

AUCTION

LIVE & ONLINE

Thursday, November 19, 2026 • 10:00 A.M.

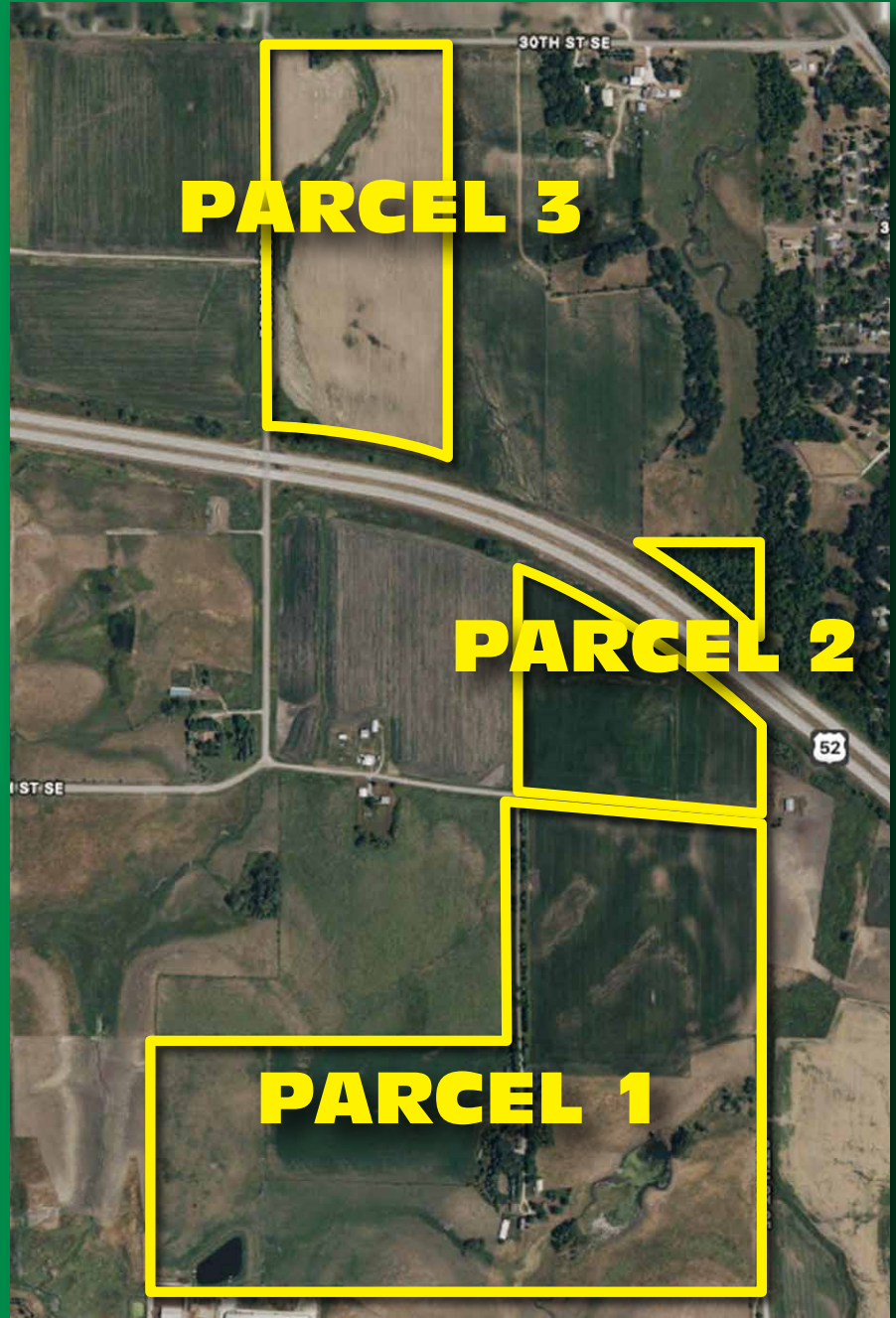
AUCTION LOCATION:

**Stewartville American Legion
1100 2nd Ave. NW, Stewartville, MN**

ONLINE PRE-BIDDING OPENS:

Monday, November 9 at 10:00 A.M.

Approximately 275± acres of productive Olmsted County farmland will be offered at public auction on November 19th, 2026. The property will be offered in four separate parcels, providing buyers with the opportunity to purchase individual tracts or position themselves for multiple parcels. The farmland is in Marion Township and High Forest Township, offering an attractive opportunity for farmers, investors, and landowners looking to expand their agricultural holdings.



Florene Whipple Trust • Seller



*** Auction will be a live auction held on Thursday, Nov. 19th at 10:00 a.m. at the Stewartville American Legion, Stewartville, MN with pre-bidding and online bidding available. To register, all bidders, live & online must have a bank letter of credit to receive a bidding number. All letters must be submitted 48 hours before the start of the auction.

