acres
	Corn PLC Yield	139.00± bushels
	Soybean Base Acres	2.98± acres
	Soybean PLC Yield	38.00± bushels
	*Base Acres are an estimate only and subject to change after FSA reconstitution.	
LEASE/RENT INFORMATION:	Leased through 2026 crop year.	
SOIL DESCRIPTION:	Udolpho silt loam, loamy substratum, Sargeant silt loam, Skyberg silt loam See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	81.7 CPI	
TOPOGRAPHY:	Level.	
DRAINAGE:	Some pattern tile present with outlet to creek. MNDOT has an Off Take Ditch Easement located on this property allowing the right to enter and cleanout the drainage ditch. See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands, Tract Contains a Wetland or Farmed Wetland.	
OTHER:	MNDOT has purchased access control along Trunk Highway 218.	
	Parcel 1 is subject to a 10' wide utility easement with the City of Austin. The easement runs parallel to 1st Ave SE. Contact agent for details.	
	Parcel 1 contains a documented MnDOT Off Take Ditch (OTD)– The OTD easement is 50' wide (25' from the center of the creek on each side)	

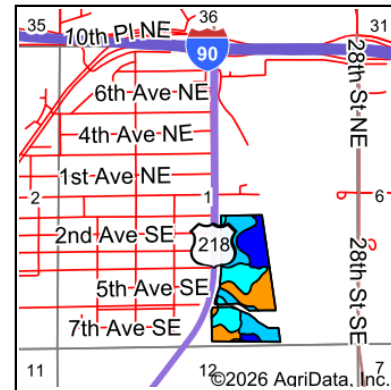
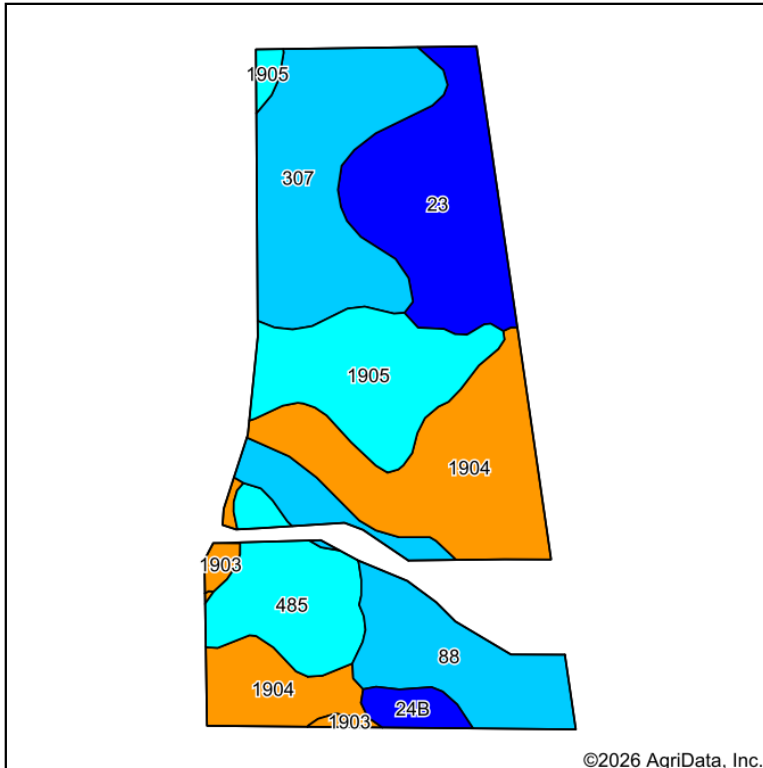
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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wingertlandservices.com

Soils Map

Parcel 1



State: **Minnesota**
County: **Mower**
Location: **1-102N-18W**
Township: **Austin**
Acres: **44.76**
Date: **9/6/2026**

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

Area Symbol: MN099, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
1904	Udolpho silt loam, loamy substratum	10.37	23.2%		> 6.5ft.	Poorly drained	IIw	70	79
307	Sargeant silt loam	8.47	18.9%		> 6.5ft.	Poorly drained	IIIw	86	85
23	Skyberg silt loam, 0 to 3 percent slopes	7.52	16.8%		> 6.5ft.	Somewhat poorly drained	Iw	95	82
88	Clyde silty clay loam, 0 to 3 percent slopes	6.40	14.3%		> 6.5ft.	Poorly drained	IIw	86	90
1905	Brownsdale silt loam	6.12	13.7%		> 6.5ft.	Poorly drained	IIIw	77	88
485	Lawler silt loam	4.39	9.8%		> 6.5ft.	Somewhat poorly drained	IIs	77	81
24B	Kasson silt loam, 1 to 4 percent slopes	0.90	2.0%		> 6.5ft.	Moderately well drained	Ile	95	79
1903	Udolpho silt loam, loamy substratum, swales	0.59	1.3%		> 6.5ft.	Poorly drained	IIIw	70	75
Weighted Average							2.17	81.7	*n 83.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

