

FARMLAND FOR SALE

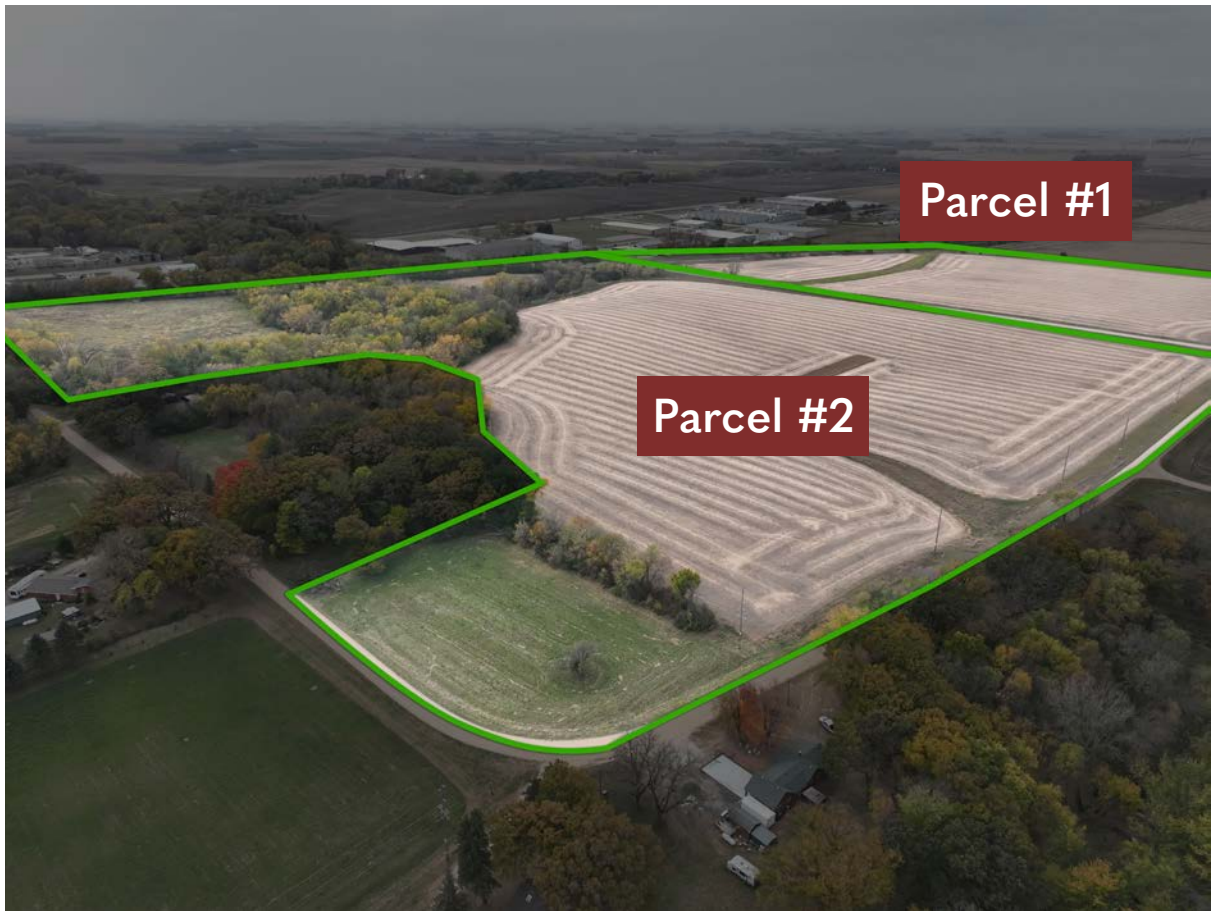


87.44± ACRES

Lillian Hartwick Farm

Blue Earth City Township, Faribault County, Minnesota

PRIVATE TREATY SALE \$645,000



FOR ADDITIONAL INFORMATION CONTACT:

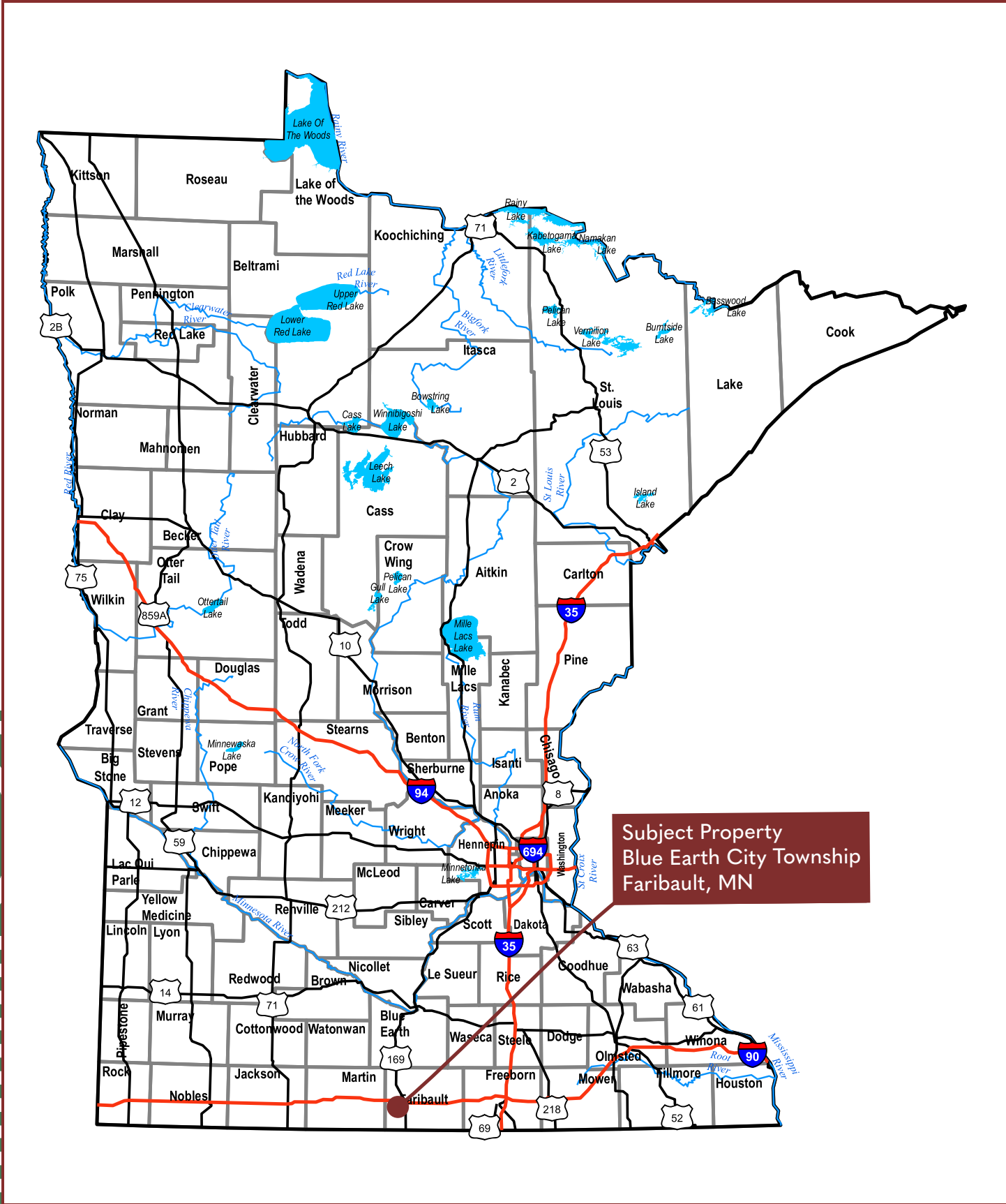
Chuck Wingert, ALC, AUCTIONEER #07-53

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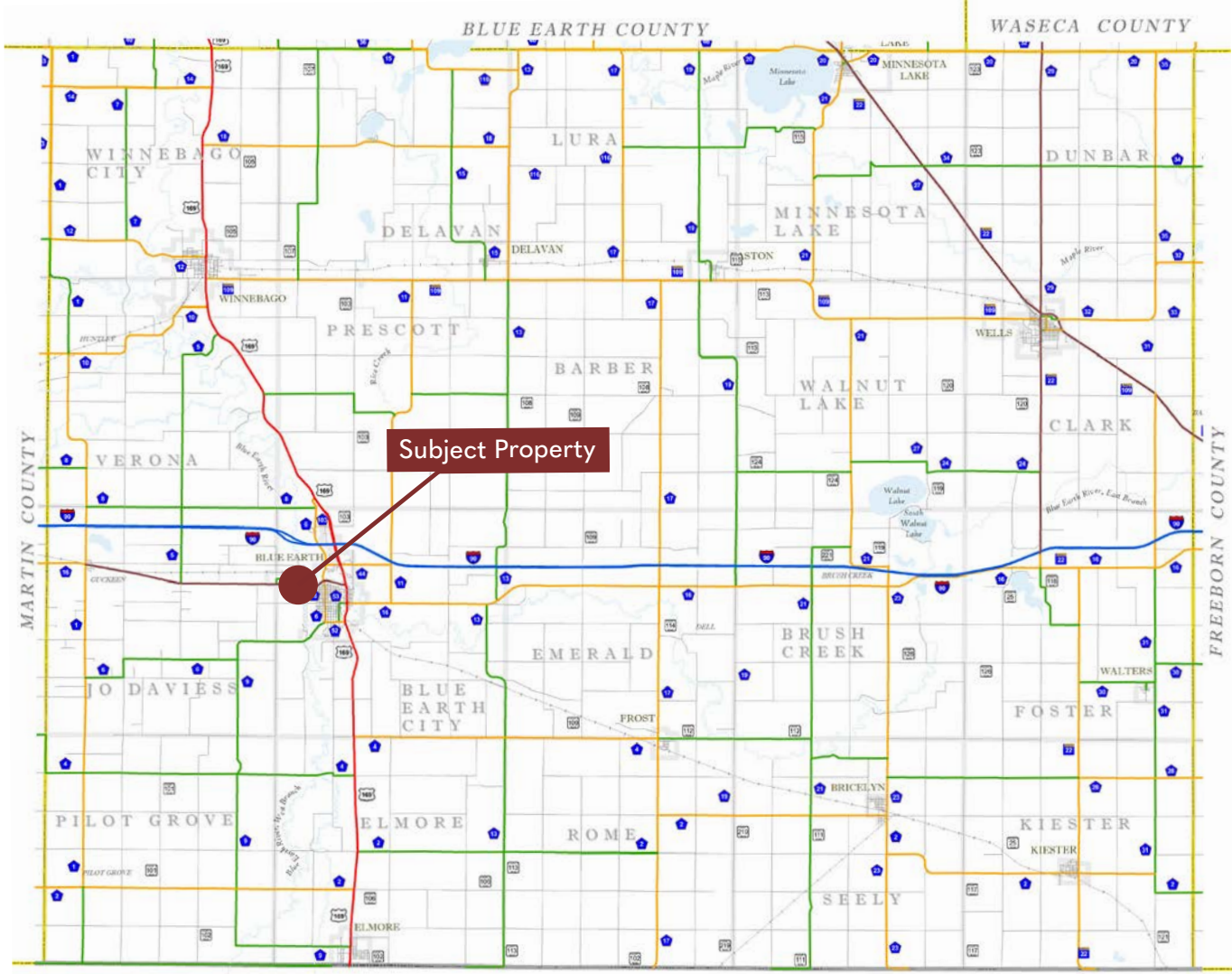
