

FARMLAND AUCTION



161.98± ACRES

Heirs of Eichstadt

Storden Township, Cottonwood County, Minnesota



AUCTION LOCATION AND TIME

Wednesday, August 19, 2026 @ 11:00 a.m.

Westbrook Community Center
849 5th Street, Westbrook, MN 56183

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

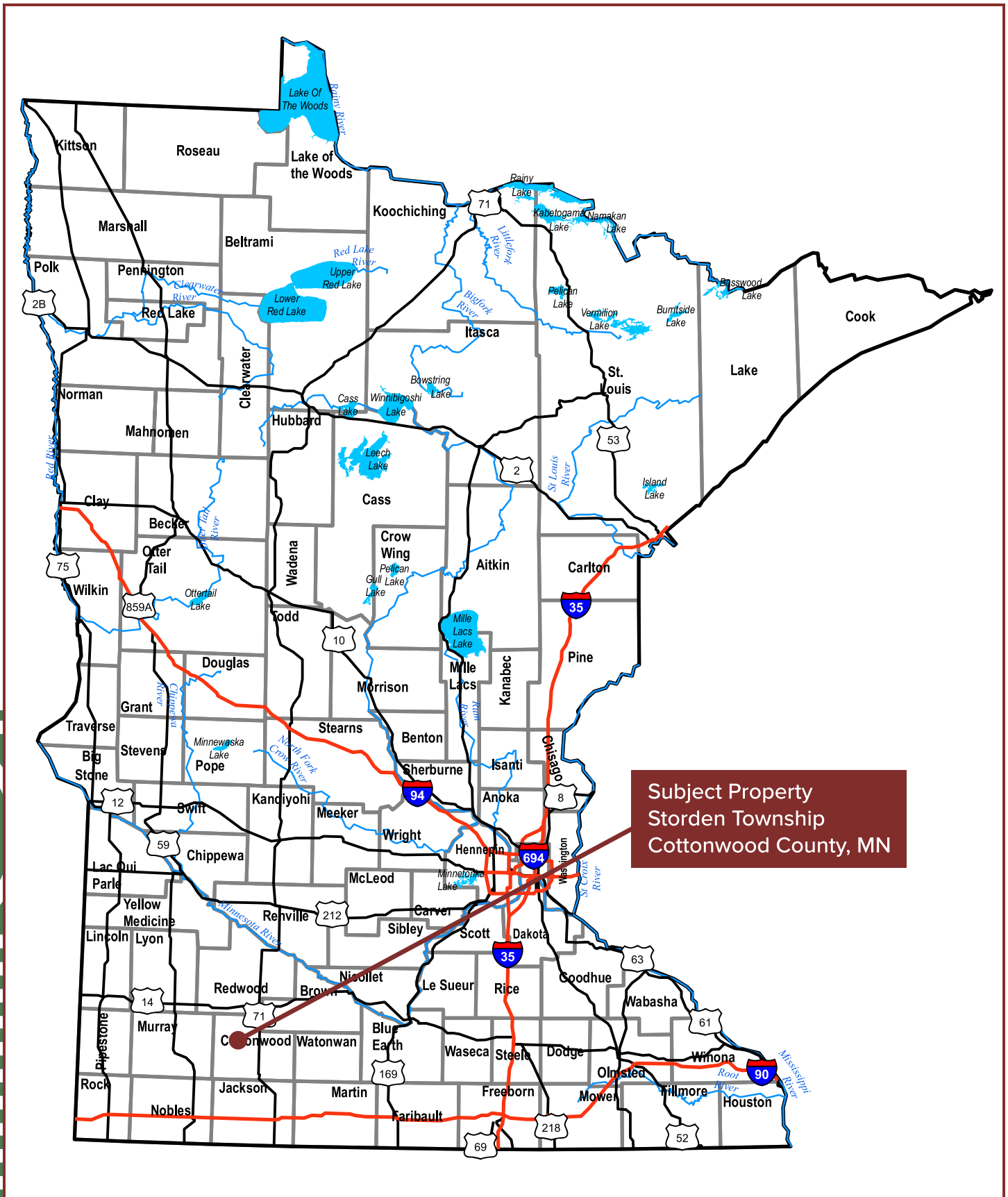
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