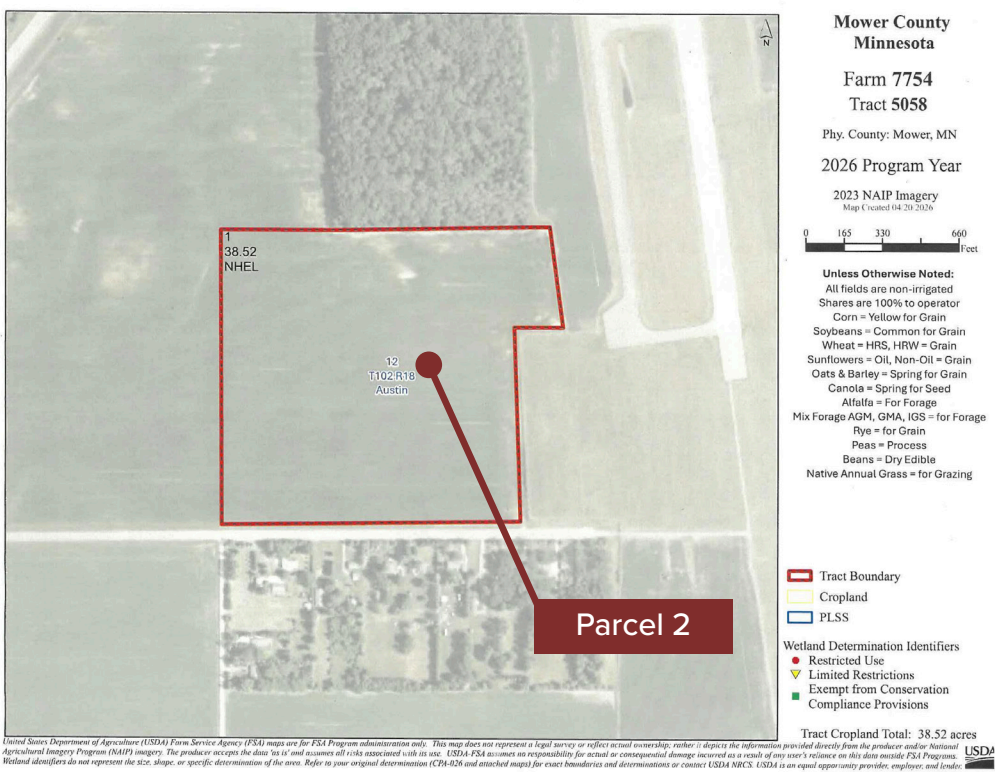
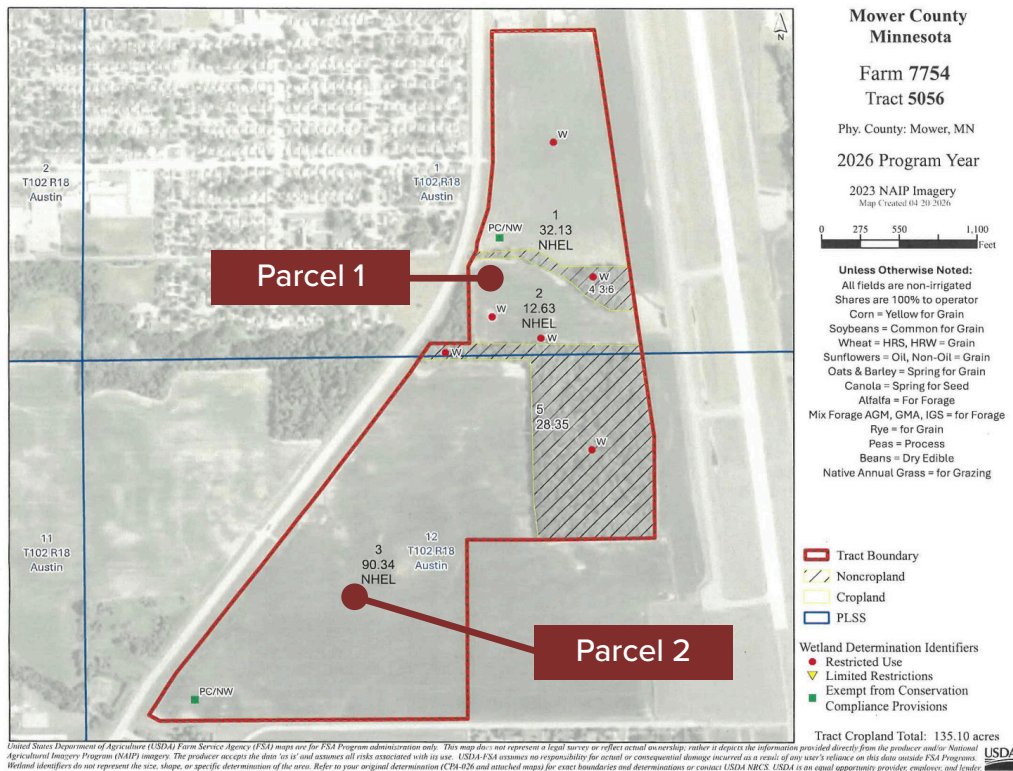
Parcel 1



