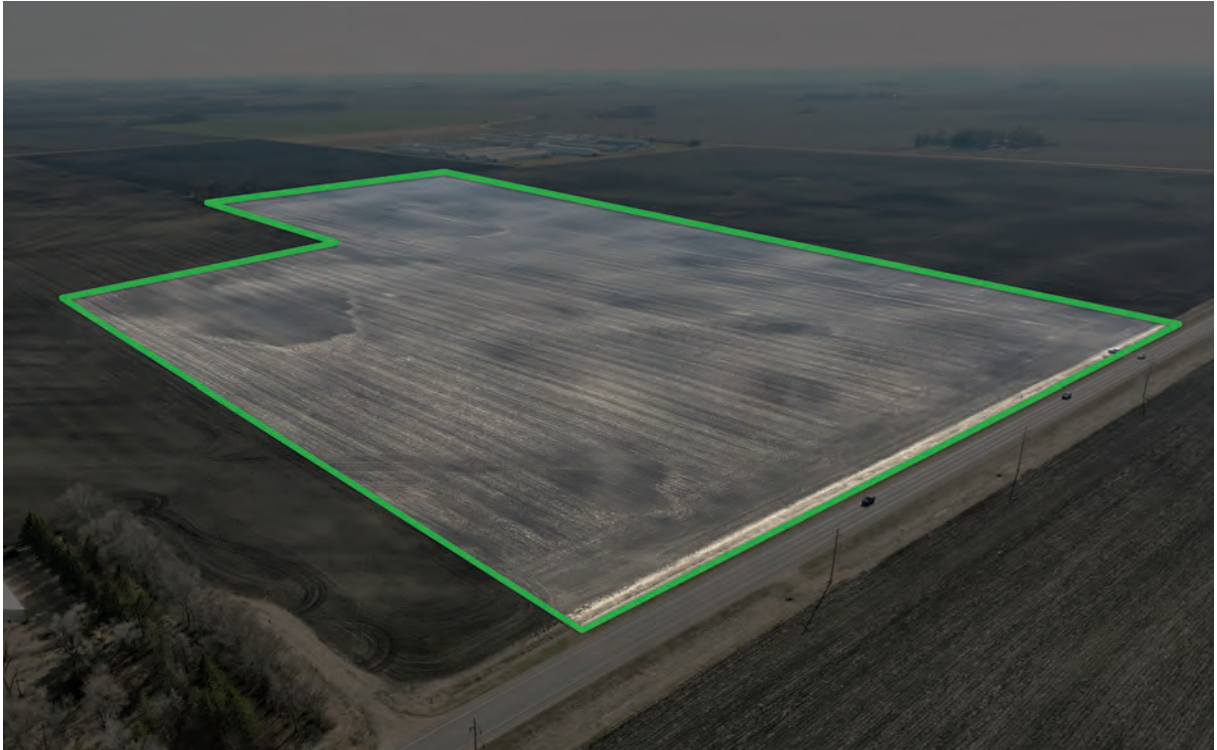


96.81± ACRES

Colleen Hughes Farm

Henderson Township, Sibley County, Minnesota



SEALED BID AUCTION

Wednesday, June 4, 2025 @ 11:00 a.m.

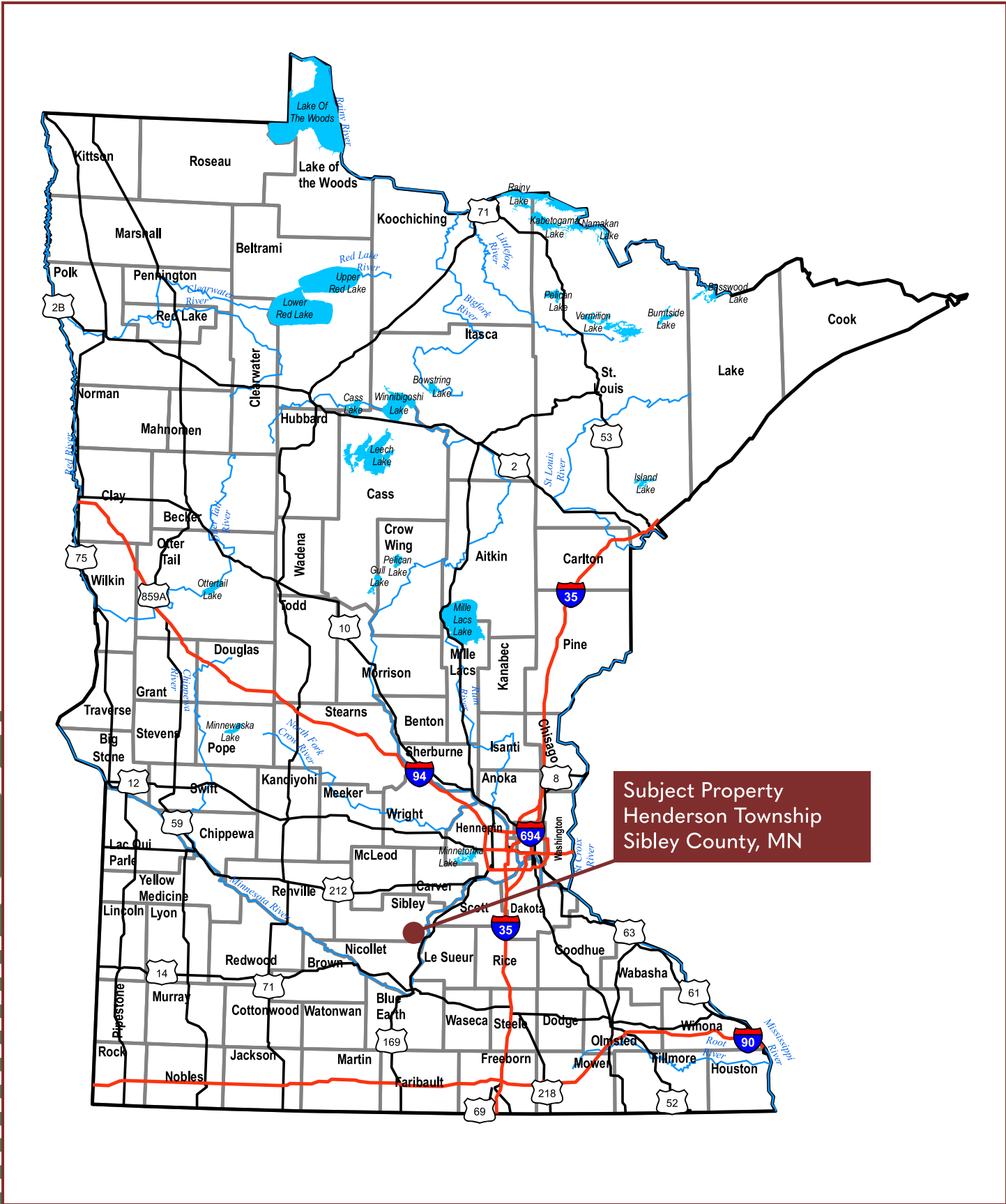
Arlington Community Center
204 W Shamrock Dr., Arlington, MN 55307

