

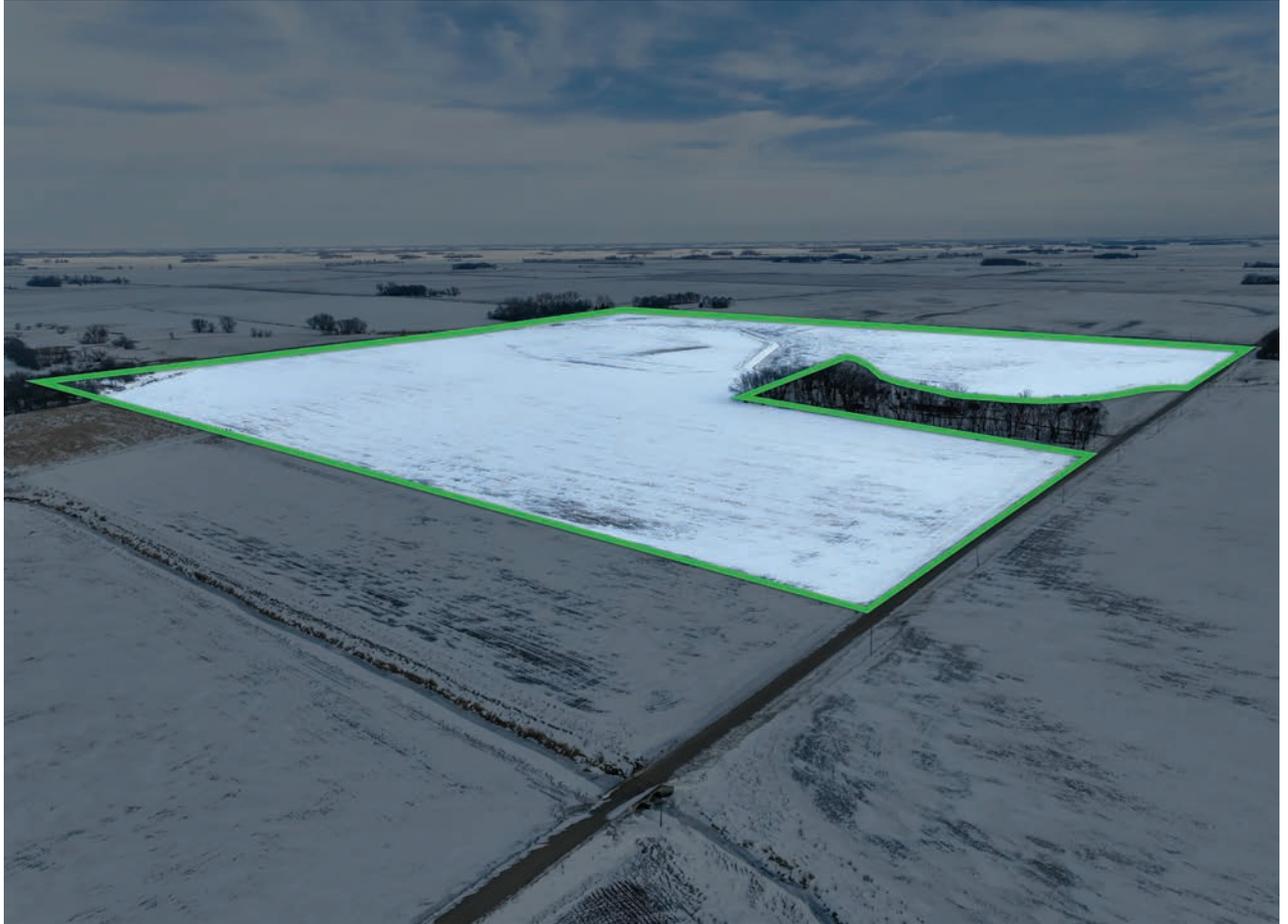
FARMLAND FOR SALE



150.70± ACRES

Merry Jo Orr Farm

Delavan Township, Faribault County, Minnesota



FOR SALE
Call for Price



FOR ADDITIONAL INFORMATION CONTACT:

Chuck Wingert, ALC, Licensed Broker

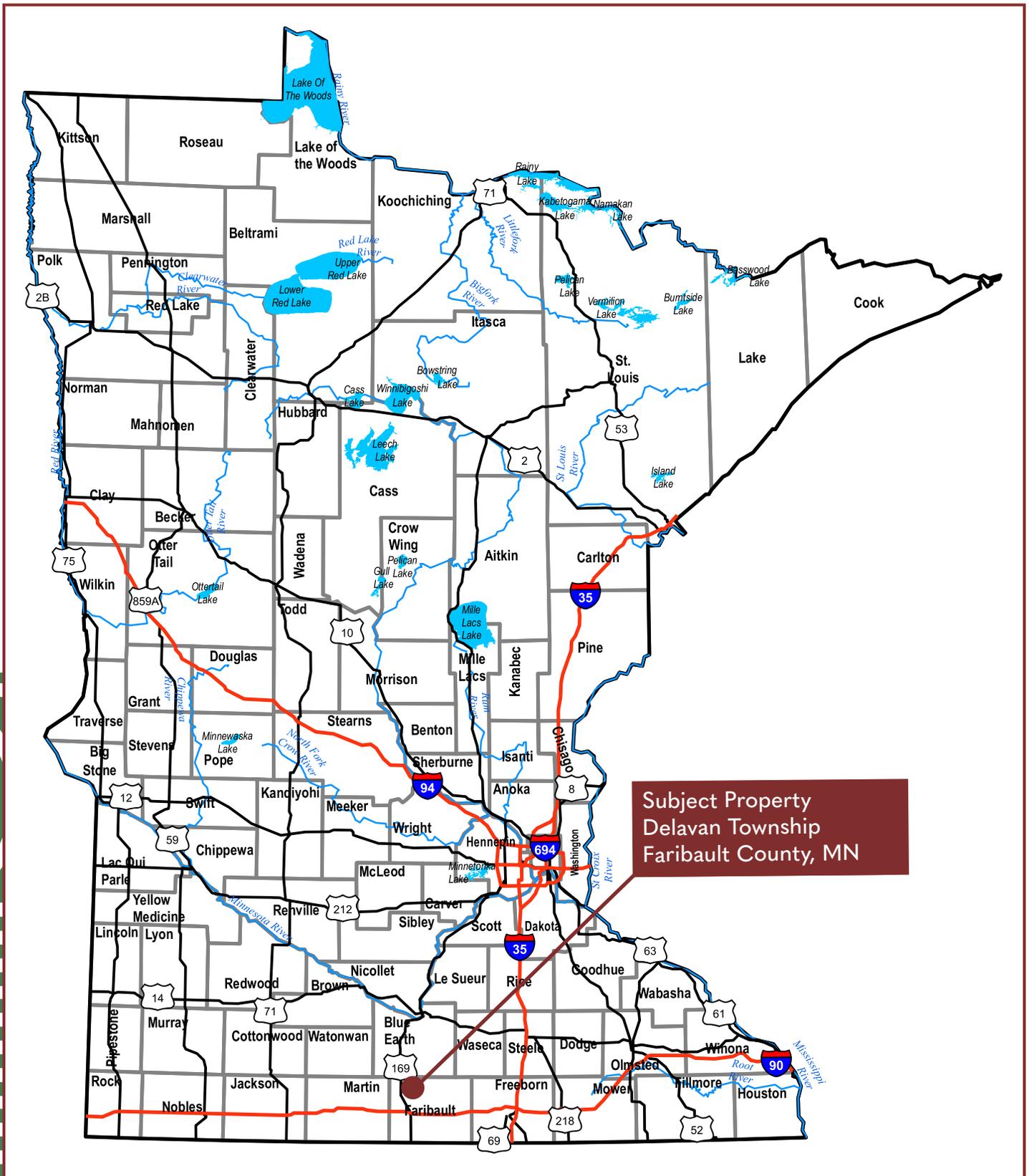
AUCTIONEER #07-24-12

charles@wingertlandservices.com

C: 507.381.9790 | O: 507.248.5263

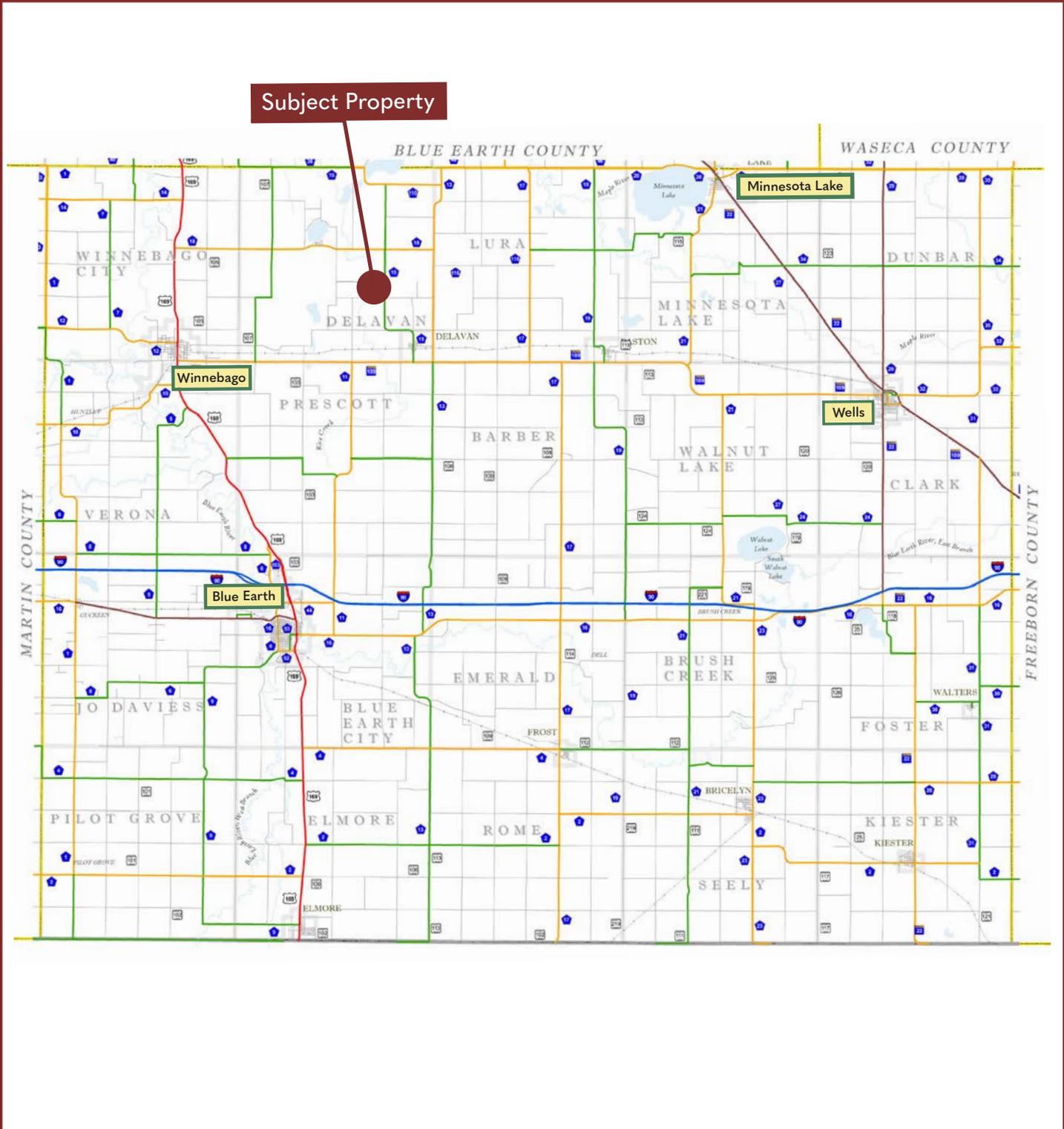
wingertlandservices.com





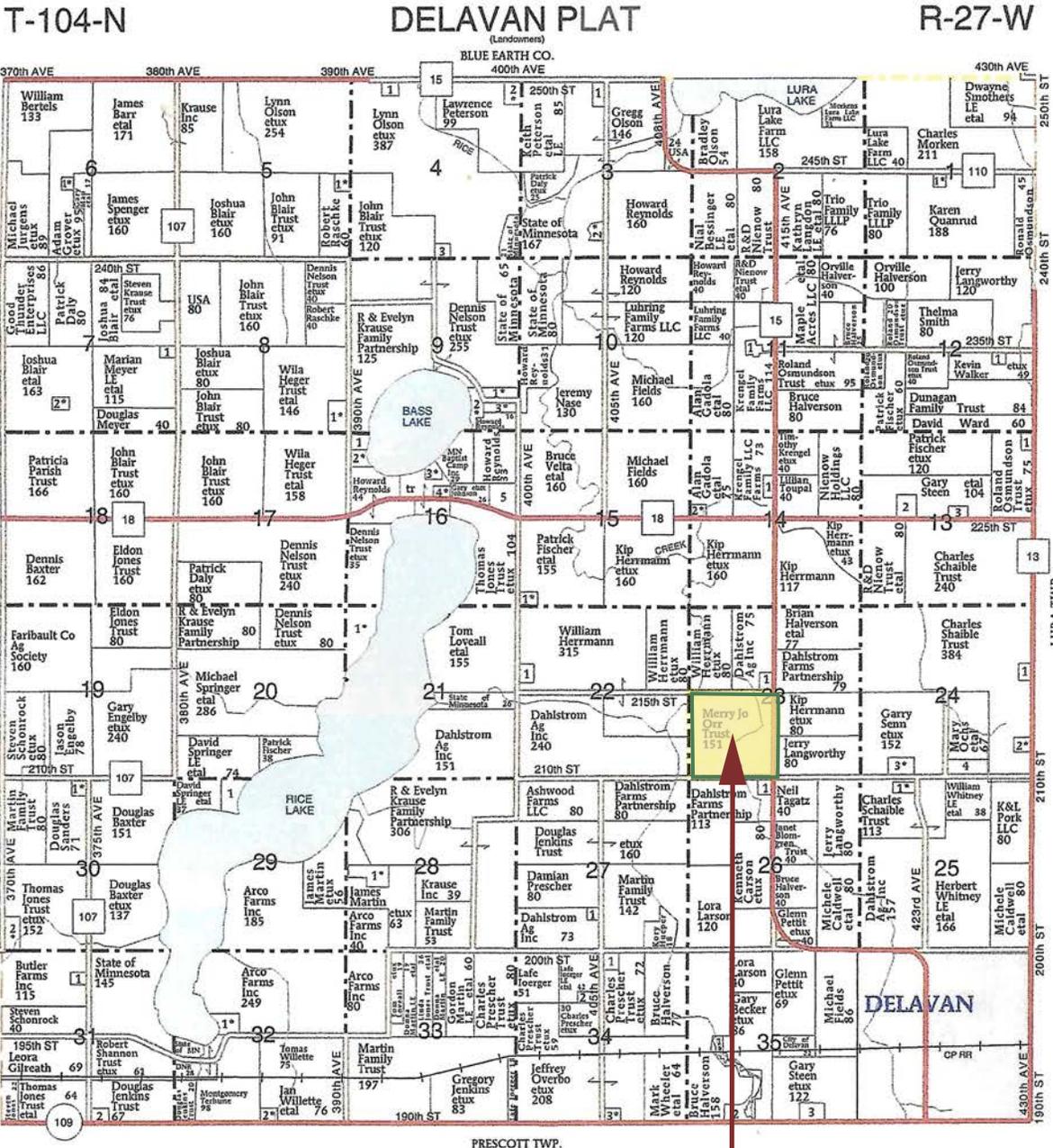
Faribault County

Minnesota



Delavan Township

Faribault County | T104N-R27W



Subject Property

FSA Aerial Map



United States