FSA Aerial Map

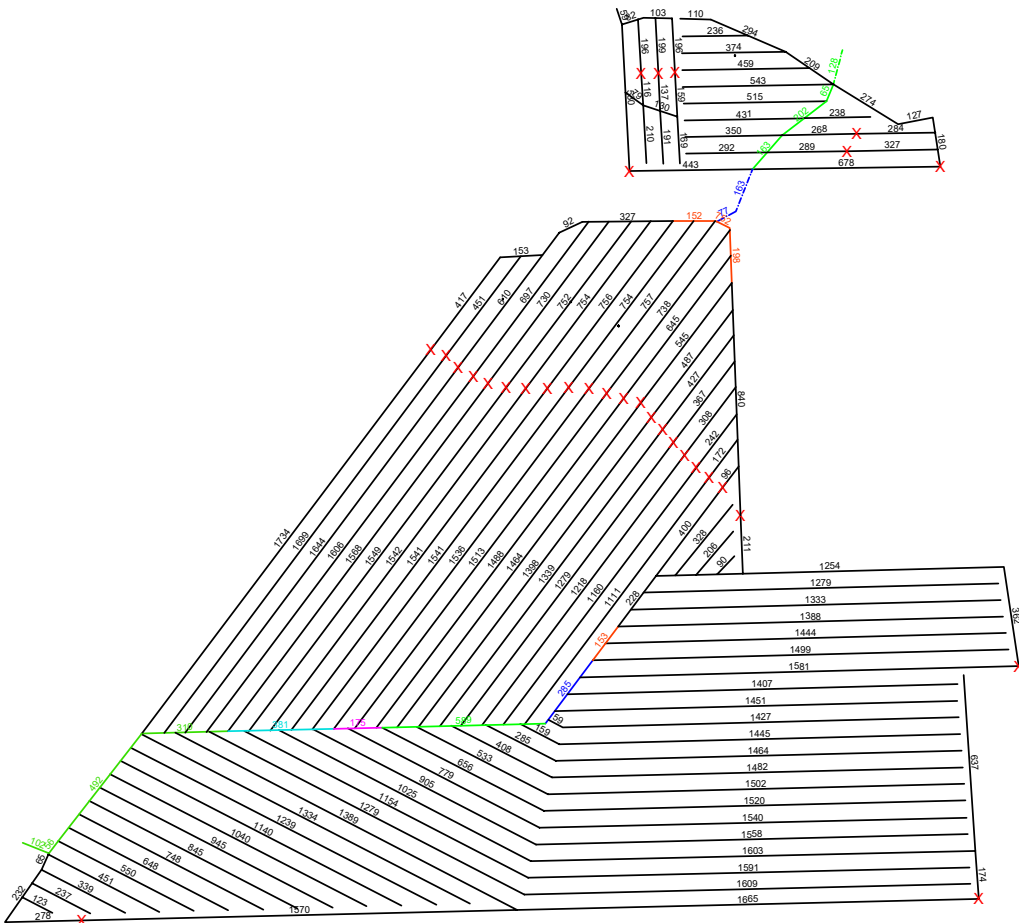
Parcel 2

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Tile Map

Parcel 2



Ellingson COMPANIES		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com		au12n15.dwg Revision: Final 10-19-10 Job# 10569 Drawn by: C. Laue	
Existing Tile	-----	103613 Ft. 4" Perf	-----	0 Ft. 3" NP	-----
Ditches & WW	- - - - -	562 Ft. 5" Perf	-----	0 Ft. 4" NP	-----
Parcel Boundry	-----	285 Ft. 6" Perf	-----	0 Ft. 5" NP	-----
Elec & Tele Cable	- - - - -	1018 Ft. 8" Perf	-----	241 Ft. 6" NP	-----
Gas Line	-----	175 Ft. 10" Perf	-----	128 Ft. 8" NP	-----
Trees	● ● ●	381 Ft. 12" Perf	-----	0 Ft. 10" NP	-----
		0 Ft. 15" Perf	-----	0 Ft. 12" NP	-----
		0 Ft. 18" Perf	-----	0 Ft. 15" NP	-----
		0 Ft. 12" DW	-----	0 Ft. 18" NP	-----
		960 Ft. 15" DW	-----		
		0 Ft. 18" DW	-----		
				0 Ft. 3" Sock	-----
				0 Ft. 4" Sock	-----
				0 Ft. 5" Sock	-----
				0 Ft. 6" Sock	-----
				0 Ft. 8" Sock	-----
				0 Ft. 10" Sock	-----
				0 Ft. 12" Sock	-----
				0 Ft. 15" Sock	-----
				0 Ft. 18" Sock	-----
Greg Johnson					
Renter:					
State: MN		County: Mower		Twp: Austin	
Acres: 123		Spacings: 60		Sec: 12	
				D-C: 3/8	

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.

wingertlandservices.com

Property Information

Parcel 2

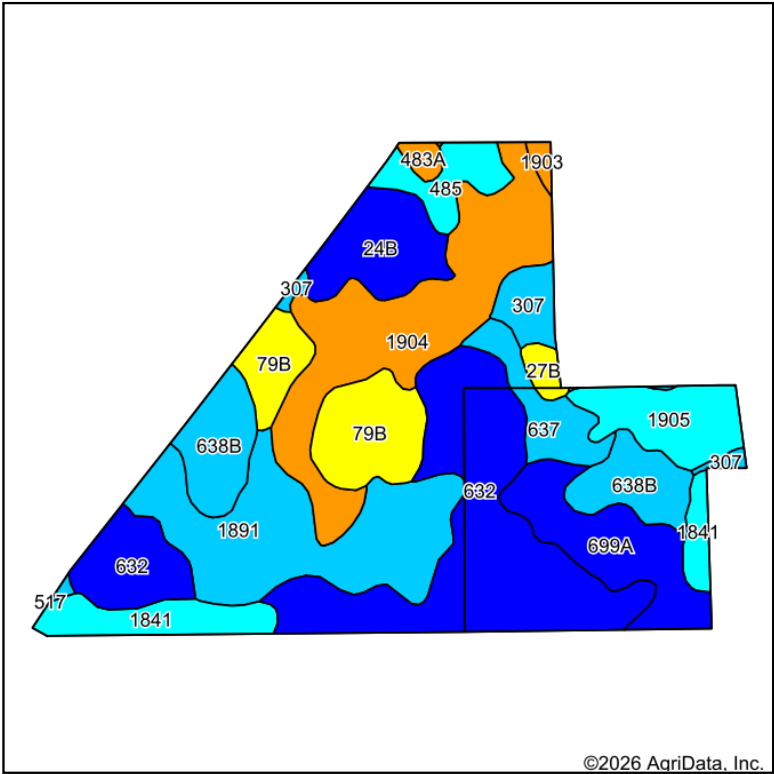
ABBREVIATED LEGAL DESCRIPTION:	NW ¼ laying east of HWY 218 and NW ¼ NE ¼ and W1775FT S1/2 NE1/4 EXC TRI PC SE SIDE & EXC 9.25 AC SE COR & EXC 3.5AC IN DOC#527500 ALL in Section 12-Township 102N-Range 18W	
TAX ID#:	02-009-0010, 02-009-0010	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$10,175.09
	Special Assessment	\$8.50
	Total Estimated Tax & Specials	\$10,153.89
	*Taxes are estimated based on 2026 tax year and subject to change	
FSA INFORMATION:	Total Acres	171.06± acres
	FSA Tillable Acres	38.52± acres
	Corn Base Acres	88.88± acres
	Corn PLC Yield	139.00± bushels
	Soybean Base Acres	15.72± acres
	Soybean PLC Yield	40.00± bushels
	*Deeded acres are estimated. According to Mower County GIS, there are approximately .6 ± acres located on the other side of a fence in the north east corner of the parcel at the airport.	
LEASE/RENT INFORMATION:	Leased through 2026 crop year.	
SOIL DESCRIPTION:	Kensett variant silt loam; Udolpho silt loam, Faxon variant silty clay loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	83.4 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Pattern tiled with private mains and laterals with outlet to wetland.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands, Wetland for Farmed Wetland present.	
OTHER:	Property to be surveyed if purchased separately from Parcel 3. The total purchase price shall be adjusted based on the per-acre auction price multiplied by the total surveyed acres. MNDOT has purchased access control along Trunk Highway 218. If Parcel 2 & 3 are purchased by separate buyers PID: 02.009.0010 will need to be split at the centerline of HWY 218. Parcel split approval is currently pending with Mower County, City of Austin, & MnDOT.	