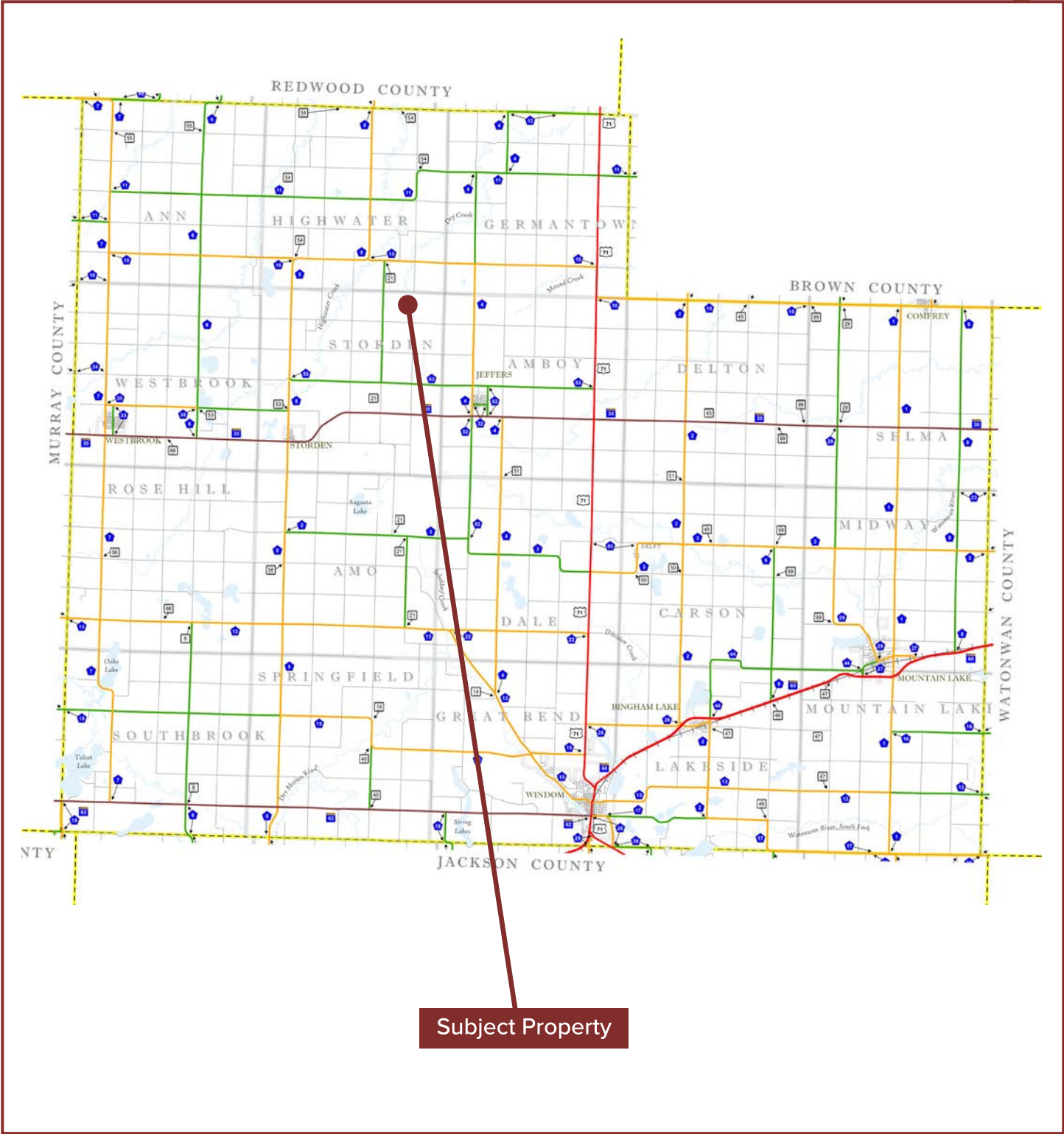
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