

150.83± ACRES

Estate of Darlene M. Sharp

Sterling Township, Blue Earth County, Minnesota



AUCTION LOCATION AND TIME

Wednesday, December 17, 2025 @ 11:00 a.m.

Snowbirds of Amboy

224 E Maine St, Amboy, MN 56010

Owner: Estate of Darlene M. Sharp

Attorney: Tom McDermott, Farrish Johnson Law Office

See 'Bid Instructions' 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

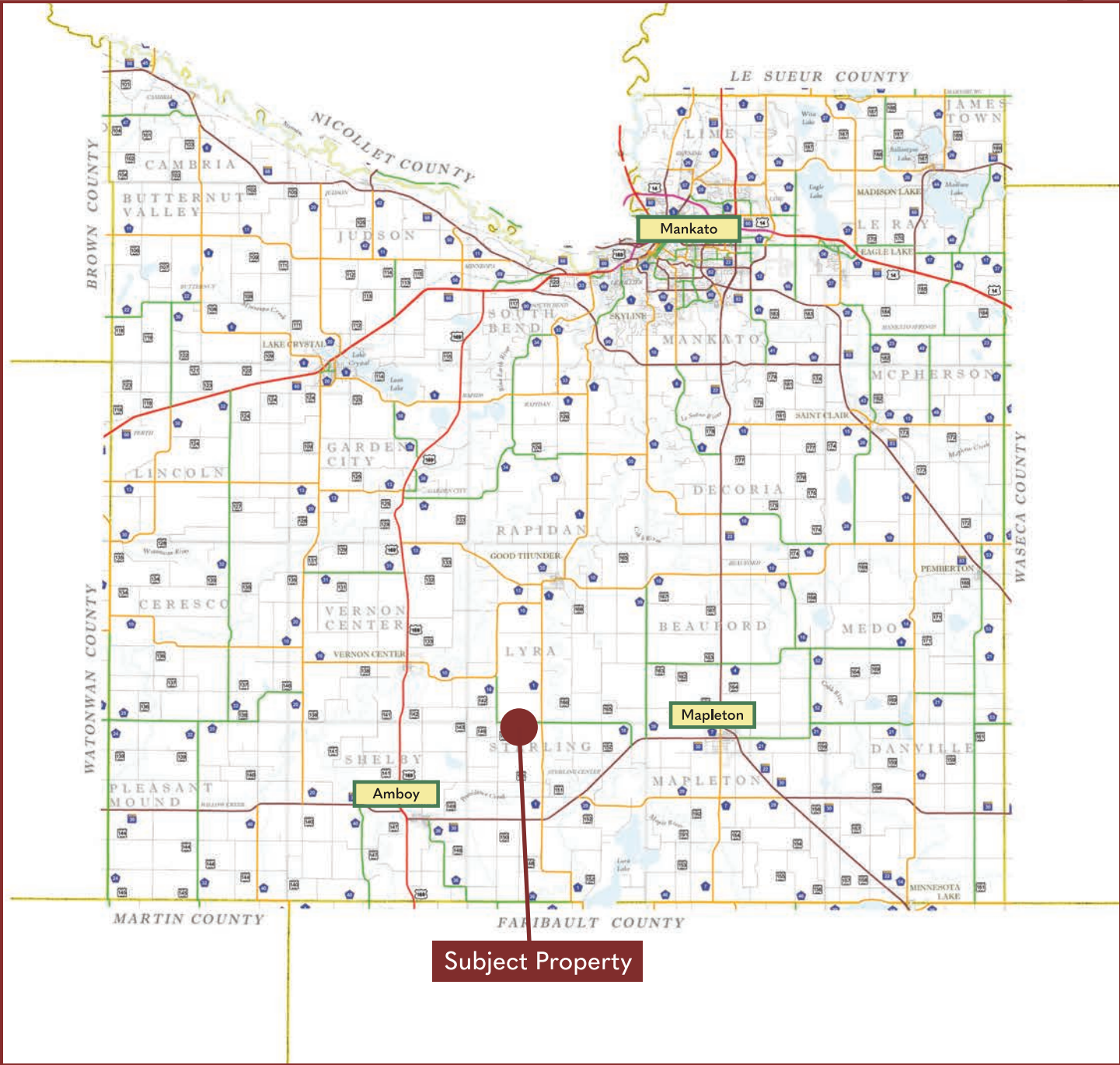
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