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

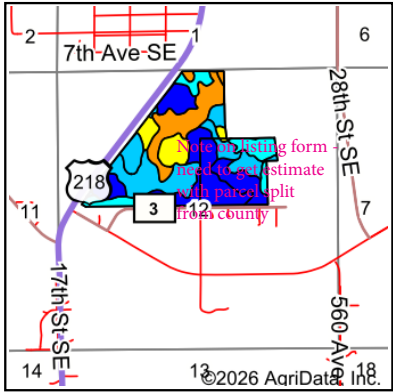
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Soils Map

Parcel 2



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **12-102N-18W**
Township: **Austin**
Acres: **128.86**
Date: **9/6/2026**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN099, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
632	Kensett variant silt loam	29.18	22.4%		> 6.5ft.	Somewhat poorly drained	Ie	96	78
1904	Udolpho silt loam, loamy substratum	19.53	15.2%		> 6.5ft.	Poorly drained	IIw	70	79
1891	Faxon variant silty clay loam	18.80	14.6%		> 6.5ft.	Poorly drained	IIIw	84	79
79B	Billett fine sandy loam, 2 to 6 percent slopes	9.88	7.7%		> 6.5ft.	Well drained	IIIs	60	71
638B	Taopi silt loam, 1 to 6 percent slopes	9.63	7.5%		> 6.5ft.	Well drained	Ile	90	70
699A	Rossfield silt loam, 0 to 2 percent slopes	9.10	7.1%		> 6.5ft.	Well drained	I	94	73
24B	Kasson silt loam, 1 to 4 percent slopes	6.81	5.3%		> 6.5ft.	Moderately well drained	Ile	95	79
1841	Hayfield loam, loamy substratum	6.27	4.9%		> 6.5ft.	Somewhat poorly drained	IIIs	79	75
1905	Brownsdale silt loam	6.16	4.8%		> 6.5ft.	Poorly drained	IIIw	77	88
637	Schley silt loam	4.27	3.3%		> 6.5ft.	Somewhat poorly drained	IIw	84	88
485	Lawler silt loam	3.59	2.8%		> 6.5ft.	Somewhat poorly drained	IIIs	77	81
307	Sargeant silt loam	3.29	2.6%		> 6.5ft.	Poorly drained	IIIw	86	85
27B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.06	0.8%		> 6.5ft.	Well drained	IIIe	60	61

Soils data provided by USDA and NRCS.