Contact us at the Dexter Office for a Parcel Packet and further details. #507-584-0133

Trustee: Nancy Kruger, Ron Whipple & Suzanne Irvine

PARCEL # 1 – 115± ACRES – MARION TOWNSHIP

Property Address: 3746 37th St SE, Rochester, MN
Location: Sections 20 & 29, Marion Township, Olmsted County, MN
Parcel ID: 63.29.12.036166 (includes additional land from Section 20, subject to survey)

115± acres located approximately six miles southeast of Rochester, MN. This property includes approximately 58.08 tillable acres, 50 acres of pasture with existing fencing and a large pond area, and an established 6.5± acre building site featuring a residence, garages, and agricultural outbuildings.

RESIDENCE

- Split-level home originally built in 1950
- Approximately 1,604 square feet of living area
- 4 bedrooms and 3 bathrooms
- Attached 32’ x 26’ three-stall tuck-under garage with two overhead doors
- Private well and non-compliant septic system
- Residence has deferred maintenance and will require repairs and updates

OUTBUILDINGS & IMPROVEMENTS

- Detached Garage: 38’ x 28’, 1½-story, three-stall garage with concrete floor, insulated and sheeted interior, finished upper-level bonus room, and forced-air heat.
- Pole Shed: 56’ x 32’, constructed in 2016, featuring steel siding, concrete floor, and an overhead door.
- Cattle Shed: 100’ x 30’, featuring four east-facing openings, concrete block stub walls, steel exterior, and dirt floor.
- Additional Outbuildings: Older barn and miscellaneous agricultural sheds.
- Site Improvements: Mature trees, private driveway, internal access roads, and existing fencing.

LAND FEATURES

- 115± Total Acres
- 58.08± Tillable Acres
- 50± Acres of Pasture, Fencing & Pond Area
- 6.5± Acre Established Building Site
- Road frontage along 37th Street SE and 40th Avenue SE

PLEASE NOTE: The existing mobile home located on the property is in the process of being removed and is not included in the sale.

EARNEST MONEY: \$25,000 down earnest money required from the successful bidder.

CLOSING: On or before January 7, 2027.

PARCEL IS SUBJECT TO SURVEY AND TOWNSHIP APPROVAL. PROPERTY IS BEING SOLD AS IS – WHERE IS.



Aerial Map

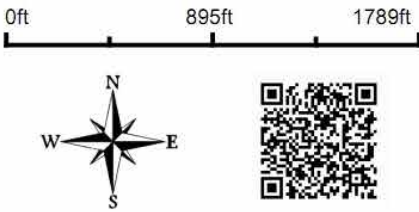


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Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 57' 49.05, -92° 24' 13.73