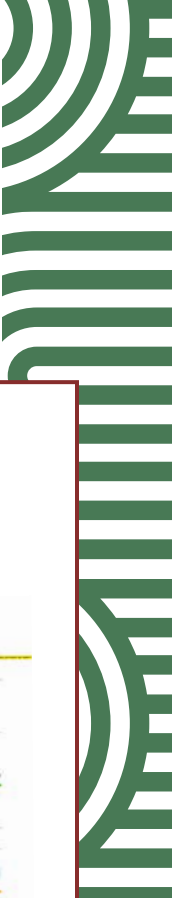
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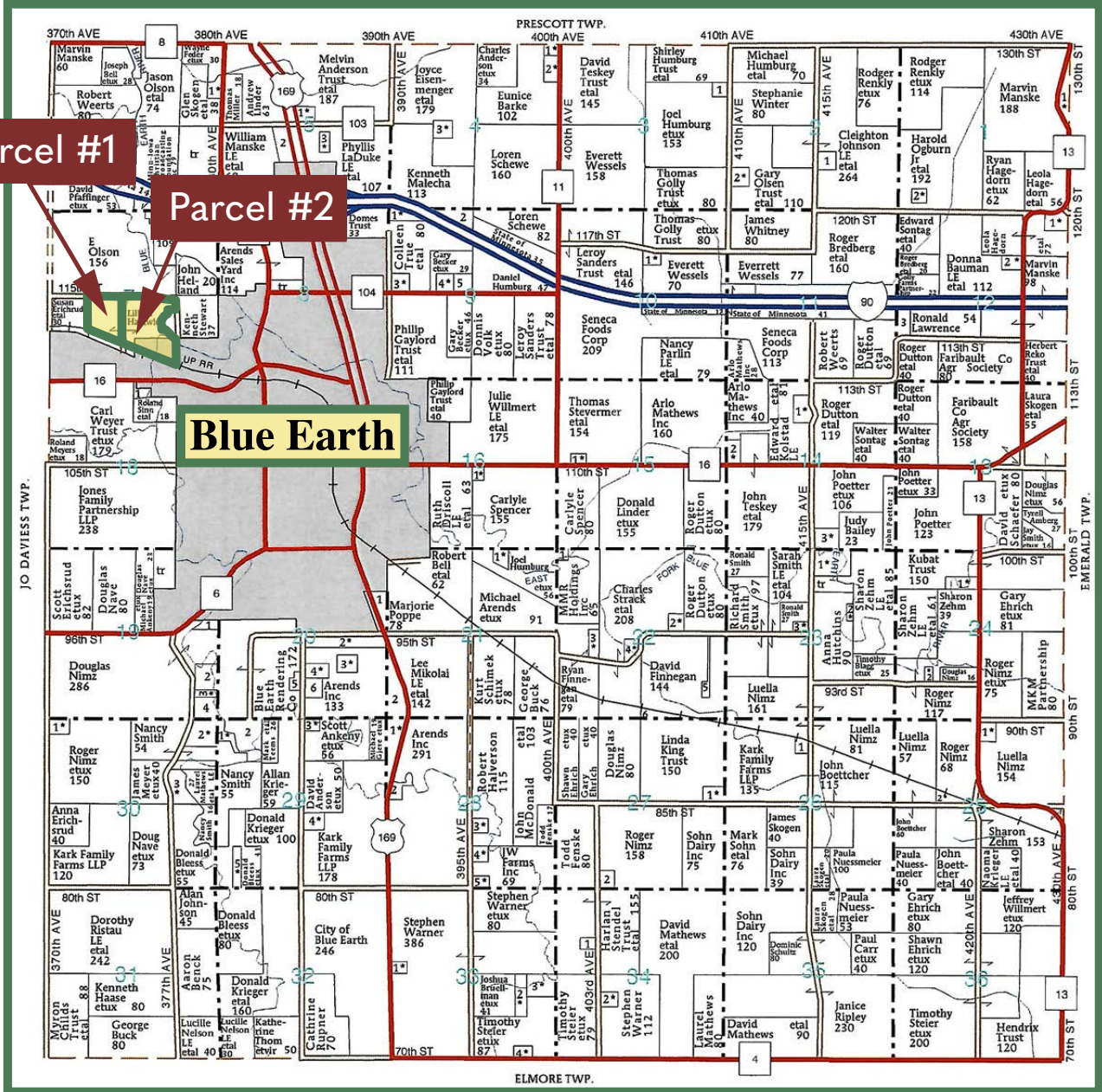
Faribault County