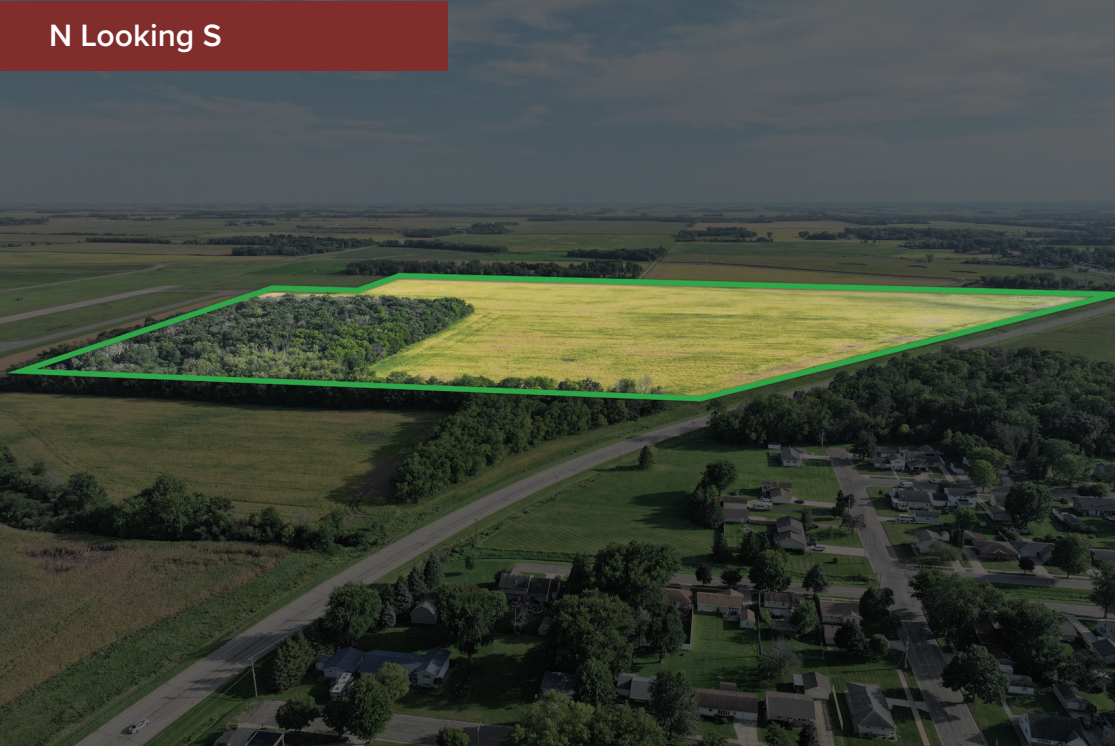
Property Images

Parcel 2

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N Looking S



SE Corner Looking NW



Property Images

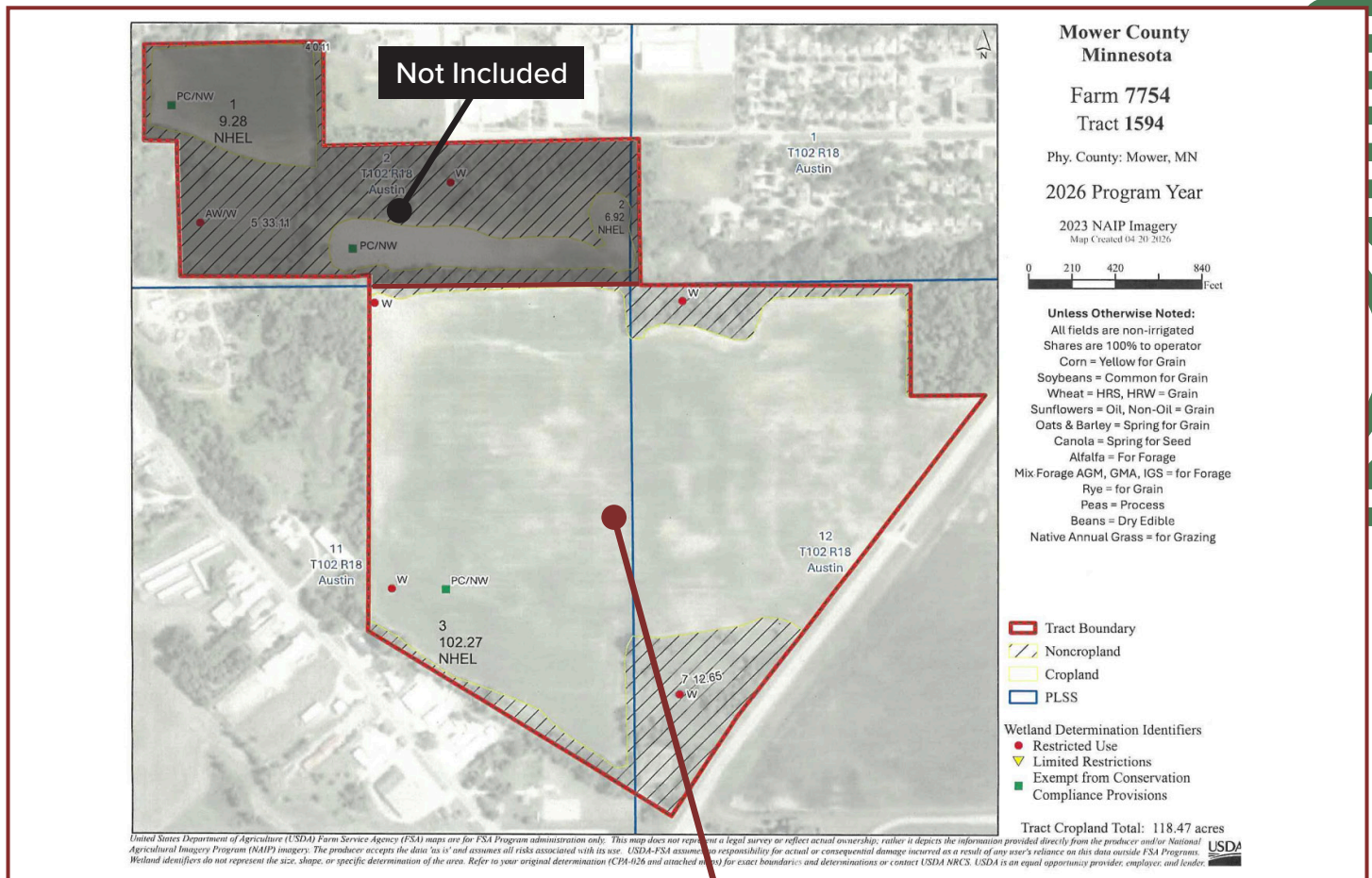
Parcel 2



FSA Aerial Map

Parcel 3

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Parcel 3

Property Information

Parcel 3

ABBREVIATED LEGAL DESCRIPTION:	NW ¼ Laying West of HWY 218 Section 12 Exc Subdivision Name EVERGREEN ESTATES Block 001 Subdivision Cd 34253 OUTLOT A AND Exc. Lots 003, 004, 005, 006 Block 001 Subdivision Cd 34253 AND PIDs 02.008.0100 AND 34.885.0080.		
TAX ID#:	02-009-0010, 02-008-0100, 34-885-0080, 02.009.0011		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$7,983.91
	Special Assessment		\$25.50
	Total Estimated Tax & Specials		\$8,009.41
	*Taxes are estimated based on 2026 tax year and subject to change.		
FSA INFORMATION:	Total Acres		126.82± acres
	FSA Tillable Acres		101.55 ± acres
	Corn Base Acres		66.38± acres
	Corn PLC Yield		139.00± bushels
	Soybean Base Acres		25.21± acres
	Soybean PLC Yield		40.00± bushels
	*Deeded acres are estimated. FSA Tillable and Base Acres are estimated and subject to change based on reconstitution.		
LEASE/RENT INFORMATION:	Leased through 2026 crop year.		
SOIL DESCRIPTION:	Udolpho Silt Loam, Sargeant variant silt loam, Hayfield loam. See Soil Map.		
CROP PRODUCTIVITY INDEX (CPI):	73.7 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Outlet to wetland on property, minimal to no tile present.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands, Farm Contains a Wetland or Farmed Wetland.		
OTHER:	Property to be surveyed if purchased separately from Parcel 2. The total purchase price shall be adjusted based on the per-acre auction price multiplied by the total surveyed acres. MNDOT has purchased access control along Trunk Highway 218. If Parcel 2 & 3 are purchased by separate buyers PID: 02.009.0010 will need to be split at the centerline of HWY 218. Parcel split approval is currently pending with Mower County, City of Austin, & MnDOT.		