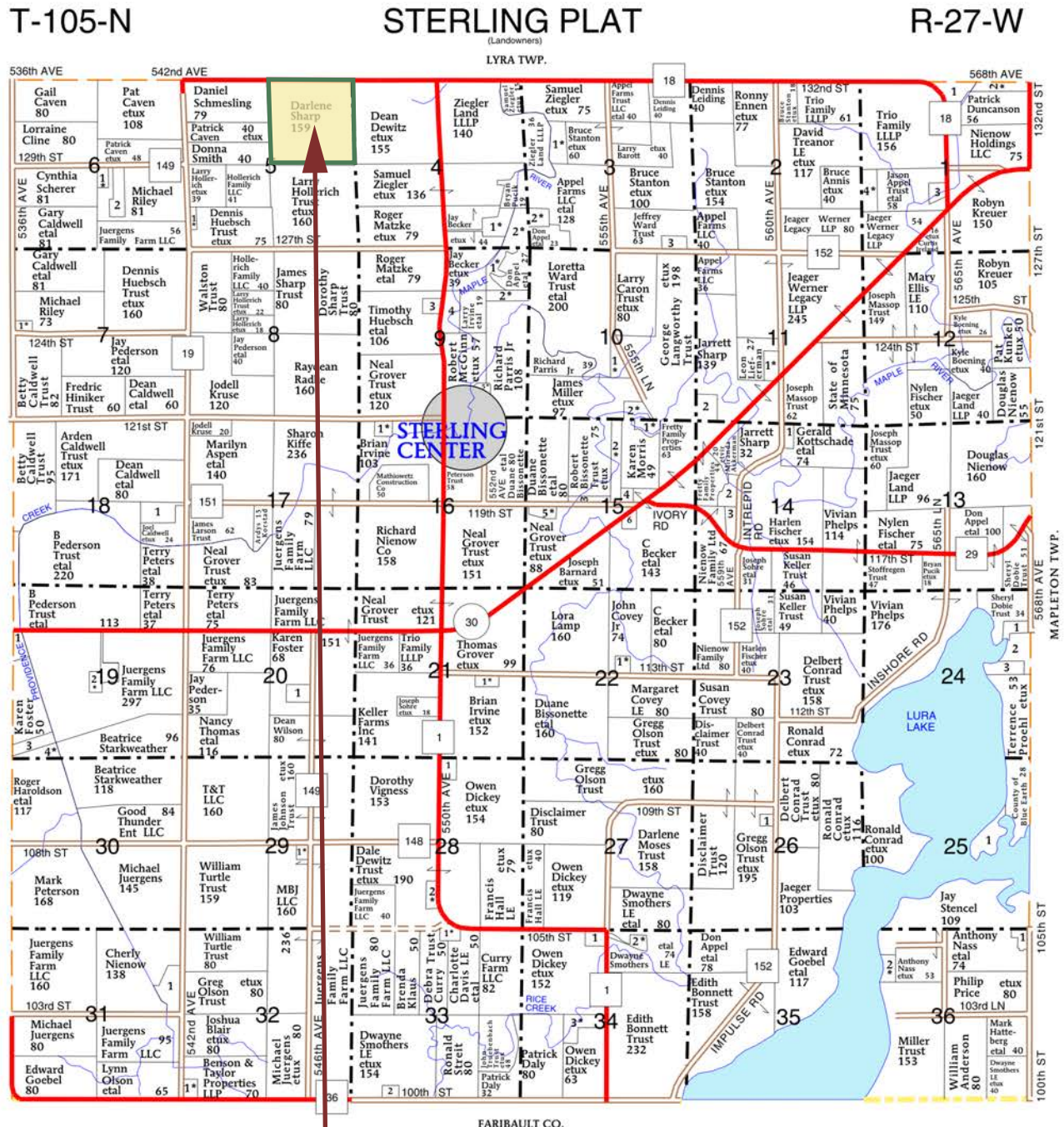
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Blue Earth County
Minnesota