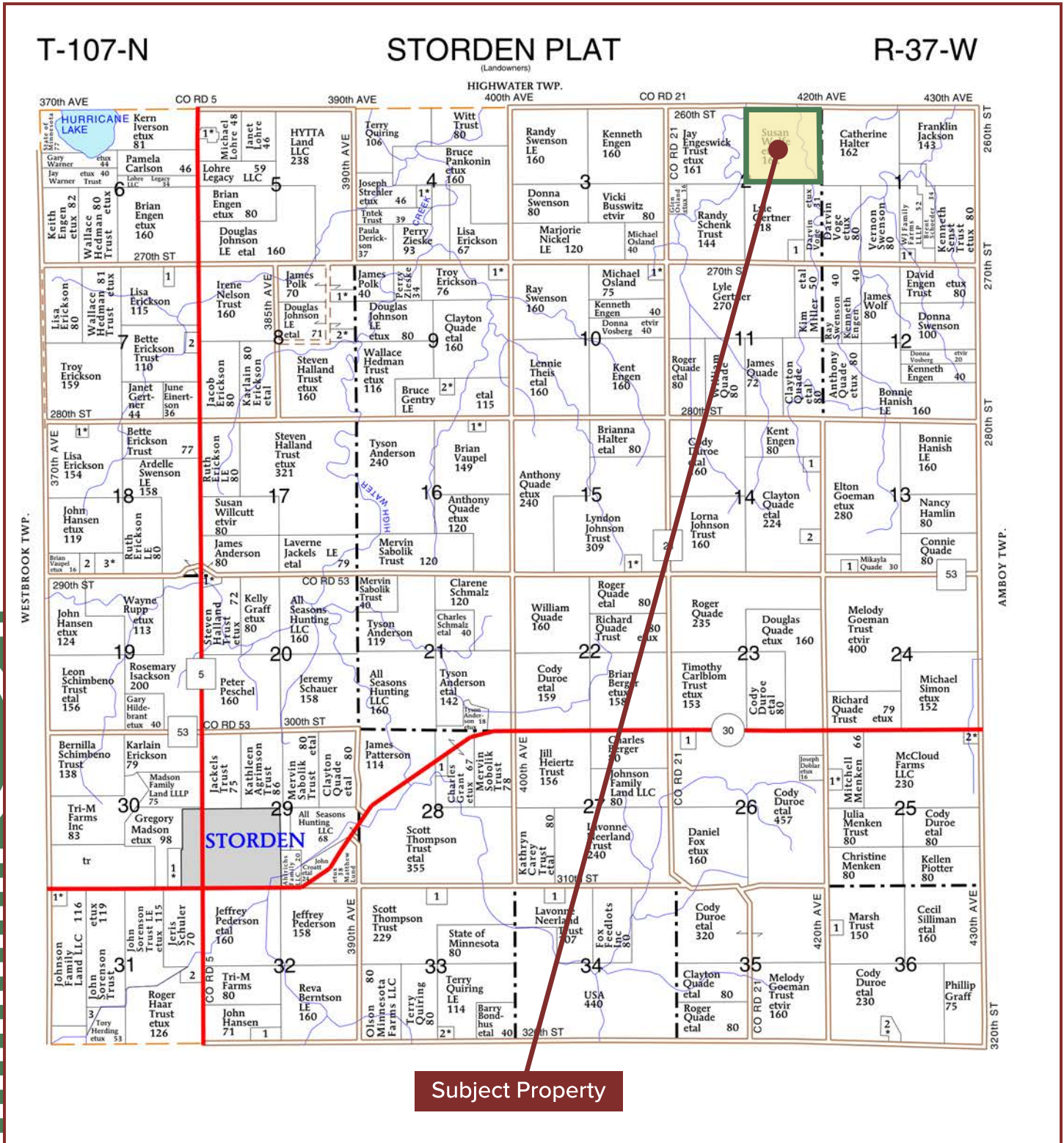