See 'Sealed Bid Information' page in the back of this brochure for more details.
Only registered bidders may attend. Must be registered prior to auction date.

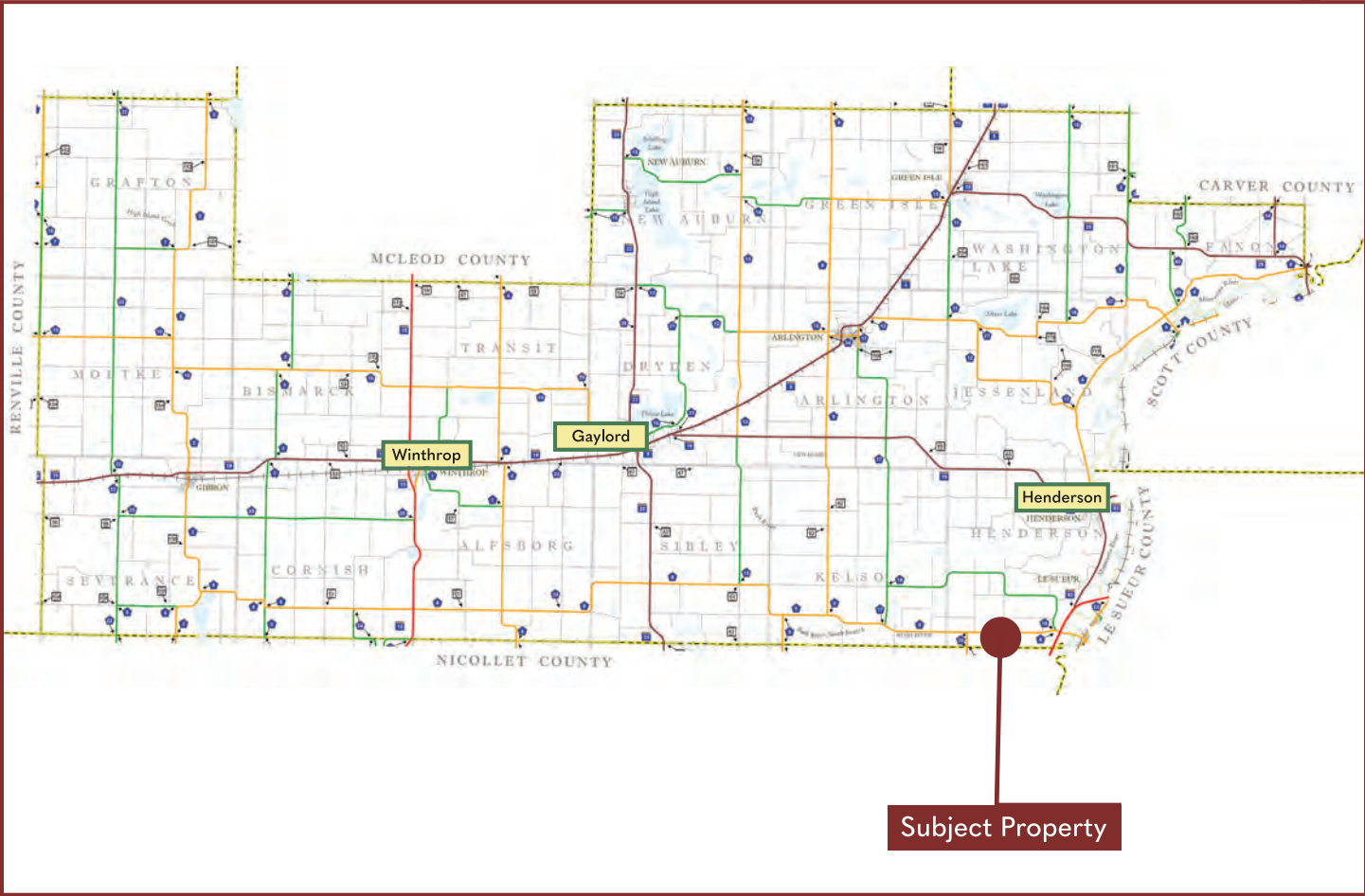
FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