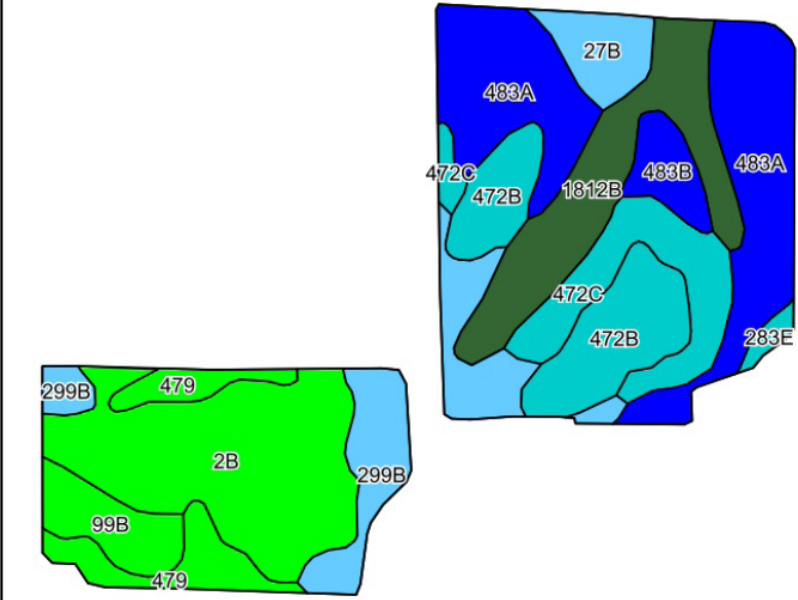
29-106N-13W
Olmsted County
Minnesota



8/27/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



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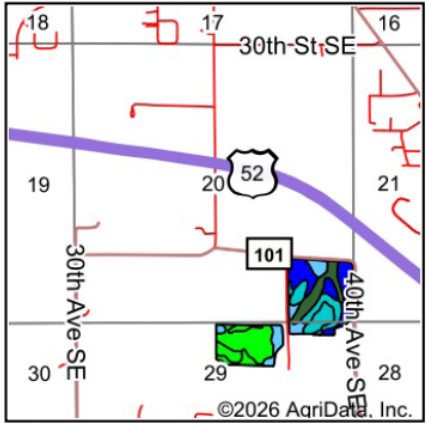
Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
483A	Waukee loam, 0 to 2 percent slopes	12.15	21.0%		IIs	69	84	71
2B	Ostrander loam, 2 to 5 percent slopes	11.41	19.6%		Ile	98	76	68
1812B	Terril loam, sandy substratum, 1 to 6 percent slopes	7.12	12.3%		Ile	90	84	80
299B	Rockton loam, 1 to 6 percent slopes	6.24	10.7%		Ile	53	63	53
472B	Channahon loam, 1 to 6 percent slopes	6.23	10.7%		IIIle	31	40	31
472C	Channahon loam, 6 to 12 percent slopes	5.12	8.8%		VIle	28	35	26
479	Floyd silt loam, 1 to 4 percent slopes	3.34	5.8%		IIlw	100	71	75
99B	Racine loam, 2 to 5 percent slopes	2.39	4.1%		Ile	91	66	55
27B	Dickinson sandy loam, 2 to 6 percent slopes	2.06	3.5%		IIIle	60	63	44
483B	Waukee loam, 2 to 5 percent slopes	1.61	2.8%		IIs	66	82	69
283E	Plainfield sand, river valley, 12 to 25 percent slopes	0.41	0.7%		IVs	27	24	16
Weighted Average					2.51	69.9	*n 68.4	*n 59.5

*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.



State: **Minnesota**
County: **Olmsted**
Location: **20-106N-13W**
Township: **Marion**
Acres: **58.08**
Date: **8/27/2026**