Cottonwood County

Minnesota

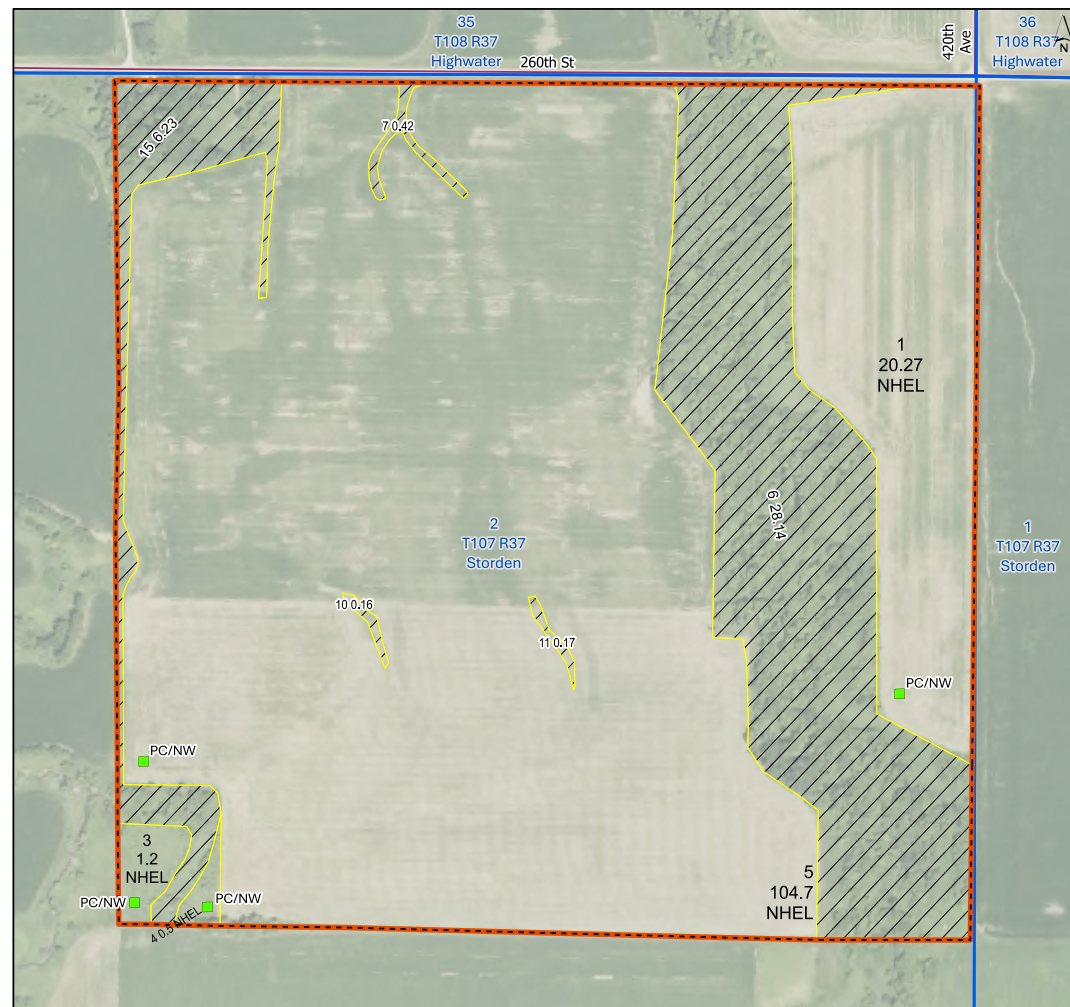


Cottonwood County | T107N-R37W



FSA Aerial Map

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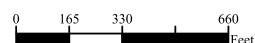
**Cottonwood County
Minnesota**

**Farm 1066
Tract 666**

Phy. County: Cottonwood, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/03/2026