AUCTIONEER #83-50
geoff@wingertlandservices.com
C: 507.317.6266
O: 507.248.5263
wingertlandservices.com

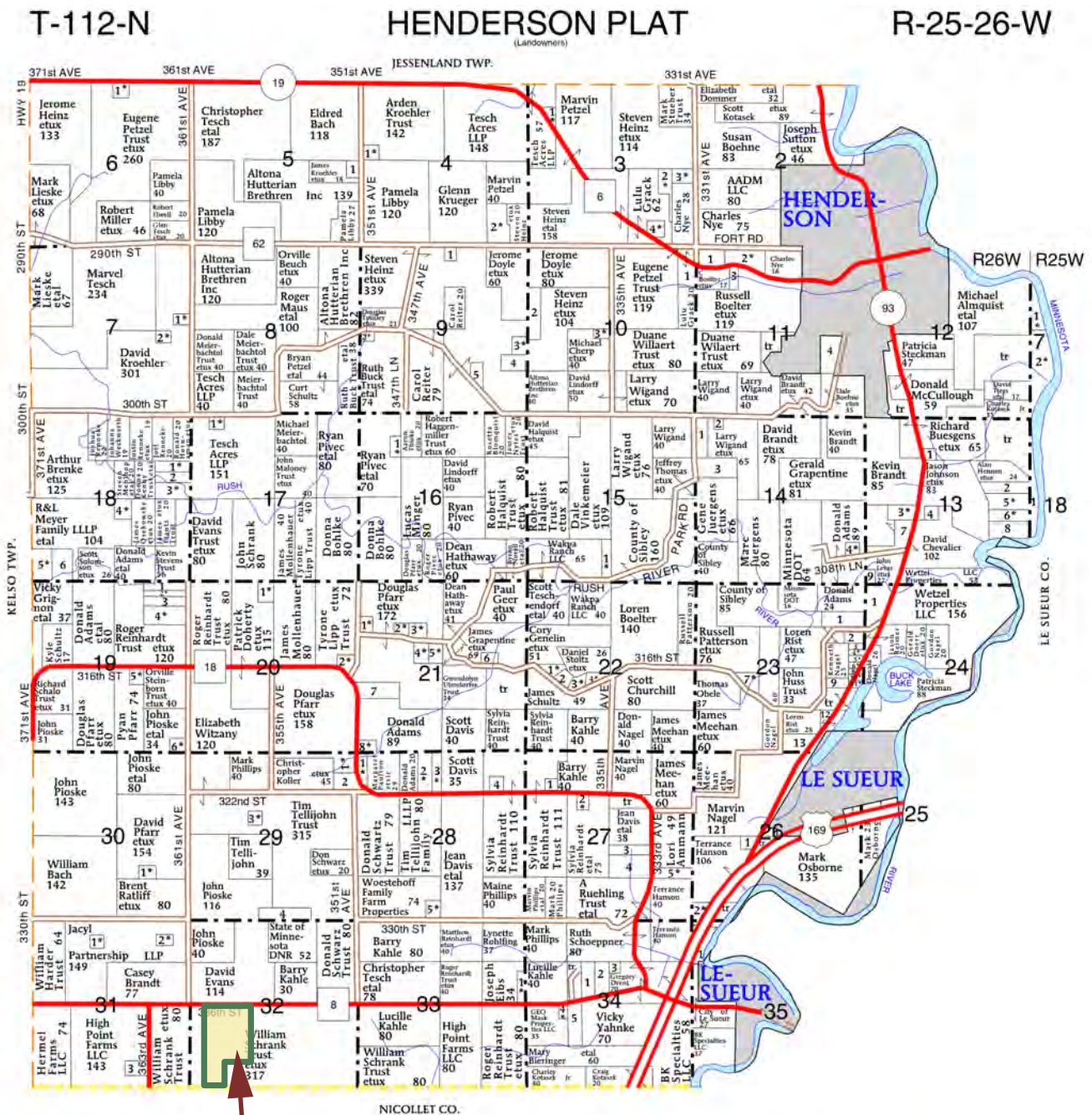


Sibley County
Minnesota



Henderson Township

Sibley County | T112N-R25-26W



Subject Property

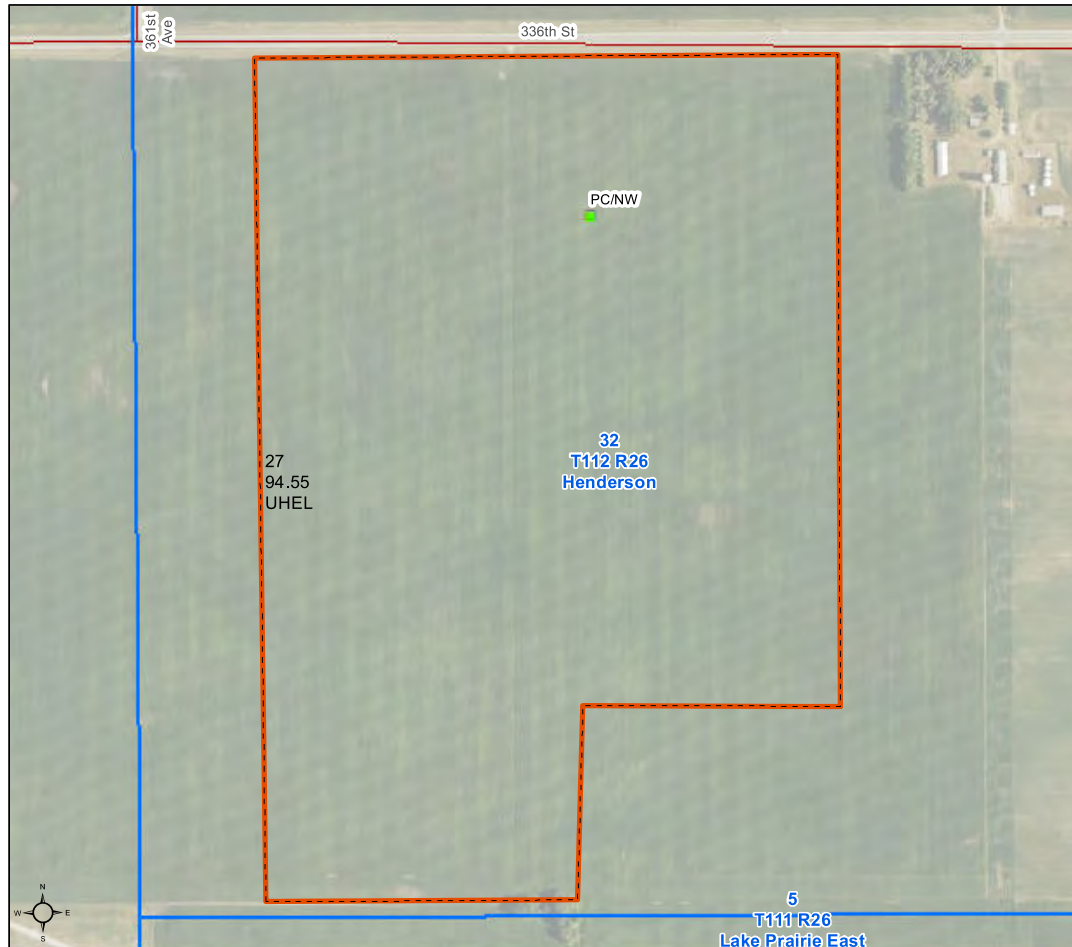
FSA Aerial Map

WINGERT
LAND SERVICES



United States
Department of
Agriculture

Sibley County, Minnesota