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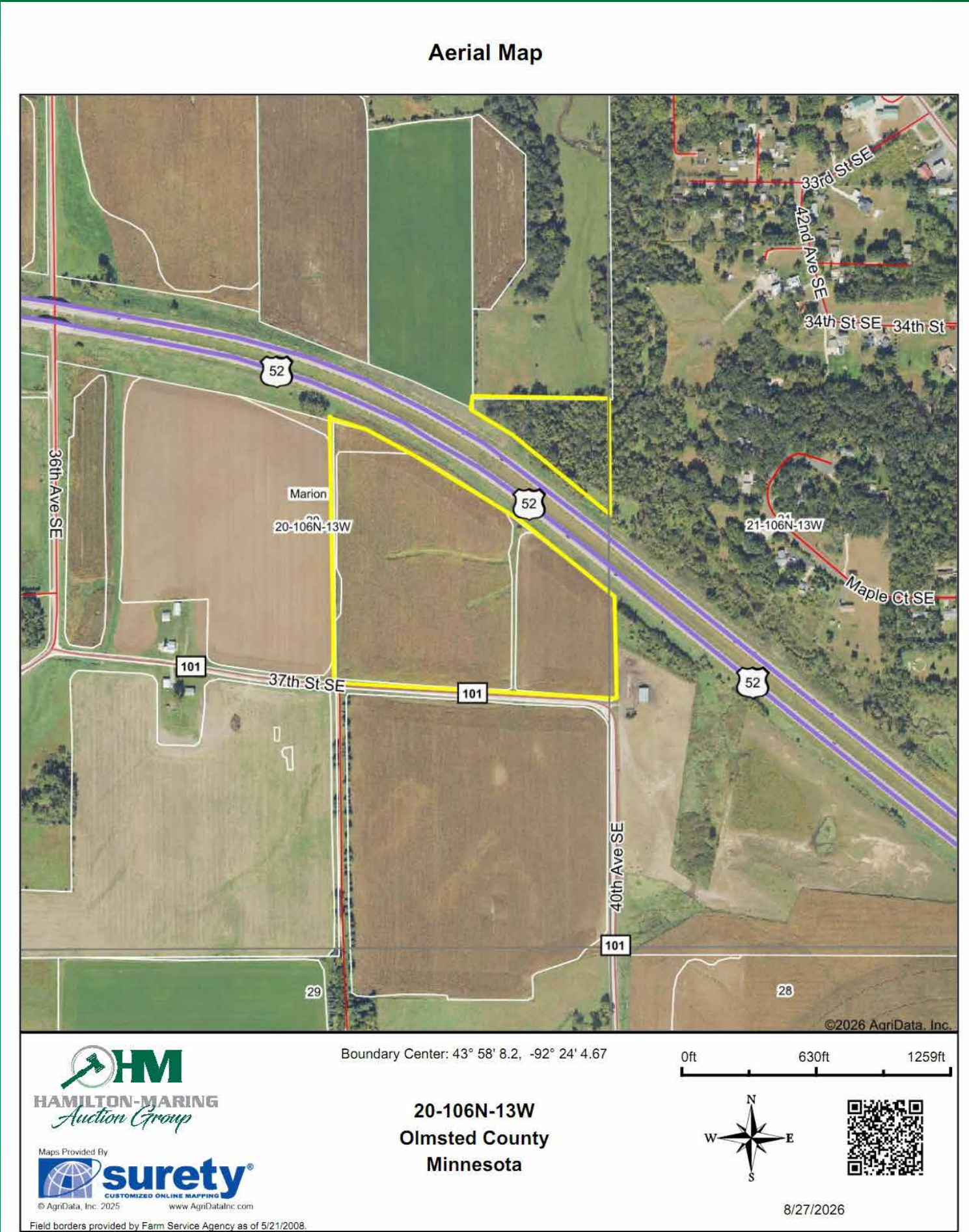
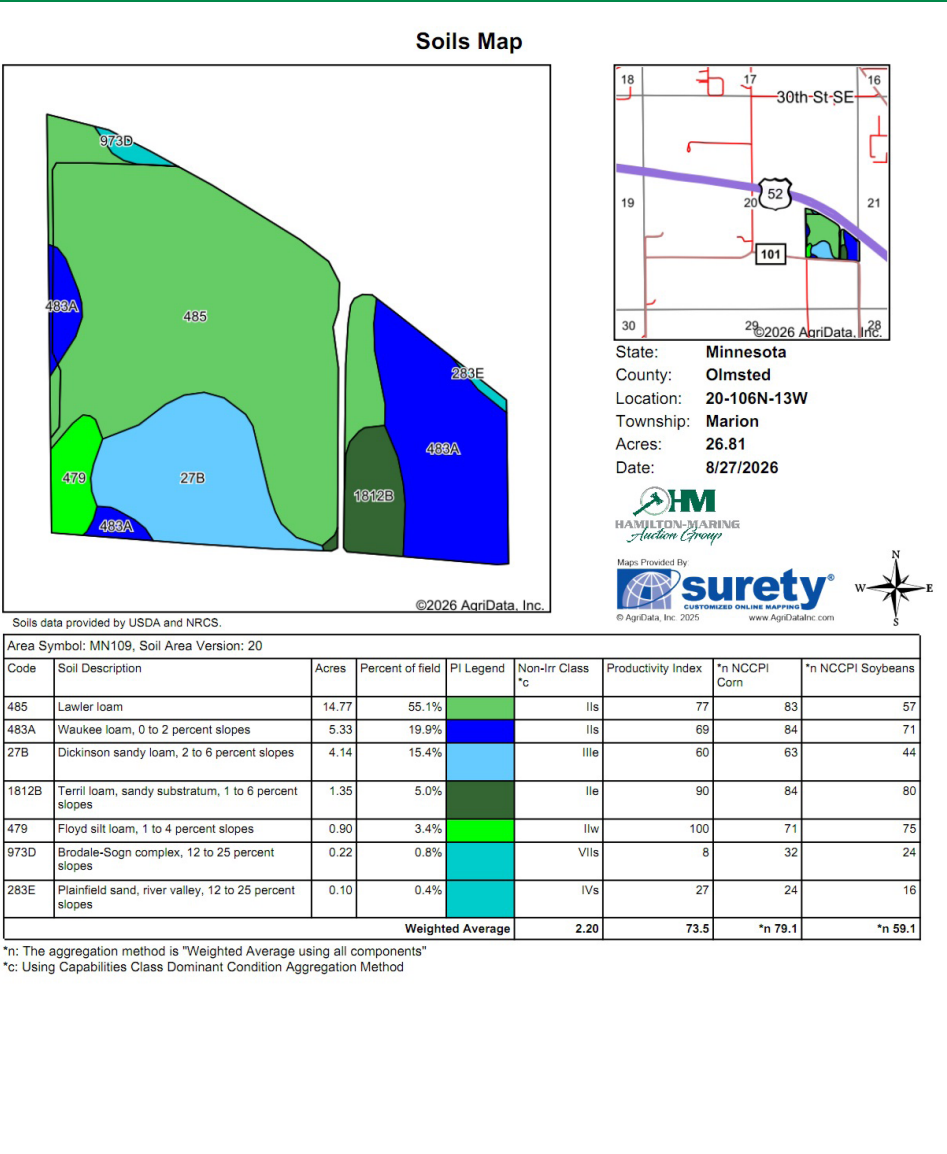
PARCEL #2 – 33.27± ACRES – MARION TOWNSHIP

Location: Section 20, Marion Township, Olmsted County, MN
Parcel ID: 63.20.44.035986 (portion of existing parcel, subject to survey)

33.27± acres located southeast of Rochester, MN, along 37th Street SE near Highway 52. This property consists primarily of tillable farmland with an additional recreational and hunting area.

PROPERTY HIGHLIGHTS

- 33.27± Total Acres
 - 26.81± Tillable Acres
 - 4± Acres of Recreational/Hunting Land
 - Located in Section 20 of Marion Township
 - Road frontage along 37th Street SE
 - Convenient proximity to Highway 52 and Rochester, MN
 - Combination of agricultural and recreational land
- The property offers opportunities for continued agricultural use along with recreational activities on the wooded portion of the tract.
- EARNEST MONEY:** \$10,000 down earnest money required from the successful bidder.
- CLOSING:** On or before January 7, 2027.
- PARCEL IS SUBJECT TO SURVEY AND TOWNSHIP APPROVAL.