Sterling Township

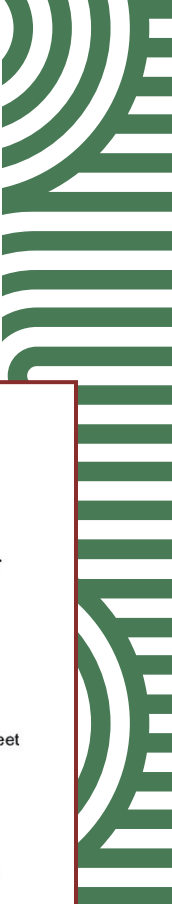
Blue Earth County | T105N-R27W



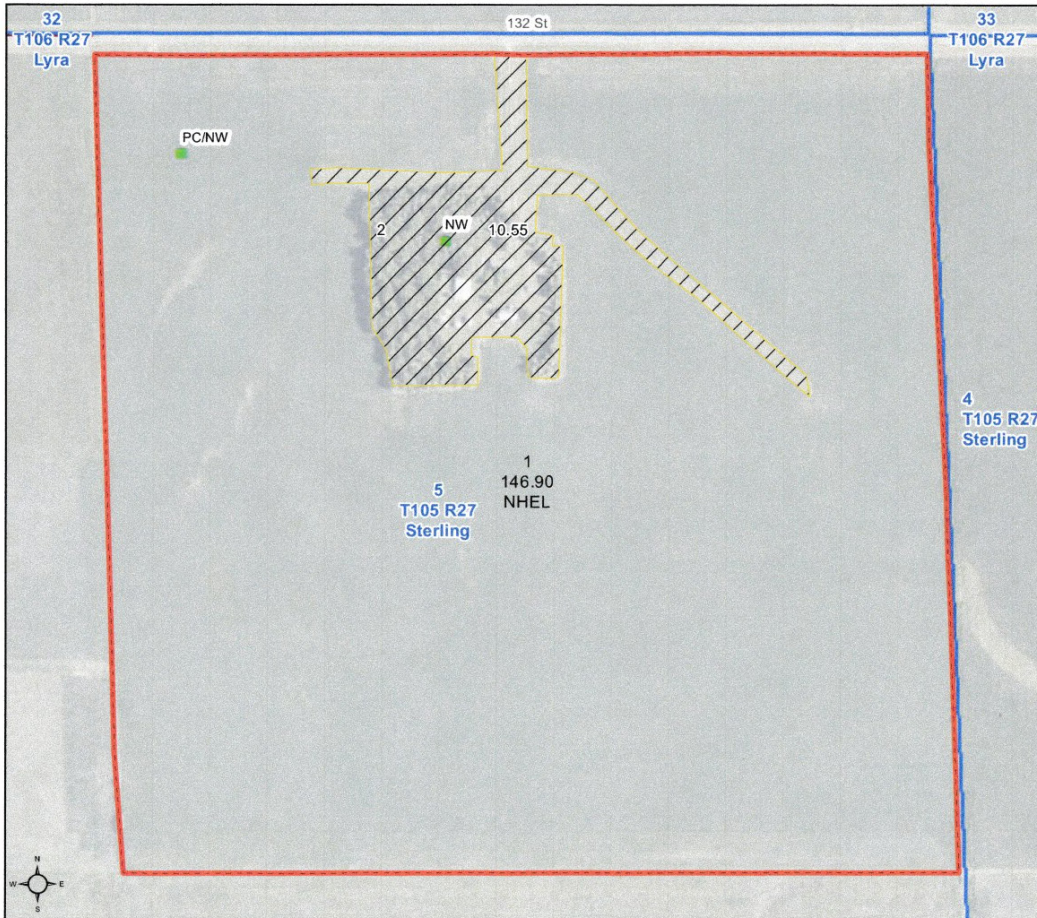
Subject Property

FSA Aerial Map

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LAND SERVICES



Blue Earth County, Minnesota

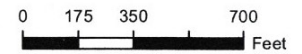


Farm 2033

Tract 4728

2025 Program Year

Map Created May 01, 2025



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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 146.90 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 Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