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: 126.67 acres

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Property Information

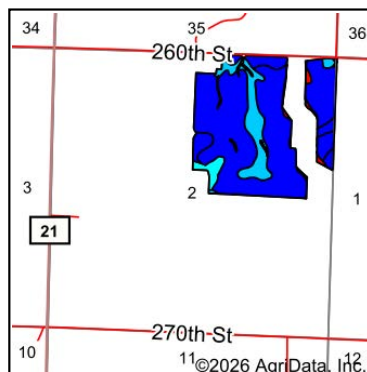
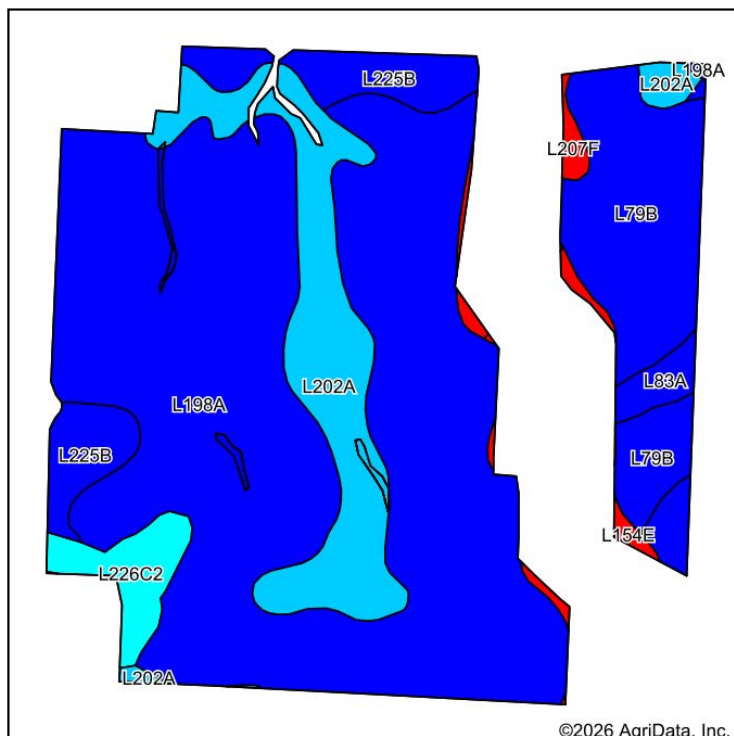
DESCRIPTION:	NE 1/4 Sec2-T107N-R37W		
TAX ID#:	170020100		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$6,766.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$6,766.00
FSA INFORMATION:	Total Acres		161.98± acres
	FSA Tillable Acres		126.67± acres
	Corn Base Acres		62.30± acres
	Corn PLC Yield		152.00± bushels
	Soybean Base Acres		62.30± acres
	Soybean PLC Yield		44.00± bushels
LEASE/RENT INFORMATION:	Farm is leased for the 2026 crop year. Open to farm or lease in 2027.		
SOIL DESCRIPTION:	North Twin-Walnut Grove complex, Pell Creek-Romnell complex, Clarion loam, Annton-North Twin complex. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	93.1 CPI		
TOPOGRAPHY:	Gently rolling.		
DRAINAGE:	Tile status unknown with outlet to creek and waterway.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland NHEL - No Highly Erodible Lands		

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: **Cottonwood**
Location: **2-107N-37W**
Township: **Storden**
Acres: **125.07**
Date: **5/9/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