Minnesota



Blue Earth City Township

Faribault County | T-102-N R-27-W

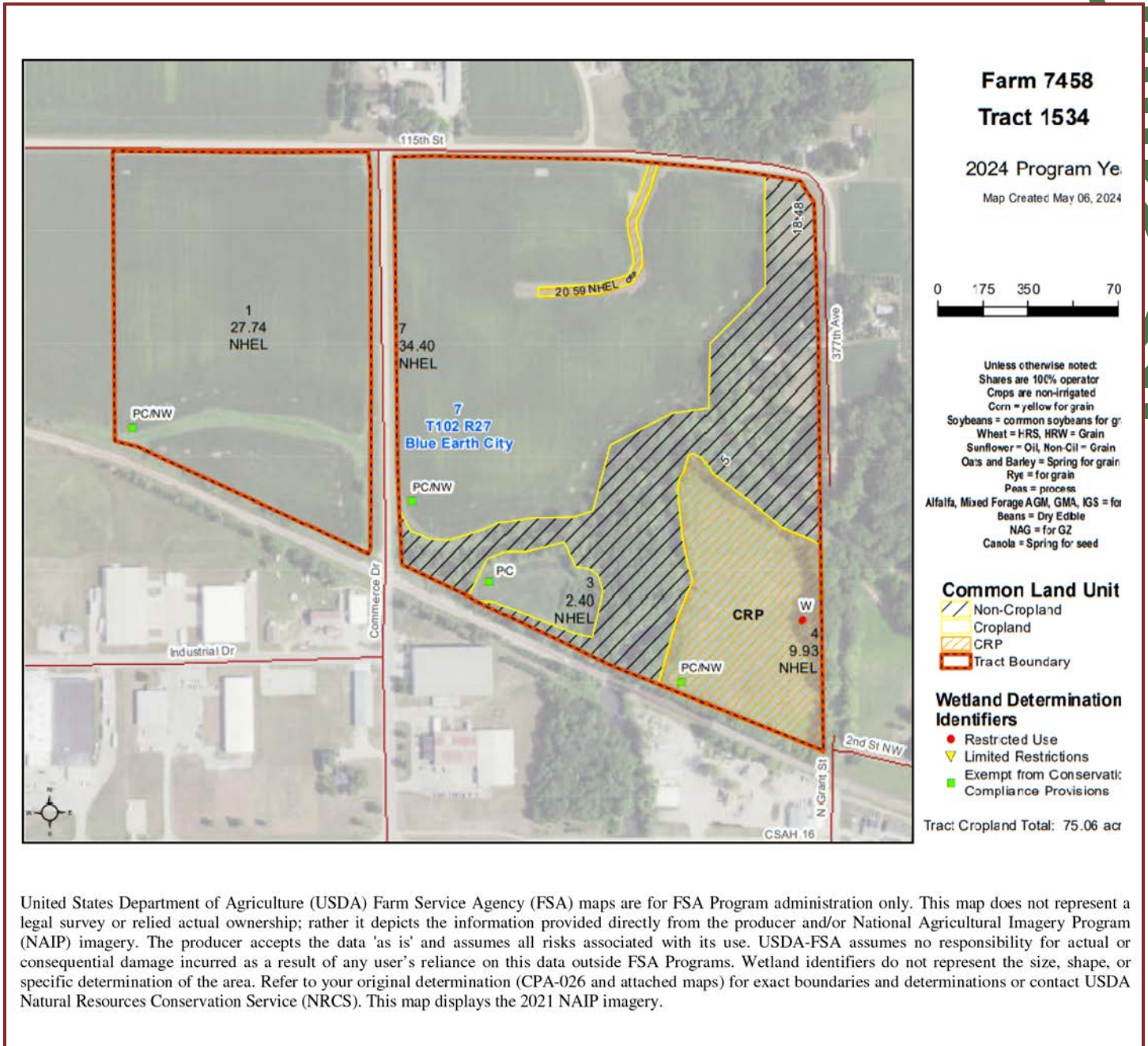


Parcel #1

Parcel #2

Blue Earth

FSA Aerial Map



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Property Information

Parcel #1

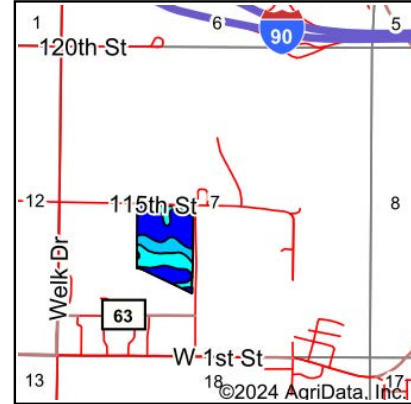
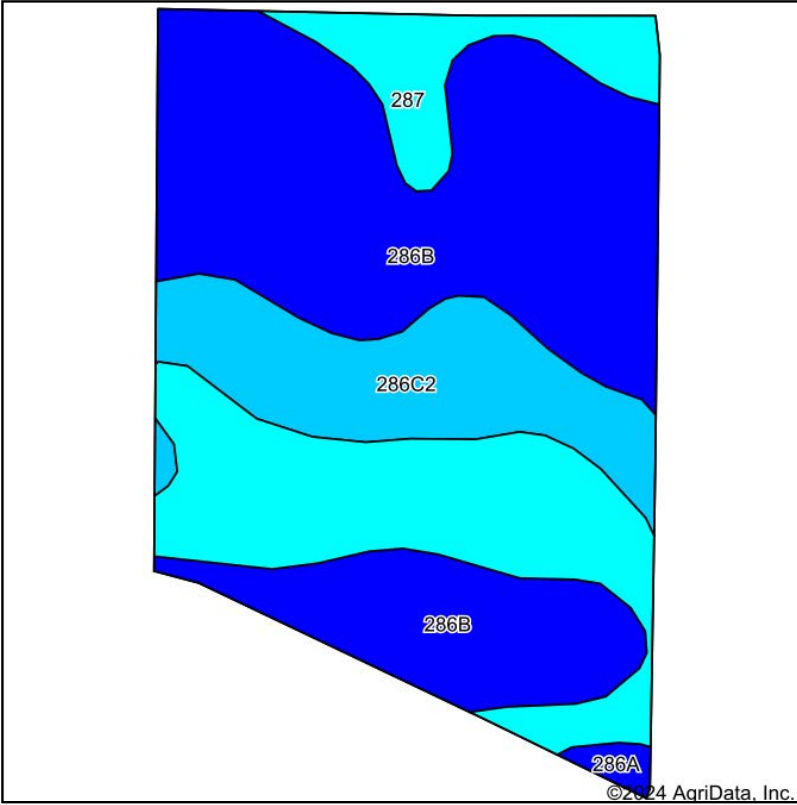
DESCRIPTION:	E1/2 of SW1/4 North of RR, Section 7 T102N-R27W (Blue Earth City Township, Faribault County, Minnesota)	
TAX ID#:	020071200 (ID# for entire 72.28-acre parcel before building site split)	
REAL ESTATE TAXES:	2024 Ag-Non Homestead Taxes	\$1,253.00
	Special Assessments	\$0.00
FSA INFORMATION:	Total Deeded Acres	29.86± acres
	FSA Tillable Acres	27.74± acres
	Corn Base Acres	16.11± acres
	Corn Yield	174± bushels
	Soybean Base Acres	11.64± acres
	Soybean Yield	50± bushels
	*If farm is sold as two parcels, FSA will recalculate bases after sale.	
2024 LEASE INFORMATION:	Purchaser to have possession for 2025 crop year.	
SOIL DESCRIPTION:	Shorewood Silty Clay Loam, Minnetonka Silty Clay Loam	
CROP PRODUCTIVITY INDEX (CPI):	87.7 CPI	
TOPOGRAPHY:	Level to Rolling	
DRAINAGE:	Random laterals drain into an 8" concrete tile in northeast corner that drains east. Potential outlet in southeast corner, but is not verified. See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands	