PARCEL #3 – 51.75± ACRES – MARION TOWNSHIP

Location: Section 20, Marion Township, Olmsted County, MN • **Parcel ID:** 63.20.12.035980

51.75± acres located approximately five miles southeast of Rochester, MN, north of Highway 52. The property consists primarily of tillable farmland with additional wetland and drainage areas.



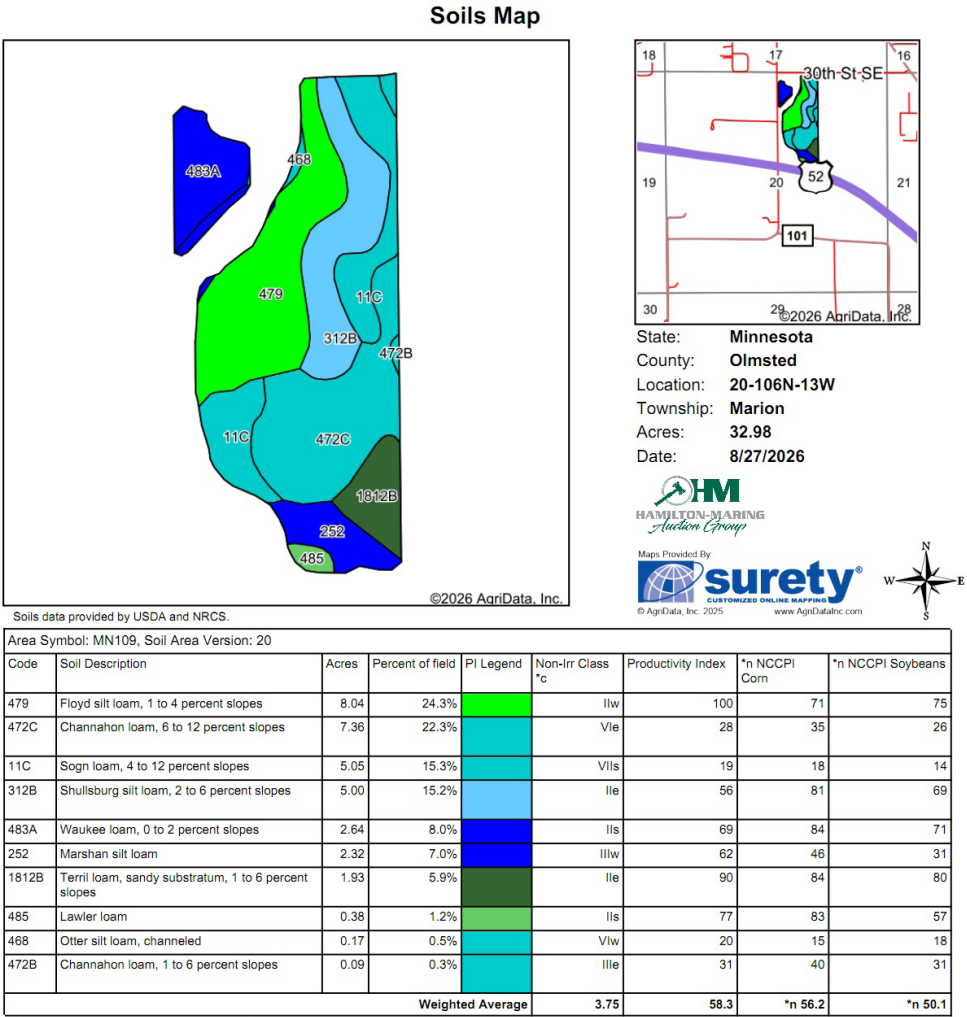
PROPERTY HIGHLIGHTS

- 51.75± Total Acres
- 39.54± Tillable Acres – Approximately 76% tillable
- 10.21± Acres of Cropland A
- 29.33± Acres of Cropland C
- 9.21± Wetland Acres
- 3± Acres of Roads/Waste
- Tillable land consists of two fields separated by a waterway
- Paved road frontage along 30th Street SE and 36th Avenue SE
- Located near Highway 52 with convenient access to Rochester
- Currently utilized for agricultural and recreational purposes
- Zoned A4, according to the appraisal

The property offers a combination of agricultural land, natural drainage areas, and paved road access in Marion Township.

EARNEST MONEY: \$10,000 down earnest money required from the successful bidder.

CLOSING: On or before January 7, 2027.



Crop Summary Map - 2026



Field borders provided by Farm Service Agency as of 5/21/2008.