Property Information

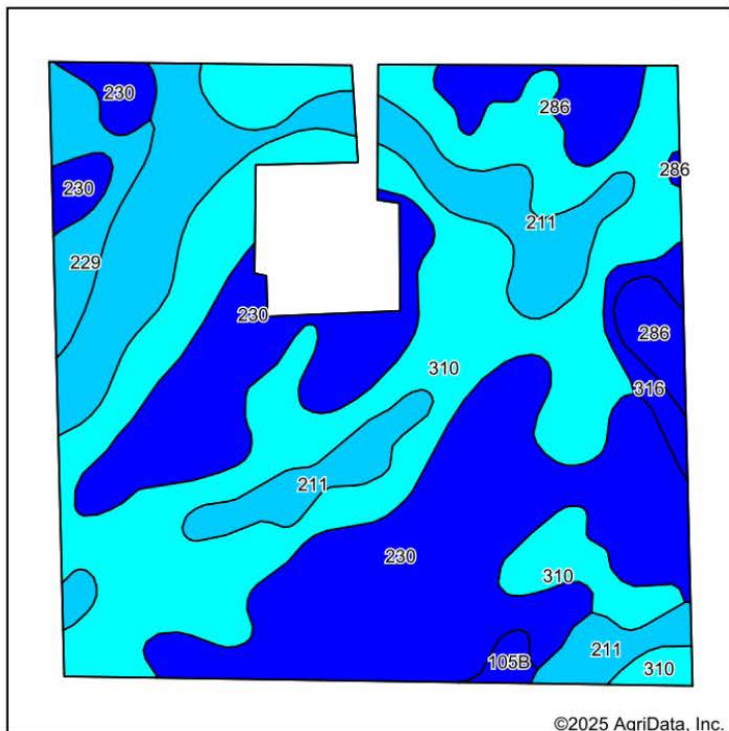
DESCRIPTION:	NE1/4 of Section 5 Township 105 Range 27		
TAX ID#:	R51.23.05.200.001		
REAL ESTATE TAXES:	2025 Homestead Taxes		\$3,716.94
	Special Assessment		\$2,437.57
	Total Estimated Tax & Specials		\$6,154.51
	2025 Taxes and Special Assessments are estimated based on parcel split.		
	No new assessments are planned other than regular annual assessments per Blue Earth County.		
FSA INFORMATION:	Total Acres	150.83± acres*	
	FSA Tillable Acres	146.45± acres*	
	Corn Base Acres	91.71± acres	
	Corn PLC Yield	150.00± bushels	
	Soybean Base Acres	54.74± acres	
	Soybean PLC Yield	46.00± bushels	
	*Total acres and FSA tillable acres are estimates, pending building site survey and FSA reconstitution.		
LEASE/RENT INFORMATION:	Farm is open to farm or lease in 2026.		
SOIL DESCRIPTION:	Beauford clay, Guckeen silty clay loam, Lura silty clay, Shorewood silty clay loam. See soils map.		
CROP PRODUCTIVITY INDEX (CPI):	85.2 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	Substantial system tiling with outlet to County Main JD39. See Tile Maps.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW NHEL		
OTHER:	There is an anhydrous ammonia pipeline on the southern border of the parcel, which is operated by Magellan.		
	Single-pole above-ground cables are located along the south border of the parcel.		
	The building site has been sold, and a drainage agreement for maintenance, repair, and improvement of the tile and waterway running under the driveway will be in place.		