WINGERT LAND SERVICES, INC 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, Inc., 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

Parcel #1



State: **Minnesota**
 County: **Faribault**
 Location: **7-102N-27W**
 Township: **Blue Earth City**
 Acres: **27.74**
 Date: **11/5/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 20

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
286B	Shorewood silty clay loam, 3 to 6 percent slopes	14.64	52.8%		Ile	95	83	83	68	68
287	Minnetonka silty clay loam	8.22	29.6%		Ilw	77	83	83	71	70
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	4.64	16.7%		Ille	83	80	80	61	59
286A	Shorewood silty clay loam, 1 to 3 percent slopes	0.24	0.9%		Ilw	95	81	81	72	71
Weighted Average					2.17	87.7	*n 82.5	*n 82.5	*n 67.8	*n 67.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel #1



Property Information

Parcel #2

DESCRIPTION:	NW1/4 of SE1/4 exc TR BEG CEN RD where it INTER CEN line B.E. N290' S50' SELY \$ EXC .88A TR, and exc. 4.61 building site tract, Section 7, T102N-R27W (Blue Earth City Township, Faribault County, Minnesota)	
TAX ID#:	020071200 (ID# for entire 72.28-acre parcel before building site split) 210070010 – 20.44 acres	
REAL ESTATE TAXES:	Est 2024 Non-Homestead Taxes for 020071200	\$1,756.00
	Est 2024 Non-Homestead Taxes for 210070010	\$1,074.00
	Special Assessments	\$0.00
FSA INFORMATION:	Total Deeded Acres	57.58± acres
	FSA Tillable	34.4± acres
	CRP	10.52± acres
	Meadow	2.4± acres
	Corn Base Acres	21.36± acres
	Corn Yield	174± bushels
	Soybean Base Acres	15.43± acres
	Soybean Yield	50± bushels
	*If farm is sold as two parcels, FSA will recalculate bases after sale.	
2024 LEASE INFORMATION:	Purchaser to have possession for 2025 crop year.	
SOIL DESCRIPTION:	Shorewood Silty Clay Loam, Minnetonka Silty Clay Loam CRP Soils: Kamrar Clay Loam, Coland Clay Loam	
CROP PRODUCTIVITY INDEX (CPI):	87.7 CPI	
TOPOGRAPHY:	Level to Rolling	
DRAINAGE:	8" concrete main north side of property with random laterals. River outlet south side of property. See Tile Map.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW – Prior Converted/No Wetlands NHEL – No Highly Erodible Lands CRP acres have a wetland designation.	
CRP ACRES:	10.52 acres are enrolled in the Conservation Reserve Program (CRP). Two contracts: #1: 9.93 acres, \$312.37/acre, \$3,102 annual payment. Expires 9.30.2025 #2: 0.59 acres, \$300/acre, \$177.00 annual payment. Expires 9.30.2027	