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 Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

Farm 9842

Tract 11370

2025 Program Year

Map Created April 18, 2025

0 175 350 700
Feet

Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

□ Cropland
□ Tract Boundary

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 94.55 acres

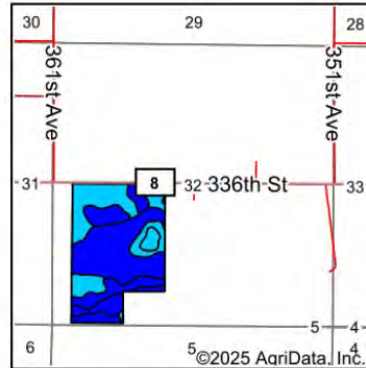
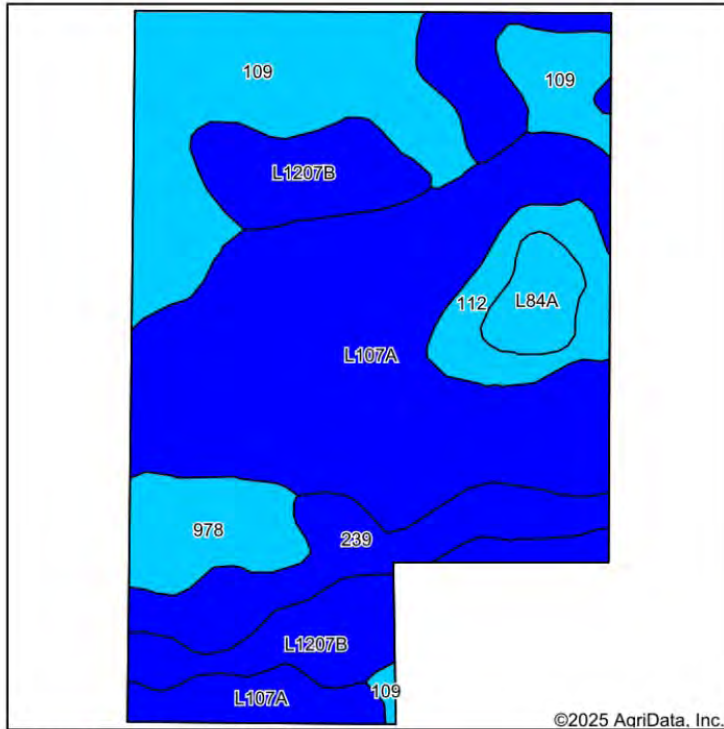
Property Information