CropName	ActualAcres
No Data	

Owner/Operator:

Total Acres:

Date:

Farm Name(s):

Field ID's:



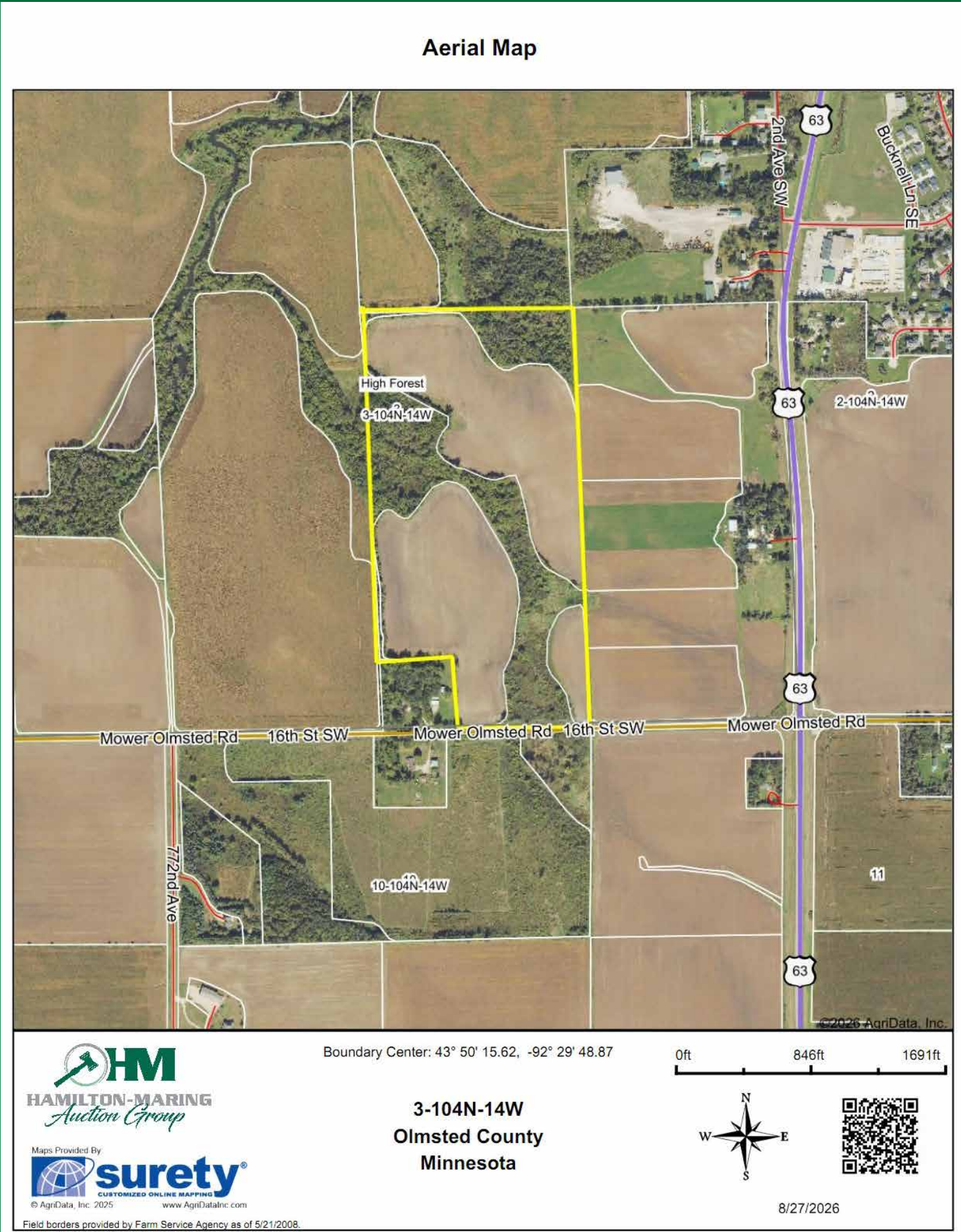
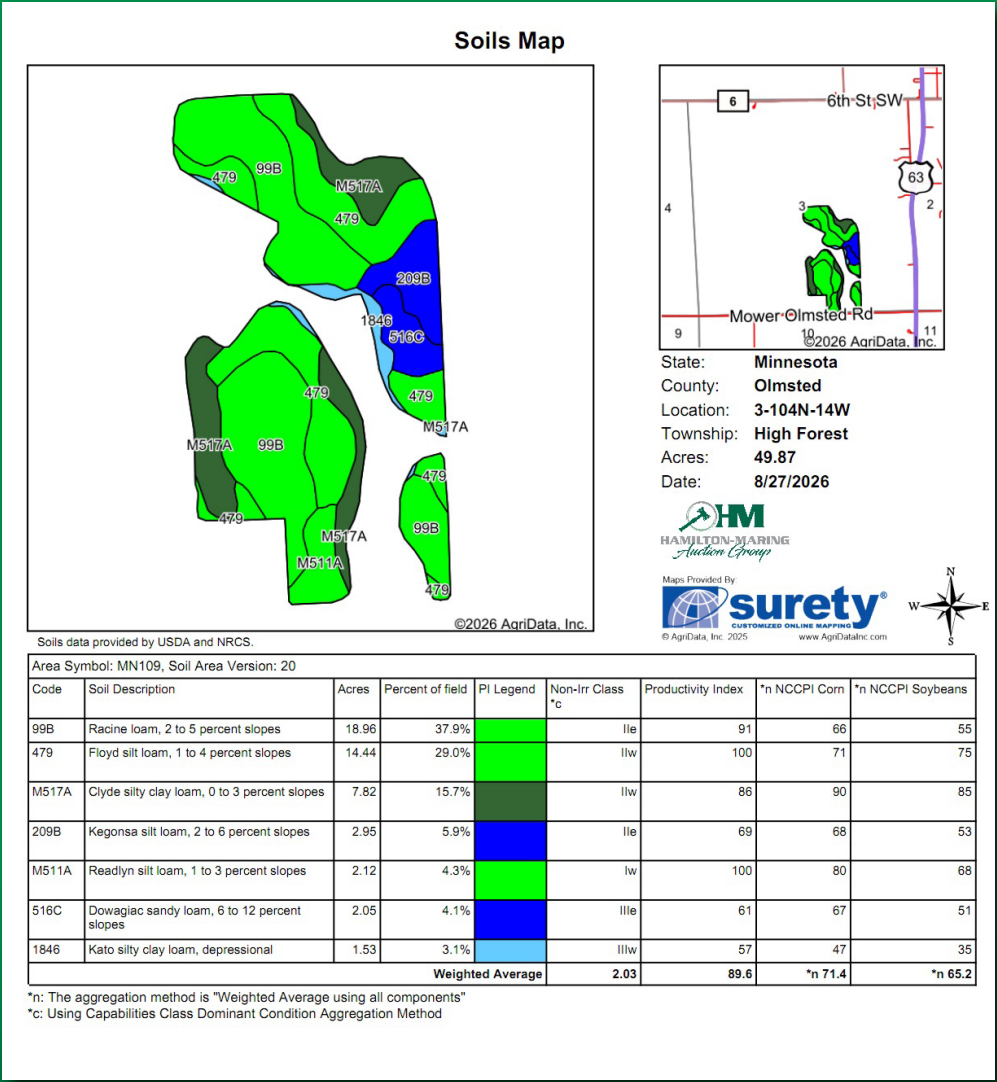
PARCEL #4 – 75± ACRES – HIGH FOREST TOWNSHIP