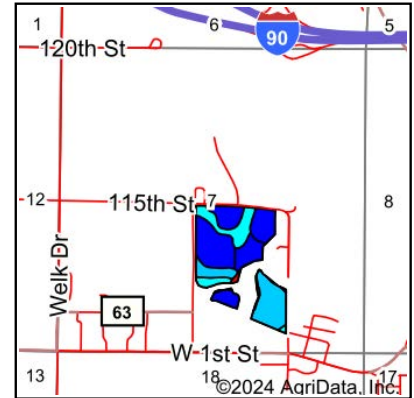
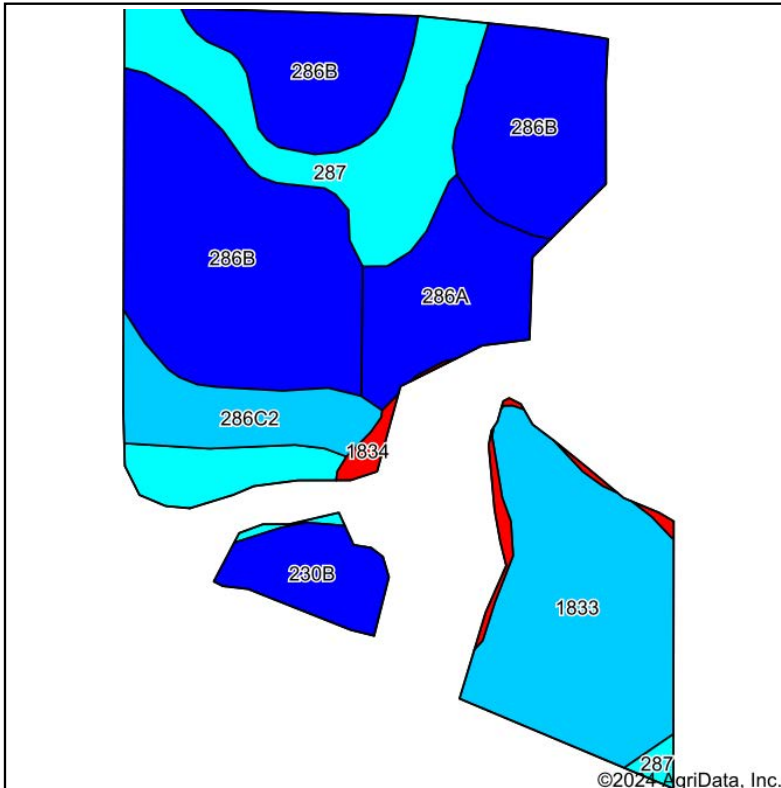
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Soils Map

Parcel #2



State: **Minnesota**
 County: **Faribault**
 Location: **7-102N-27W**
 Township: **Blue Earth City**
 Acres: **47.32**
 Date: **11/5/2024**

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

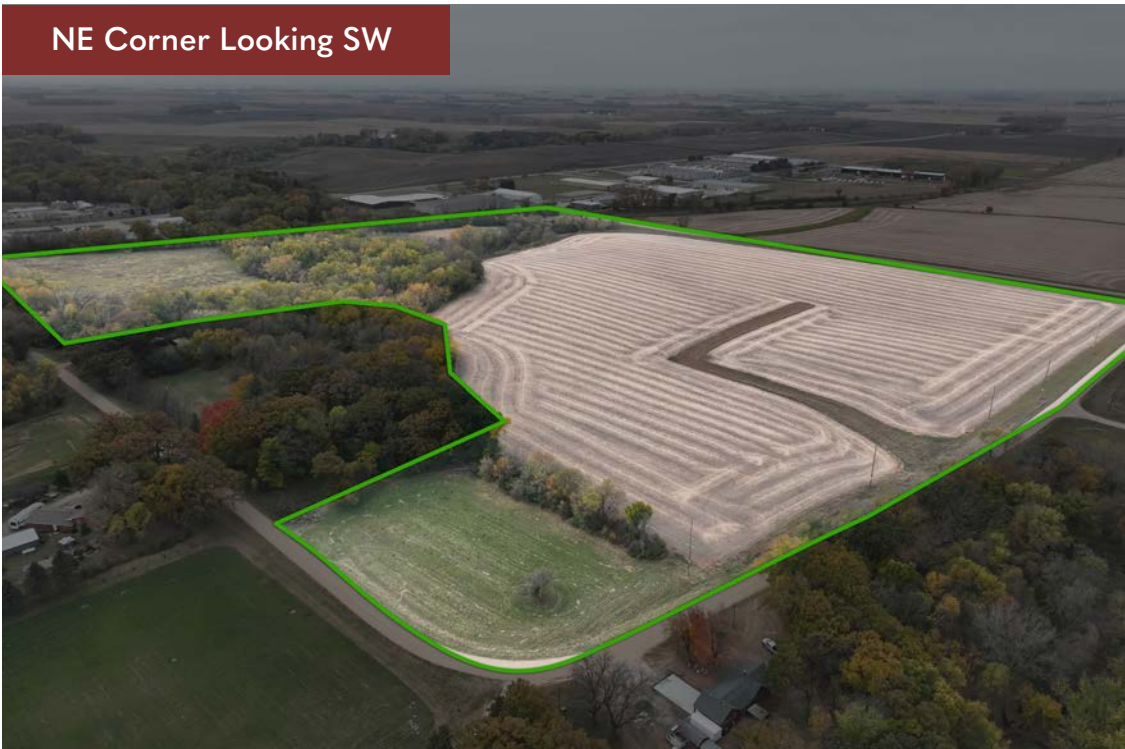
Area Symbol: MN043, Soil Area Version: 20