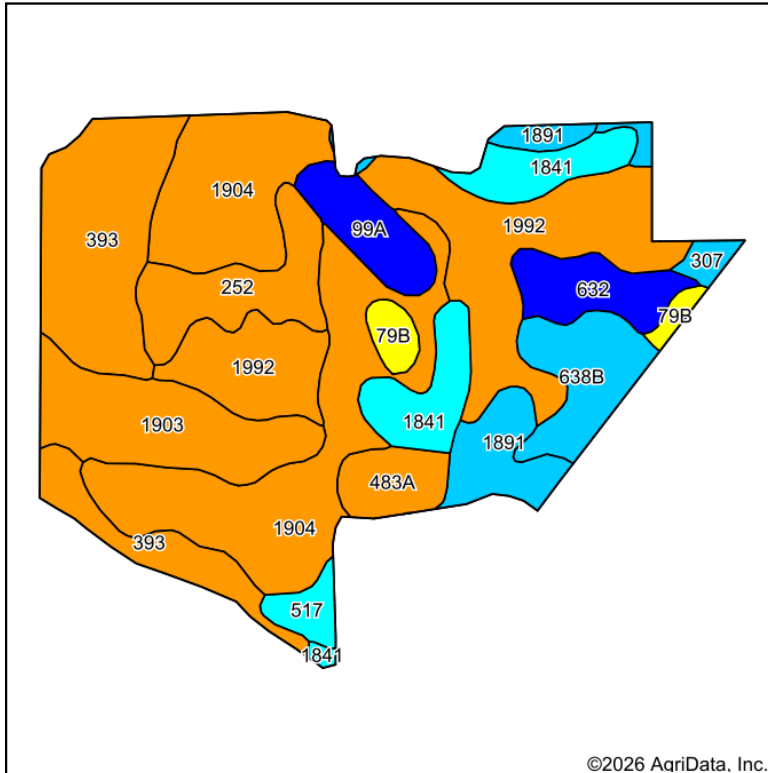
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Soils Map

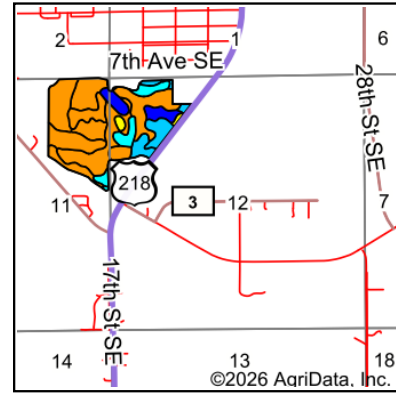
Parcel 3

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LAND SERVICES



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Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **12-102N-18W**
Township: **Austin**
Acres: **102.61**
Date: **9/6/2026**

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
1904	Udolphi silt loam, loamy substratum	23.75	23.1%		> 6.5ft.	Poorly drained	IIw	70	79
1992	Sargeant variant silt loam	17.64	17.2%		> 6.5ft.	Poorly drained	IIIw	69	68
393	Udolphi silt loam	15.06	14.7%		> 6.5ft.	Poorly drained	IIw	70	76
1903	Udolphi silt loam, loamy substratum, swales	8.82	8.6%		> 6.5ft.	Poorly drained	IIIw	70	75
1841	Hayfield loam, loamy substratum	6.91	6.7%		> 6.5ft.	Somewhat poorly drained	IIs	79	75
252	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	5.87	5.7%		> 6.5ft.	Poorly drained	IIw	62	81
638B	Taopi silt loam, 1 to 6 percent slopes	5.09	5.0%		> 6.5ft.	Well drained	Ile	90	70
1891	Faxon variant silty clay loam	4.71	4.6%		> 6.5ft.	Poorly drained	IIIw	84	79
632	Kensett variant silt loam	3.86	3.8%		> 6.5ft.	Somewhat poorly drained	Ie	96	78
99A	Racine silt loam, 0 to 2 percent slopes	3.68	3.6%		> 6.5ft.	Well drained	Is	98	73
483A	Waukee loam, 0 to 2 percent slopes	2.80	2.7%		2.7ft. (Strongly contrasting textural stratification)	Well drained	IIs	69	84
79B	Billett fine sandy loam, 2 to 6 percent slopes	1.76	1.7%		> 6.5ft.	Well drained	IIIs	60	71
517	Shandep clay loam	1.46	1.4%		> 6.5ft.	Very poorly drained	IIIw	78	81
307	Sargeant silt loam	1.20	1.2%		> 6.5ft.	Poorly drained	IIIw	86	85

Soils data provided by USDA and NRCS.