Location: Section 3, High Forest Township, Olmsted County, MN • **Parcel ID:** 44.03.43.034502

75± acres located southwest of Stewartville, MN. This property consists of tillable farmland, wooded acreage, and an area identified in the appraisal for potential building-site use.

PROPERTY HIGHLIGHTS

- 75± Total Acres
 - 49.87± Tillable Acres – Approximately 66% tillable
 - 89.6 Average Tillable Productivity Index (PI)
 - 24.38± Wooded Acres
 - 5± Acres Identified for Potential Building-Site Use in the Appraisal
 - Tillable land consists of three irregularly shaped cropland fields
 - Gravel road frontage along Mower-Olmsted Road (16th Street SW)
 - Located southwest of Stewartville, MN
 - Currently utilized for agricultural and recreational purposes
 - Zoned A2, according to the appraisal
- The property offers a combination of agricultural and wooded land with road frontage in High Forest Township. Any potential building site use would be subject to applicable zoning, permitting, and county requirements.
- EARNEST MONEY:** \$25,000 down earnest money required from the successful bidder.
- CLOSING:** On or before January 7, 2027.



Thursday, November 19, 2026 • 10:00 A.M.

AUCTION LOCATION: Stewartville American Legion • 1100 2nd Ave. NW, Stewartville, MN

ONLINE PRE-BIDDING OPENS: Monday, November 9 at 10:00 A.M.

REGISTRATION & BIDDING REQUIREMENTS: After hitting "Register For Auction," please contact the auction company with your bank's pre-approval letter or proof of available funds. This documentation is required to obtain your bidding number and approval to bid on the property. If you are the successful bidder, you will be contacted to sign a Real Estate Purchase Agreement, which must be completed within 24 hours after the close of the auction. Please email questions or required documentation to info@hmauction.com or call 507-584-0133.

TERMS & EARNEST MONEY: The successful bidder for each parcel will be required to provide the following earnest money deposit on the day of the auction: Parcel #1 – 115± Acres \$25,000; Parcel #2 – 33.27± Acres \$10,000; Parcel #3 – 51.75± Acres \$10,000; Parcel #4 – 75± Acres \$25,000; Earnest money deposits are non-refundable, subject to the terms of the Real Estate Purchase Agreement, and will be deposited into the auction company's trust account. The remaining balance of the purchase price is due at closing. The sale is NOT contingent upon Buyer financing.

CLOSING DATE: Closing for all four parcels shall take place on or before January 7, 2027.