DESCRIPTION:	See Survey for Description, 96.81 ac SW 1/4 Section 32, Henderson Township.		
TAX ID#:	16.3208.020 (prior to parcel split)		
REAL ESTATE TAXES:	2025 Ag Homestead Taxes		\$3,278.00
	Special Assessment		\$0
	Total Estimated Tax & Specials		\$3,278.00
FSA INFORMATION:	FSA Tillable Acres	94.55± acres	
	Corn Base Acres	47.73± acres	
	Corn PLC Yield	152.00± bushels	
	Soybean Base Acres	46.73± acres	
	Soybean PLC Yield	50.00± bushels	
LEASE/RENT INFORMATION:	Farm is leased for the 2025 crop year. For lease payment information please contact Geoff Mead for more details.		
SOIL DESCRIPTION:	Canisteo-Glencoe complex, Cordova clay loam, Le Sueur loam, Le Sueur-Reedslake-Cordova complex, Cordova-Rolfe complex, Harps clay loam, Glencoe clay loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	91.0 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Some tile present with outlet to JD5 SN. Per Trust documents, there is to be a drainage agreement between the adjoining parcels being split from the trust. Contact Geoff Mead for more information.		
NRCS CLASSIFICATION ON TILLABLE ACRES:	94.55 acres		
OTHER:	Farm has been surveyed. See Survey Map for details. JD5 SN assessment is paid in-full.		

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.

Soils Map



State: **Minnesota**
County: **Sibley**
Location: **32-112N-26W**
Township: **Henderson**
Acres: **94.08**
Date: **4/13/2025**



Soils data provided by USDA and NRCS.

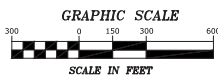
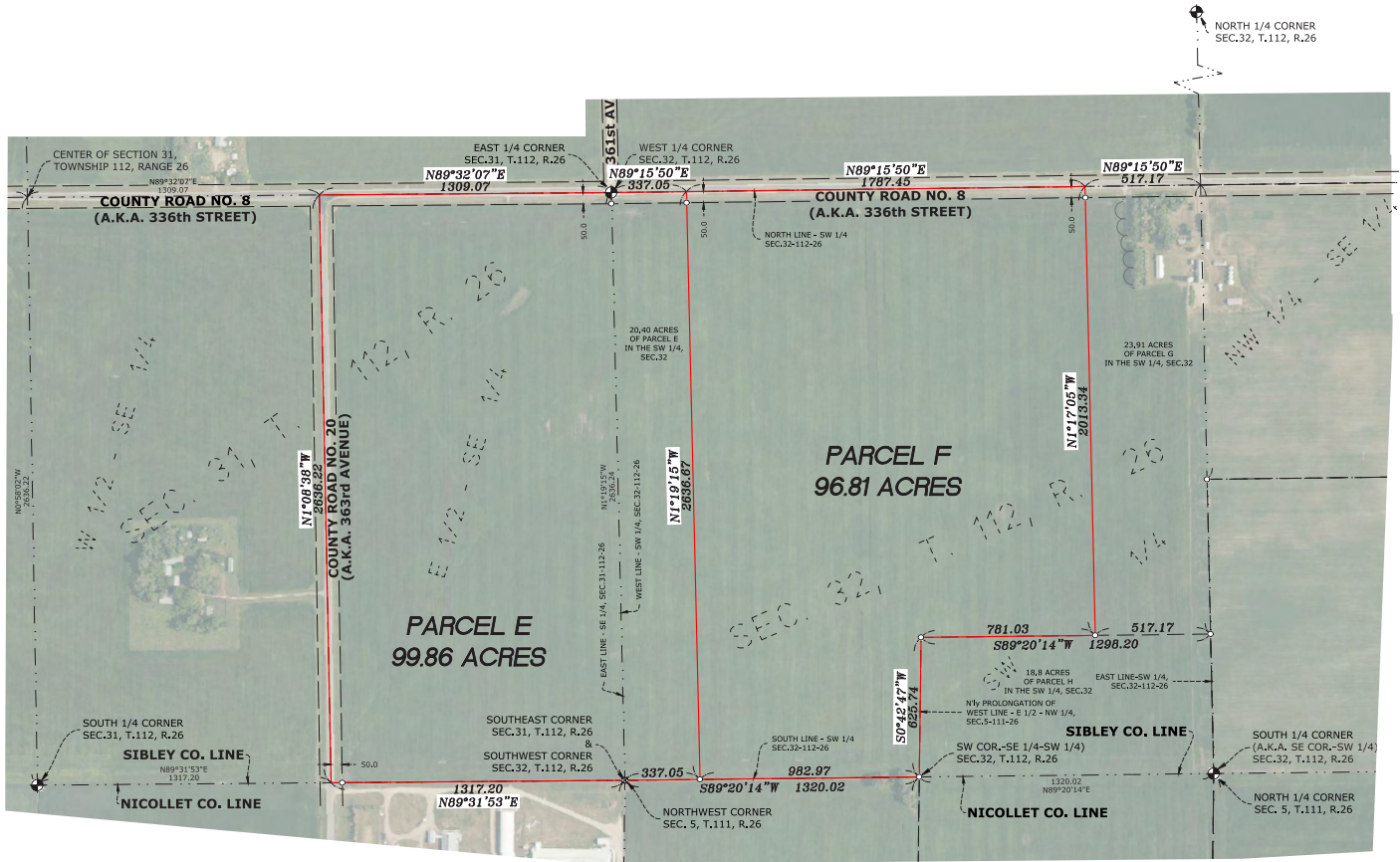
Area Symbol: MN143, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	37.80	40.3%		Ilw	91	81	72	68	81
109	Cordova clay loam, 0 to 2 percent slopes	19.32	20.5%		Ilw	87	85	85	73	82
239	Le Sueur loam, 1 to 3 percent slopes	12.21	13.0%		lw	97	90	90	76	84
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	12.07	12.8%		Ile	95	82	79	72	81
978	Cordova-Rolfe complex, 0 to 2 percent slopes	5.21	5.5%		Ilw	86	84	84	71	77
112	Harps clay loam, 0 to 2 percent slopes	4.80	5.1%		Ilw	90	82	70	68	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.67	2.8%		Illw	86	77	76	70	76
Weighted Average					1.90	91	*n 83.2	*n 78.6	*n 70.8	*n 81.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Survey Map