Property Images

Parcel 3

SW Corner Looking NE



NW Corner Looking SE



Property Images

Parcel 3

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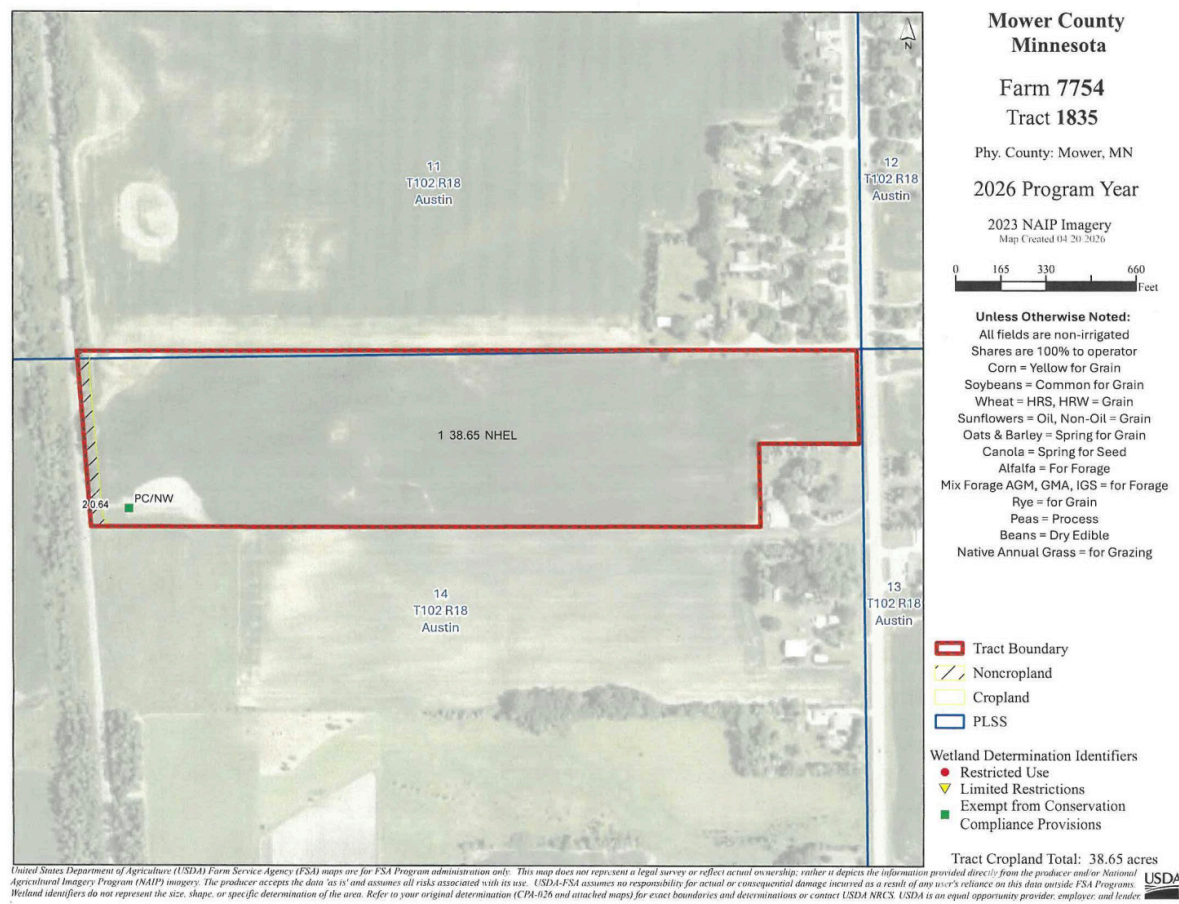


NE Corner Looking SW



FSA Aerial Map

Parcel 4



Property Information

Parcel 4



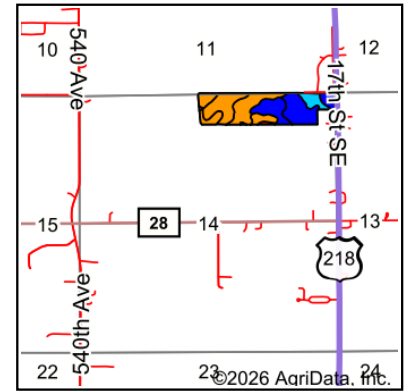
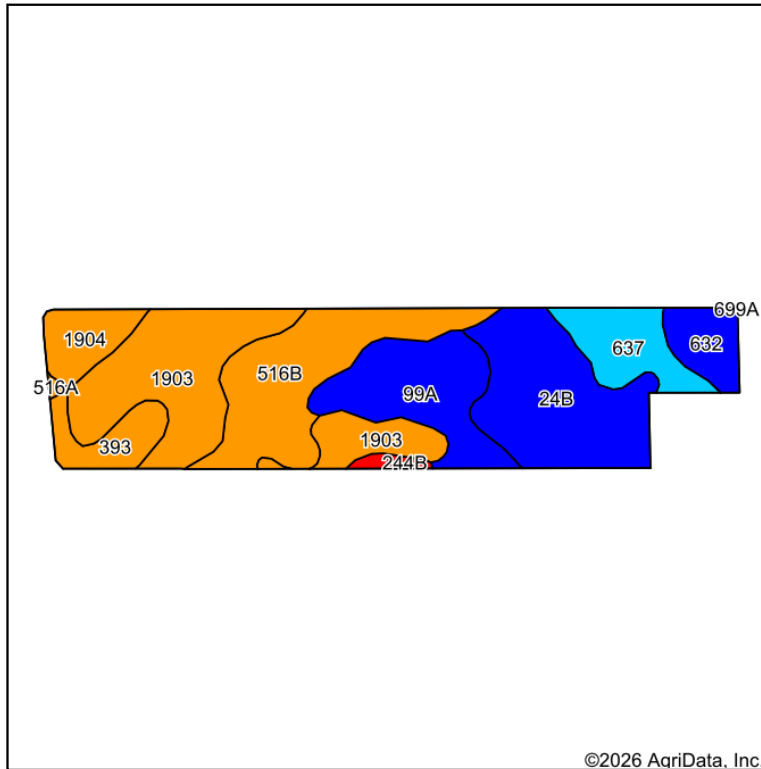
DESCRIPTION:	N 1/2 N 1/2 NE 1/4 East of RR Excluding 2.7 ac in SE corner, Section 14-Township 102N-Range 18W		
TAX ID#:	02-011-0091		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$2,883.50
	Special Assessment		\$8.50
	Total Estimated Tax & Specials		\$2,892.00
OTHER:	Special assessment remaining of \$1,067.10 payable until		
FSA INFORMATION:	Total Acres		40.10± acres
	FSA Tillable Acres		38.65± acres
	Corn Base Acres		14.90± acres
	Corn PLC Yield		139.00± bushels
	Soybean Base Acres		13.50± acres
	Soybean PLC Yield		40.00± bushels
LEASE/RENT INFORMATION:	Leased through 2026 crop year.		
SOIL DESCRIPTION:	Udolpho Silt Loam, Kasson Silt Loam, Dowagiac loam, Racien Silt Loam. See Soil Map.		
CROP PRODUCTIVITY INDEX (CPI):	80.0 CPI		
TOPOGRAPHY:	Level to gently rolling.		
DRAINAGE:	Private mains and laterals. See Tile Map.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands.		