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

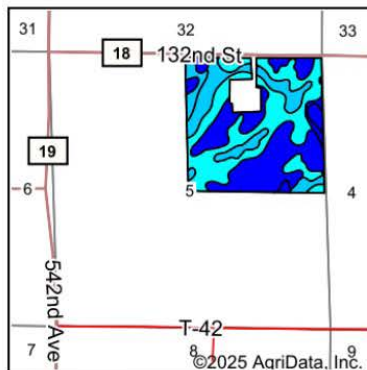
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property "as is, where is, with All Faults" condition.

wingertlandservices.com

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Blue Earth**
Location: **5-105N-27W**
Township: **Sterling**
Acres: **146.7**
Date: **11/17/2025**

Maps Provided By:



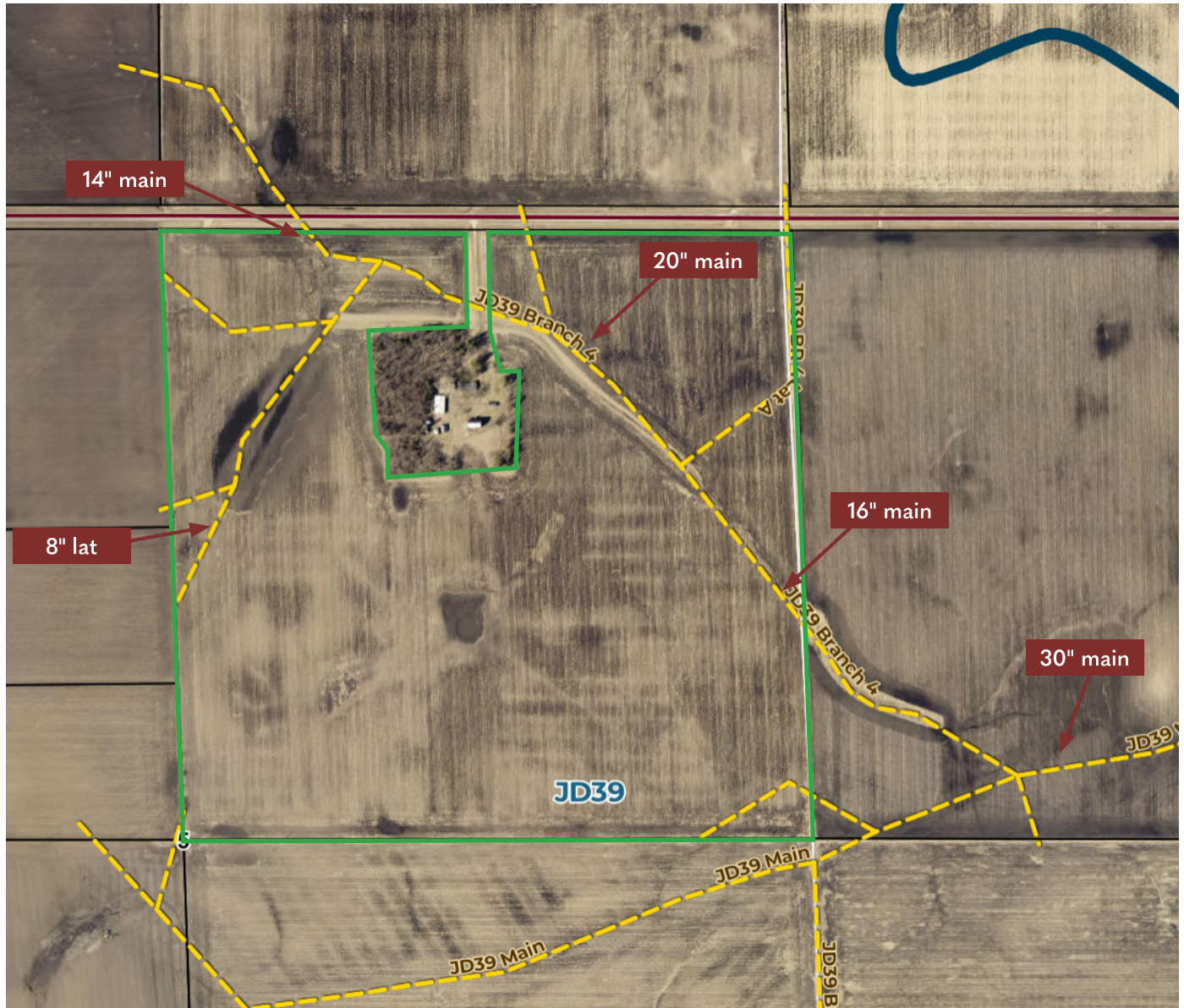
Area Symbol: MN013, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
310	Beauford clay, 0 to 2 percent slopes	57.57	39.2%		> 6.5ft.	Poorly drained	IIw	77	56
230	Guckeen silty clay loam, 1 to 3 percent slopes	48.81	33.3%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
211	Lura silty clay, 0 to 1 percent slopes	25.39	17.3%		> 6.5ft.	Very poorly drained	IIIw	81	59
286	Shorewood silty clay loam, 1 to 6 percent slopes	7.02	4.8%		> 6.5ft.	Moderately well drained	Ile	95	85
229	Waldorf silty clay loam, 0 to 2 percent slopes	4.73	3.2%		> 6.5ft.	Poorly drained	IIw	85	70
316	Baroda silty clay loam	2.30	1.6%		> 6.5ft.	Poorly drained	IIw	95	71
105B	Kamrar clay loam, 2 to 6 percent slopes	0.88	0.6%		> 6.5ft.	Moderately well drained	Ile	95	79
Weighted Average							2.17	85.2	*n 66.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Tile Map