LEGEND

- DENOTES IRON MONUMENT SET, MARKED #'s 45356 & 52705
- ⊕ DENOTES SIBLEY COUNTY SECTION CORNER
- DENOTES DRAIN TILE INTAKE

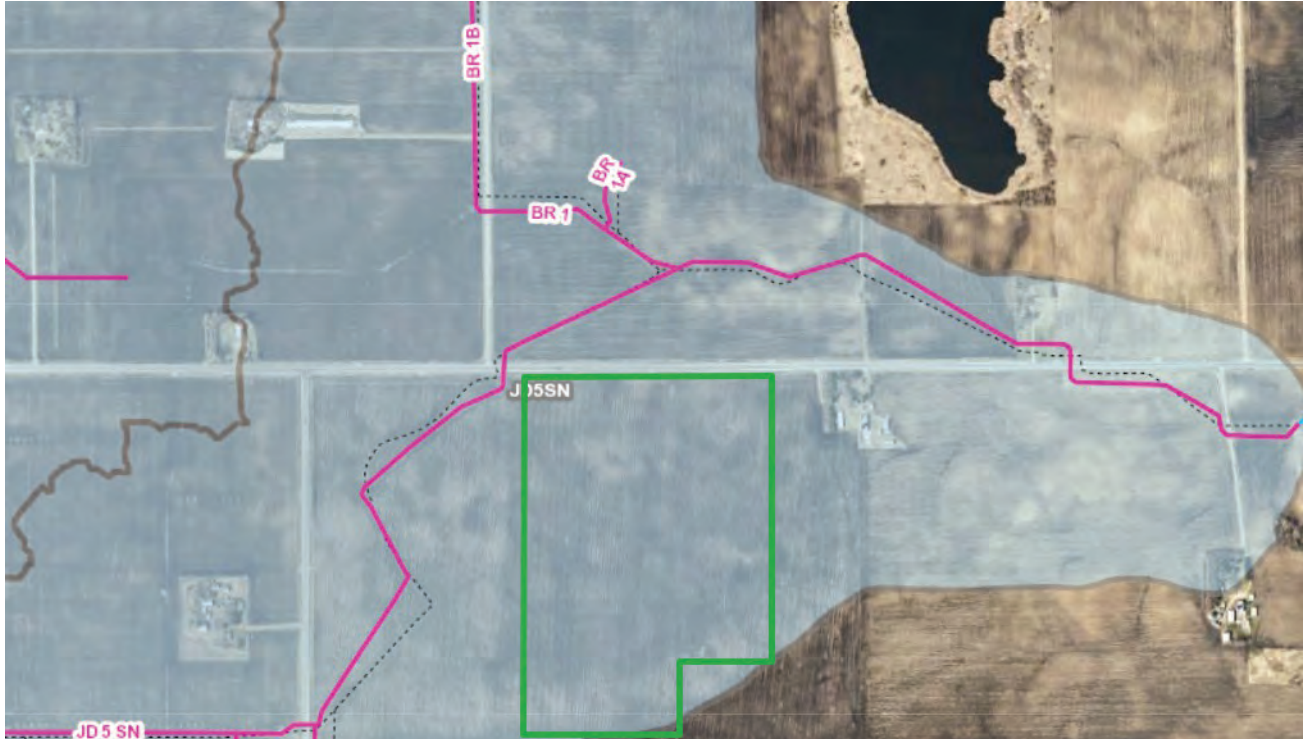
PARCEL F, DESCRIPTION

The Southwest Quarter of Section 32, Township 112, Range 26, Sibley County, Minnesota, excepting therefrom the following three described tracts:

- 1.) The West 337.05 feet (as measured along the south and north lines) of said Southwest Quarter.
- 2.) Beginning at the southeast corner of said Southwest Quarter; thence on an assumed bearing of North 01 degrees 17 minutes 05 seconds West along the east line of said Southwest Quarter 625.60 feet; thence South 89 degrees 20 minutes 14 seconds West 1298.20 feet to the intersection of the northerly prolongation of the west line of the East Half of the Northwest Quarter of Section 5, Township 111, Range 26; thence South 00 degrees 42 minutes 47 seconds West along the last described line 625.74 feet to the south line of said Southwest Quarter of said Section 32; thence North 89 degrees 20 minutes 14 seconds East along said south line 1320.02 feet to the point of beginning.
- 3.) Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of North 01 degrees 17 minutes 05 seconds West along the east line of said Southwest Quarter 625.60 feet to the point of beginning of the tract to be described; thence South 89 degrees 20 minutes 14 seconds West 517.17 feet; thence North 01 degrees 17 minutes 05 seconds West 2013.34 feet to the north line of said Southwest Quarter; thence North 89 degrees 15 minutes 50 seconds East along said north line 517.17 feet to said east line of said Southwest Quarter; thence South 01 degrees 17 minutes 05 seconds East along said east line 2014.00 feet to the point of beginning.