TAXES: 2026 real estate taxes will be paid by the Seller. 2027 real estate taxes will be the responsibility of the Buyer.

POSSESSION: Possession will be given to the Buyer on the day of closing, subject to any existing leases or other agreements affecting the property.

CONTRACT & TITLE: The successful bidder will enter into a Real Estate Purchase Agreement with the Seller. Seller will provide an updated abstract or Owner's Title Insurance Policy and clear title at Seller's expense, subject to permitted exceptions.

PROPERTY CONDITIONS & INSPECTION: Property is open to thorough public inspection. It is the Bidder's responsibility to determine the condition, age, genuineness, value, acreage, boundaries, and any other determinative factors concerning the property. Hamilton-Maring Auction Group may attempt to describe the property in advertising, online listings, or at the auction but makes no warranties or representations regarding the accuracy or completeness of such descriptions. All property is sold AS IS – WHERE IS, without any warranties or representations, expressed or implied. This sale is subject to all easements, restrictions of record, covenants, and leases. Each bidder is responsible for conducting their own inquiries, inspections, and due diligence at their own risk.

SURVEY & ACREAGE: Parcels #1 and #2 are subject to survey and township approval. Final acreage and boundaries will be determined by the approved survey. All acreage figures, dimensions, and property descriptions are approximate and subject to verification. Sketches and maps may not be drawn to scale, and photographs may not depict the property's current condition.

LEASES: The property is being sold subject to any existing leases or agreements affecting the property. Prospective buyers are responsible for reviewing any applicable lease information prior to bidding.

MINERAL RIGHTS: All mineral rights, if any, held by the Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

WELL & SEPTIC INFORMATION: Parcel #1: The property has a private well and a non-compliant septic system. The Buyer(s) shall be responsible for complying with any county requirements for transfer concerning the well or septic system. The well and septic system are being sold AS IS – WHERE IS. The Buyer shall be responsible for expenses associated with required compliance prior to or at closing, if required by the county. The existing mobile home on Parcel #1 is in the process of being removed and is not included in the sale.

ENVIRONMENTAL DISCLAIMER: The Seller(s), Auctioneer(s), and Broker do not warrant the existence or nonexistence of any pollutants, contaminants, or hazardous waste prohibited by federal, state, or local law. Buyer(s) are responsible for inspecting the property prior to purchase for conditions including, but not limited to, water quality and environmental conditions that may affect the usability or value of the property. No warranties are made regarding the existence or nonexistence of water wells on the property or the condition of any wells.

LIVE & ONLINE BIDDING: This auction will be conducted with live, in-person bidding and online bidding available simultaneously. Hamilton-Maring Auction Group provides internet bidding as a service to bidders. Bidders acknowledge that internet and data connections may be unreliable and subject to network errors. HM Auction Group does not guarantee that bids placed online will be transmitted to or received by the auctioneer in a timely manner and will not be responsible for missed bids from any source. Bidders agree to hold HM Auction Group and its employees harmless for interruptions or failures in online bidding. At the sole discretion of the auction company or auctioneer, the auction may be suspended, postponed, or canceled if internet service becomes unstable or interrupts the auction. HM Auction Group reserves the right to withdraw, add, delete, or re-catalog auction parcels or modify auction services and applicable terms, subject to applicable law.

PROPERTY SOLD WITHOUT WARRANTY: All dimensions and descriptions are approximations based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale, and photographs may not depict the current condition of the property. Bidders are encouraged to inspect the property and review all pertinent documents and information available. Each bidder is responsible for independently evaluating the property and shall not rely solely upon information provided by the Seller, Broker, Auctioneer, or their employees or agents. The property will be sold AS IS – WHERE IS, without any warranties or representations, expressed or implied.

AGENCY DISCLOSURE: HM Auction Group, LLC represents the Seller in this transaction.

ADDITIONAL TERMS & DISCLAIMERS: The information set forth is believed to be accurate. However, the Seller(s) and HM Auction Group make no warranties or guarantees, expressed or implied. Information contained in auction advertising and documentation was collected from sources deemed reliable and is believed to be accurate to the best of the auction company's knowledge. Auctioneers and Seller(s) will not be held responsible for advertising discrepancies or inaccuracies. ALL ANNOUNCEMENTS MADE ON AUCTION DAY OR UPDATED AUCTION DAY TERMS POSTED ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION, subject to applicable law. Unless otherwise advertised as an Absolute Auction, properties may be offered with reserves, minimum bids, or subject to Seller acceptance or rejection. Prospective buyers are advised to consult with an attorney of their choice concerning the purchase of real property, including disclosures, disclaimers, title matters, and contractual obligations.

Florene Whipple Trust • Seller



HAMILTON-MARING AUCTION GROUP
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Kevin Maring Lic# 25-70 • 507-271-6280
Adam Engen Lic# 25-93 • 507-213-0647
Andrew Hamilton Lic# 55-051925 • 507-438-6693
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