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Soils Map

Parcel 4



State: **Minnesota**
 County: **Mower**
 Location: **14-102N-18W**
 Township: **Austin**
 Acres: **38.65**
 Date: **9/6/2026**



Soils data provided by USDA and NRCS.

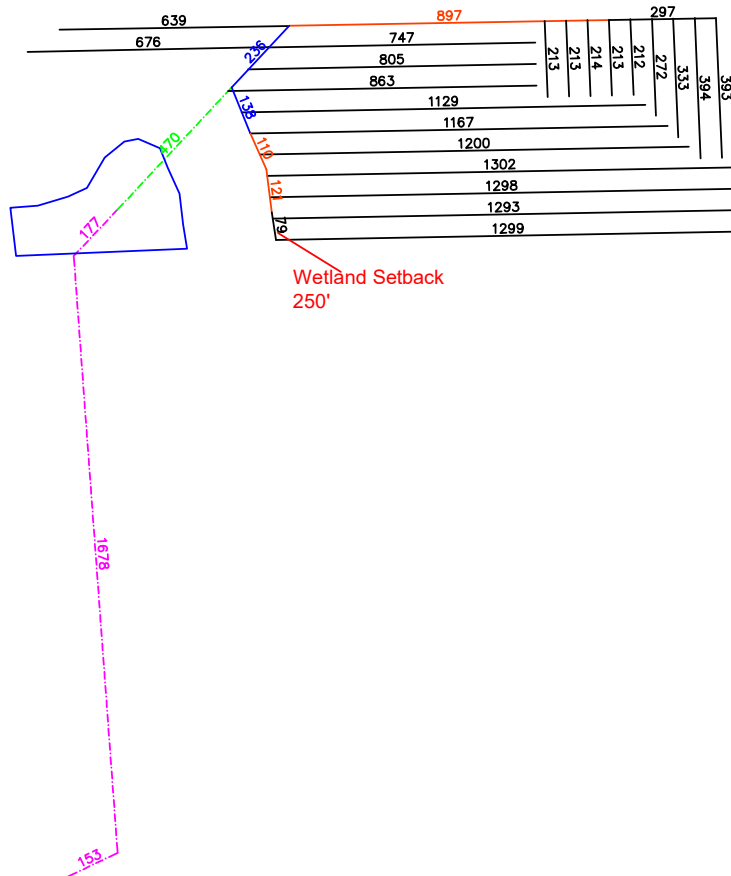
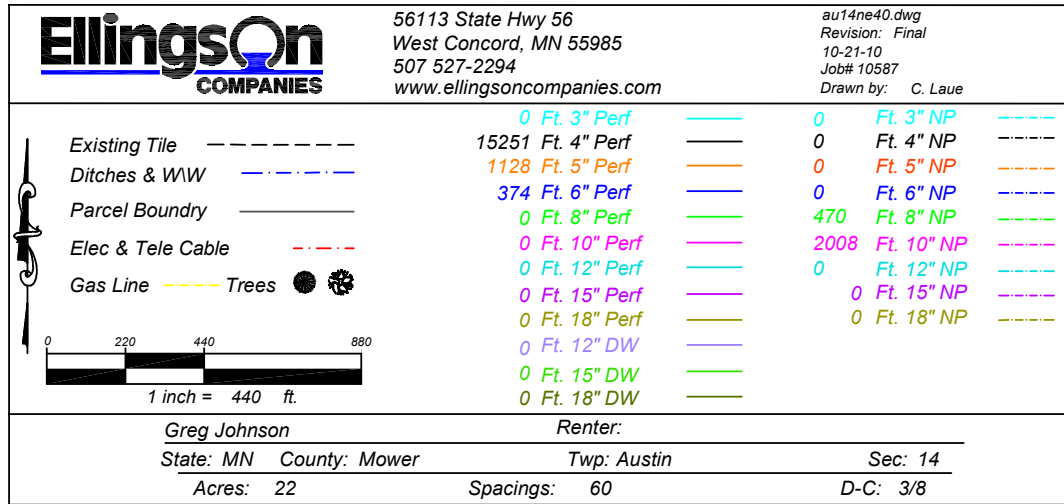
Area Symbol: MN099, Soil Area Version: 21								
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index
1903	Udolpho silt loam, loamy substratum, swales	9.18	23.7%		> 6.5ft.	Poorly drained	IIIw	70
24B	Kasson silt loam, 1 to 4 percent slopes	7.75	20.1%		> 6.5ft.	Moderately well drained	Ile	95
516B	Dowagiac loam, 2 to 6 percent slopes	7.07	18.3%		> 6.5ft.	Well drained	Ile	64
99A	Racine silt loam, 0 to 2 percent slopes	5.49	14.2%		> 6.5ft.	Well drained	Is	98
637	Schley silt loam	2.98	7.7%		> 6.5ft.	Somewhat poorly drained	IIw	84
1904	Udolpho silt loam, loamy substratum	1.94	5.0%		> 6.5ft.	Poorly drained	IIw	70
393	Udolpho silt loam	1.92	5.0%		> 6.5ft.	Poorly drained	IIw	70
632	Kensett variant silt loam	1.86	4.8%		> 6.5ft.	Somewhat poorly drained	Ile	96
244B	Lilah sandy loam, 2 to 6 percent slopes	0.36	0.9%		> 6.5ft.	Excessively drained	IVs	43
516A	Dowagiac loam, 0 to 2 percent slopes	0.10	0.3%		> 6.5ft.	Well drained	IIs	66
Weighted Average							2.07	80
								*n 75.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tile Map

Parcel 4



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

Parcel 4

NW Corner Looking SE



NE Corner Looking SW



Property Images

Parcel 4

WINGERT
LAND SERVICES



E Looking W



SW Corner Looking NE



Auction Instructions

AUCTION LOCATION AND TIME:

Austin Country Club
1202 28th St. NE
Austin, MN

Thursday, Nov. 12, 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 (59.66± acres), Parcel 2 (171.90± acres), Parcel 3 (125.60± acres), and Parcel 4 (40.10± 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 10:00 a.m., Wednesday, November 11, 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.



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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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