This Tract contains 96.81 acres and is subject to any and all easements of record.

Watershed Map – JD5 SN

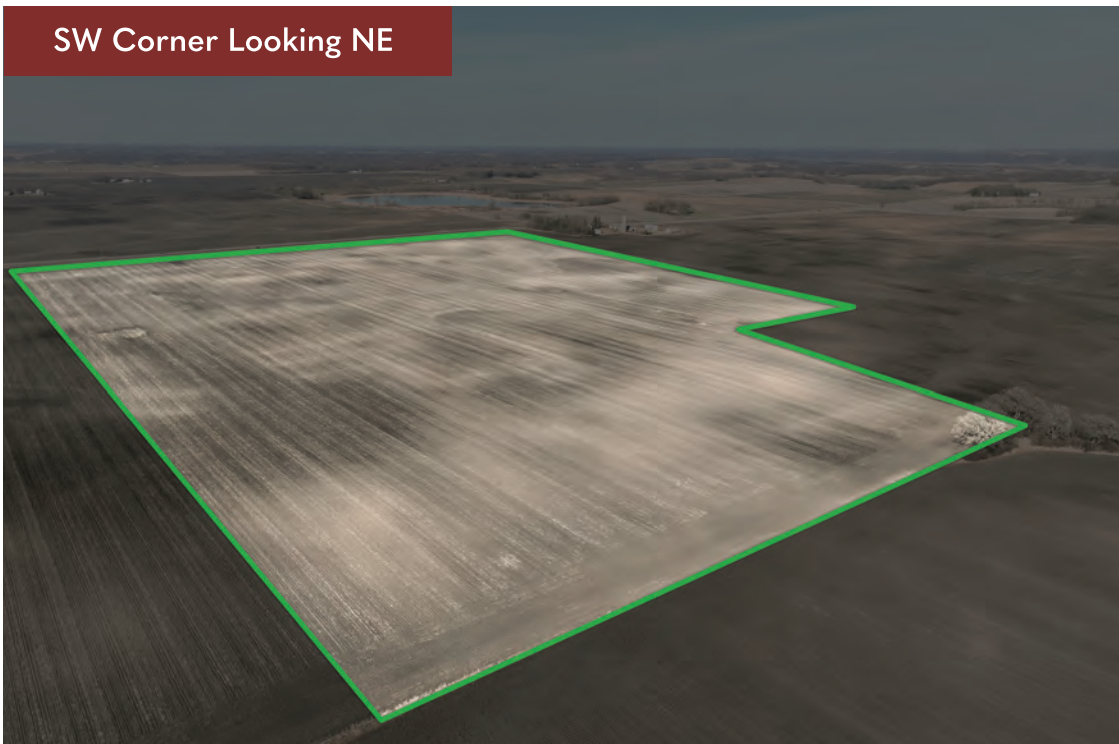


This map is an estimation of parcel location. Wingert Land Services makes no guarantees or representations as to the accuracy of this information.