County Map



This tile map is an approximation.

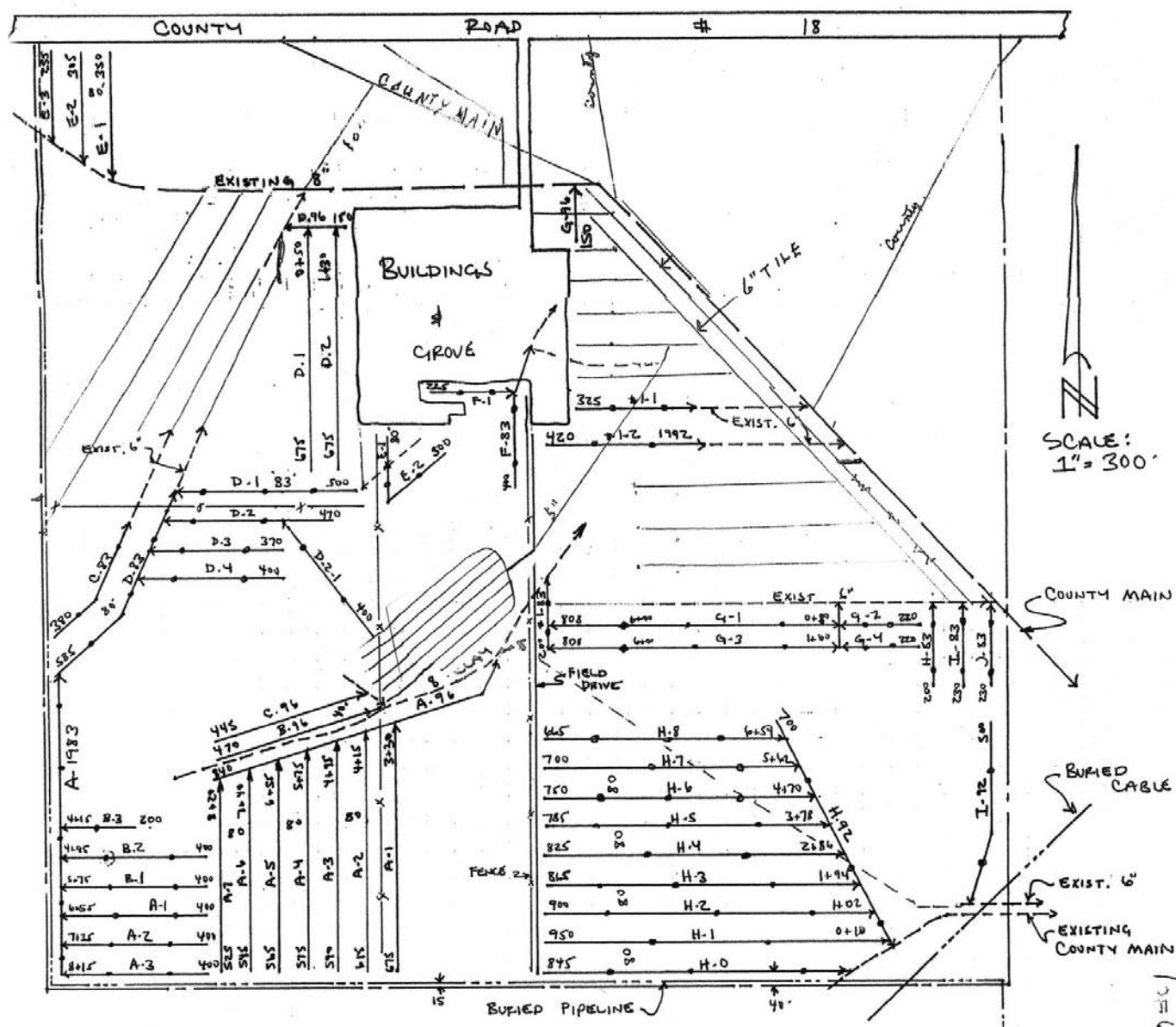
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Tile Map 1996