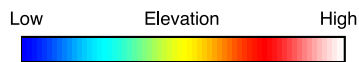
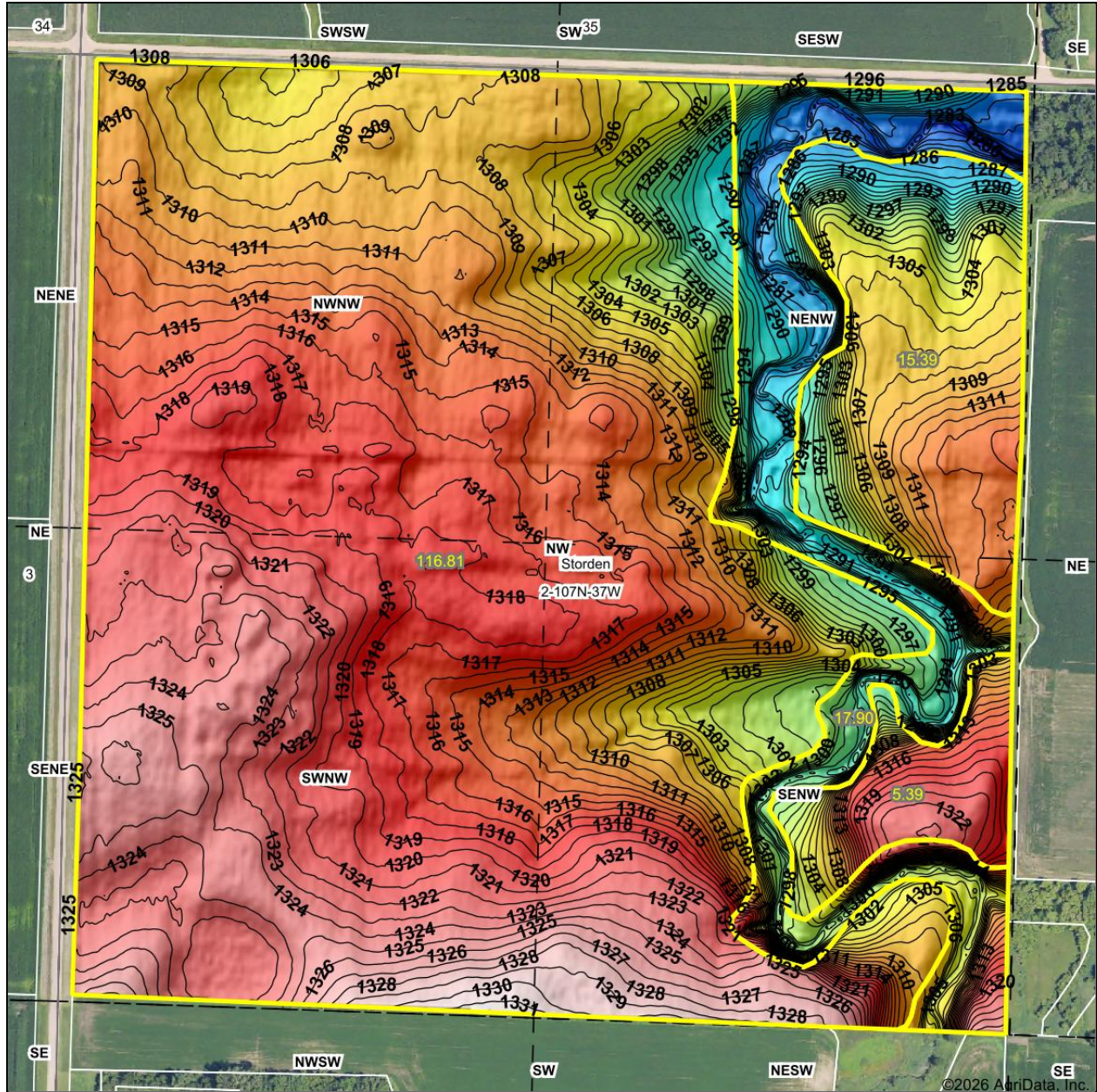
Area Symbol: MN033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L198A	North Twin-Walnut Grove complex, 0 to 2 percent slopes	77.75	62.2%		> 6.5ft.	Moderately well drained	Iw	96	75
L202A	Pell Creek-Romnell complex, 0 to 2 percent slopes	15.99	12.8%		> 6.5ft.	Poorly drained	IIw	89	80
L79B	Clarion loam, 2 to 6 percent slopes	15.63	12.5%		> 6.5ft.	Moderately well drained	Ile	95	83
L225B	Annton-North Twin complex, 2 to 6 percent slopes	7.46	6.0%		> 6.5ft.	Well drained	Ile	91	73
L226C2	Annton-Storden, firm till, complex, 6 to 12 percent slopes, moderately eroded	3.53	2.8%		> 6.5ft.	Well drained	IIle	79	69
L83A	Webster clay loam, 0 to 2 percent slopes	1.53	1.2%		> 6.5ft.	Poorly drained	IIw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.13	0.9%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L154E	Belview-Ridgeton complex, 15 to 45 percent slopes	1.04	0.8%		> 6.5ft.	Well drained	VIe	22	27
L207F	Belview-Ridgeton complex, 18 to 40 percent slopes, firm till substratum	1.01	0.8%		> 6.5ft.	Well drained	VIe	31	26
Weighted Average							1.46	93.1	*n 75.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 1
Min: 1,276.6
Max: 1,332.0
Range: 55.4
Average: 1,311.7
Standard Deviation: 10.43 ft

0ft 433ft 866ft



2-107N-37W
Cottonwood County
Minnesota

Boundary Center: 44° 6' 17.62, -95° 15' 20.44

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Property Images

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NE Corner Looking SW



SW Corner Looking NE



Property Images

NW Corner Looking SE



SE Corner Looking NW



Auction Instructions

**AUCTION LOCATION AND TIME:**

Westbrook Community Center
849 5th Street
Westbrook, MN 56183

Wednesday, August 19, 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 (161.98± 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 p.m., Tuesday, August 18, 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.

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 October 8, 2026.

Closing

The remaining balance of the purchase price, without interest, will be due on or before Thursday, October 8, 2026, at which time marketable title shall be conveyed.

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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