NE Corner Looking SW

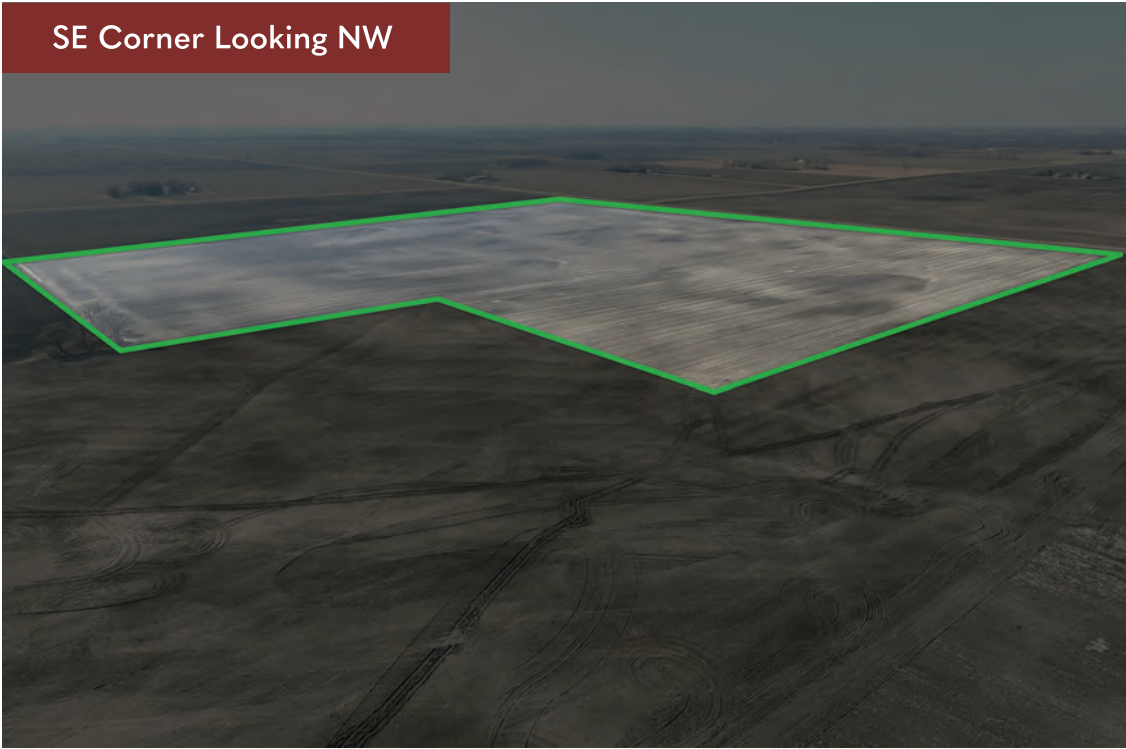


SW Corner Looking NE





SE Corner Looking NW



NW Corner Looking SE



Sealed Bid Auction Instructions

SEALED BID LOCATION AND TIME:

Arlington Community Center
204 W Shamrock Dr.
Arlington, MN 55307

Wednesday, June 4, 2025 @ 11:00 a.m.

SEALED BID INSTRUCTIONS:

1. Only registered bidders may attend. Must be registered prior to the auction date.

All potential buyers shall deliver or mail a sealed bid, to be delivered by 12:00 p.m., Tuesday, June 3, 2025 to:

Wingert Land Services
1160 S. Victory Drive, Ste. 6
Mankato, MN 56001

2. The written bid shall state the **total price for total deeded acres**.
3. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
4. The premise described herein will be sold "as is, where is".
5. Seller and Buyer shall prorate, to the date of closing, the 2025 lease income, real estate taxes and special assessments certified for payment with the real estate taxes due and payable in 2025. Buyer shall pay real estate taxes due and payable in 2026 and thereafter, and any unpaid special assessments payable therewith and thereafter.
6. The successful bidder or bidders will enter into a Purchase Agreement and shall pay as earnest money 10% of the successful bid on the day of auction.
7. A 2% Buyer Premium will be added to the final bid price to arrive at a final contract price.
8. The entire balance of the purchase price, without interest, will be due and payable on Tuesday, July 15, 2025 at which time marketable title shall be conveyed.
9. The Seller(s) reserves the right to reject any and all bids and to waive any irregularities in the bidding.
10. Announcements made the day of the auction take precedence over written material.
11. Information provided within this brochure is from sources deemed reliable but Wingert Land Services makes no guarantee as to its accuracy.

FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Auctioneer #83-50
507.317.6266

geoff@wingertlandservices.com
wingertlandservices.com

wingertlandservices.com

Registration/Bidding Form

BID SUBMITTING INSTRUCTIONS:

1. Write in your total price for total deeded acres for each parcel you would like to bid on.
2. Write in your name, address, phone number and email address.
3. All bids must be accompanied by a \$5,000 check (this check covers any and all parcels you wish to bid on) for earnest money made out to:

Wingert Land Services Trust Account

4. **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall deliver or mail a sealed bid, to be delivered by 12:00 p.m., Tuesday, June 3, 2025 to:

Wingert Land Services

Attn: Geoff Mead

1160 S. Victory Drive, Ste. 6

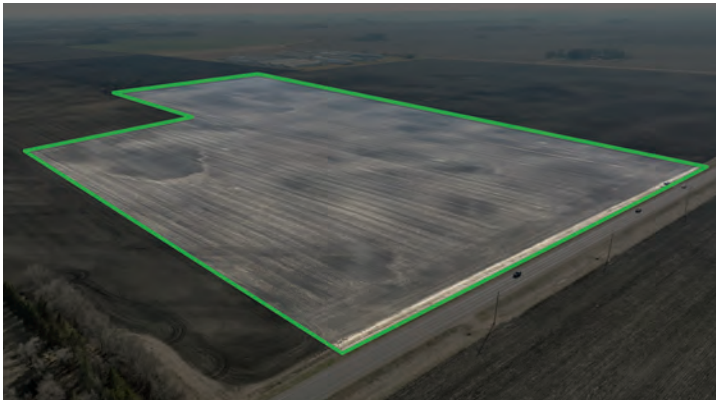
Mankato, MN 56001

Cell: 507.317.6266

Email: geoff@wingertlandservices.com

wingertlandservices.com

IF YOU ARE UNABLE TO GET POSTMARKED BID IN ON TIME, CALL OUR OFFICE FOR OTHER ARRANGEMENTS.



ACRES

TOTAL BID AMOUNT

(Nearest \$1,000)

96.81±

\$ _____

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: _____

EMAIL: _____

**If you are the successful bidder the day of the auction, we will need the following information.
(Note: We do not need this information in order for you to place a bid.)**

Attorney and Lender Information:

- Name
- Office Name & City
- Office Phone Number
- Email



Thank you.

Thank you for allowing us the opportunity to present this property to you. We hope the information provided was thorough and that the property captured your attention.

If this property doesn't align with your needs, please let us know—we're committed to finding a perfect match for your requirements. Additionally, if this property isn't a fit for you, we'd greatly appreciate it if you could share this package with a friend or colleague who might find it of interest.

We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



Chuck Wingert, ALC
Licensed Broker
charles@wingertlandservices.com
507.381.9790



Geoff Mead, ALC
Licensed Broker
geoff@wingertlandservices.com
507.317.6266



Rick Hauge, ALC
Licensed Broker and Appraiser
rick@wingertlandservices.com
507.829.5227



507.248.5263 | wingertlandservices.com