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	
286B	Shorewood silty clay loam, 3 to 6 percent slopes	19.27	40.7%	Dark Blue	Ile	95	83	83	68	68	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.26	19.6%	Light Blue	Ilw	83	83	70	46	83	
287	Minnetonka silty clay loam	8.24	17.4%	Cyan	Ilw	77	83	83	71	70	
286A	Shorewood silty clay loam, 1 to 3 percent slopes	4.40	9.3%	Dark Blue	Ilw	95	81	81	72	71	
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	3.10	6.6%	Light Blue	Ille	83	80	80	61	59	
230B	Kamrar clay loam, 2 to 6 percent slopes	2.27	4.8%	Dark Blue	Ile	95	79	79	67	70	
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.78	1.6%	Red	Vw	20	40	25	38	17	
Weighted Average						2.11	87.5	*n 81.7	*n 78.9	*n 63.6	*n 70.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Parcel #2



Parcel #2

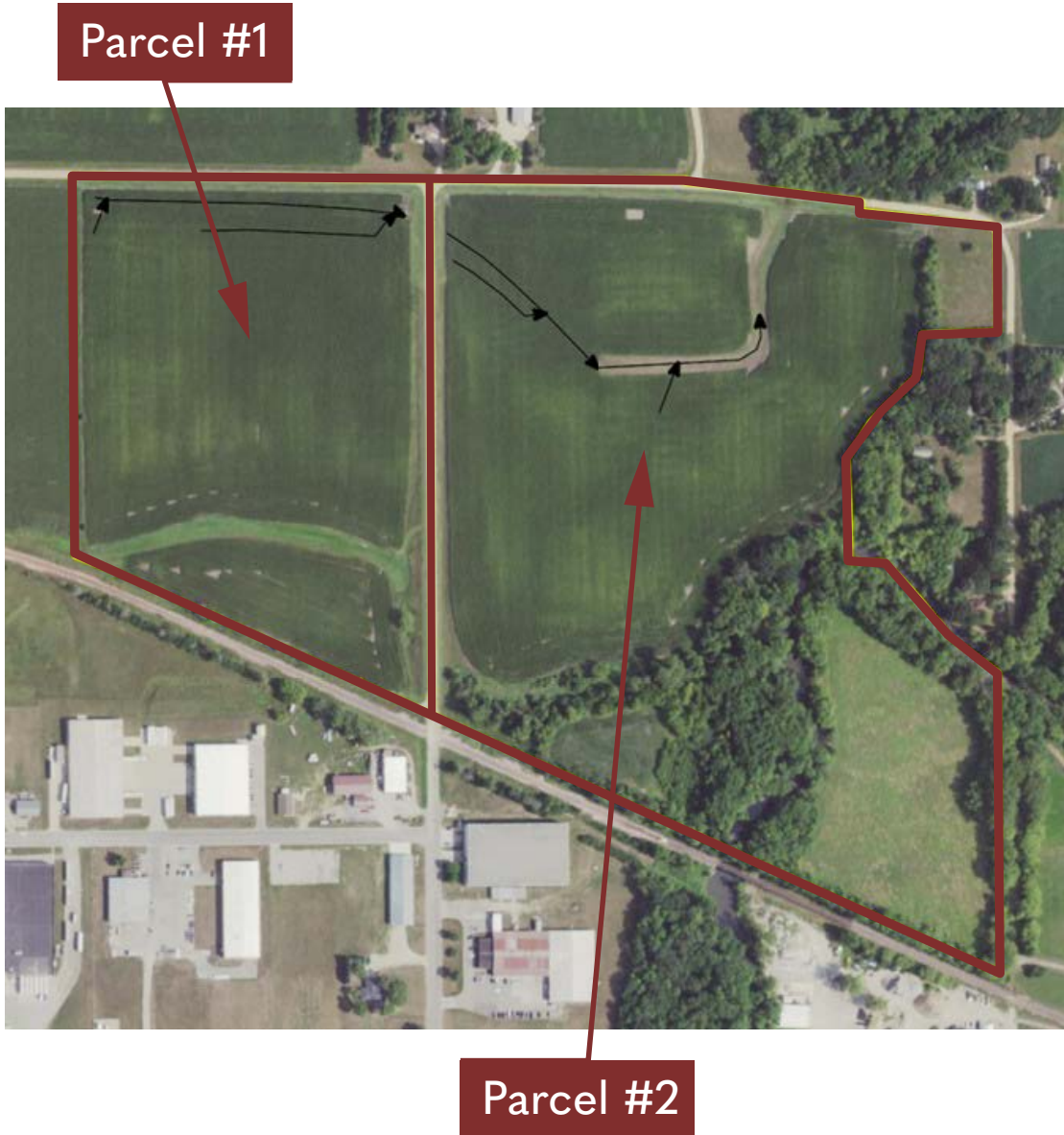
SE Corner Looking NW



Woods, River and CRP



Tile Map



This tile map is an approximation. No guarantee is made of tile condition, location, size, grade, depth or existence of the tile.