WINGERT
LAND SERVICES

Landowner ROBERT SHARP
Location NE 1/4
Section 5
Township STERLING
County BLUE EARTH
Date _____
Installed by KERNIGEL BROS. TILING
Survey by WINGERT SURVEYING
28 Oct 92 FOOTAGE = 9,230'
27 Oct 94 FOOTAGE = 9,405'

--- EXISTING TILE
--- TILE INSTALLED IN 1983 & 1992
--- NEW TILE



This tile map is an approximation.

Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Property Images

SE Corner Looking NW



NW Corner Looking SE



Property Images

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NE Corner Looking SW



SW Corner Looking NE



Bid Instructions

AUCTION LOCATION AND TIME:

Snowbirds of Amboy
224 Maine St
Amboy, MN 56010

Wednesday, December 17, 2025 @ 11:00 a.m.

BID INSTRUCTIONS:

1. **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall complete the online registration form located at www.wingertlandservices.com under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link to complete. All potential buyers shall complete registration by 12:00 p.m., Tuesday, December 16, 2025. If online registration is not possible, please mail or deliver a sealed bid to be received no later than 12:00 p.m., Tuesday, December 16, 2025 to:

Wingert Land Services
1160 S. Victory Drive, Ste. 6
Mankato, MN 56001
2. The bid shall state the **price per deeded acre to the nearest \$100.**
3. All persons submitting a 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 shall retain all 2025 lease income and shall pay all real estate taxes and special assessments certified for payment with the real estate taxes due and payable in 2025. Buyer shall be responsible for 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, or before Wednesday, January 28, 2026 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, Licensed Broker
Auctioneer #83-50
507.317.6266
geoff@wingertlandservices.com
wingertlandservices.com

wingertlandservices.com

Registration/Bidding Form

BID SUBMITTING INSTRUCTIONS:

1. Please complete online bid registration at www.wingertlandservices.com under the "Property Listings & Auctions" tab. Select "View Property" of the farm and click the registration link.
2. If online bid registration is not possible, please complete the written bid form below.
3. Write your name, address, phone number and email address.
4. Your bid must indicate the price per deeded acre, rounded to the nearest \$100.
5. **Only registered bidders may attend. Must be registered prior to auction date.** All potential buyers shall complete either online registration or submit a written sealed bid, which must be received no later than 12:00 p.m., Tuesday, December 16, 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

PRICE PER ACRE

(Nearest \$100)

150.83±

\$ _____

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



Notes

[illegible]

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.



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