Department of
Agriculture

Faribault County, Minnesota

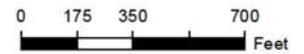


Farm 8091

Tract 10628

2026 Program Year

Map Created September 29, 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: 136.90 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.

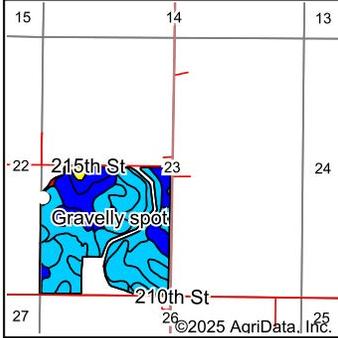
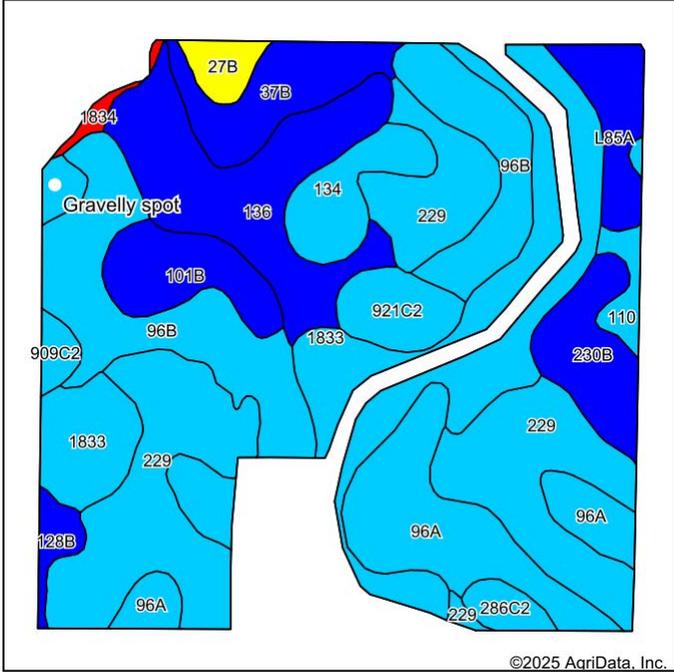
Property Information

DESCRIPTION:	W1/4 exc 9.3 acre Tract, Sec 23, T104N-R27W	
TAX ID#:	050230200	
REAL ESTATE TAXES:	2025 Estimated Ag Non-Homestead Taxes	\$6,556.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$6,556.00
	Taxes are estimated based on 2025 tax year and subject to change.	
FSA INFORMATION:	Total Acres	150.70± acres
	FSA Tillable Acres	136.90± acres
	Corn Base Acres	67.90± acres
	Corn Yield	163.00± bushels
	Soybean Base Acres	67.90± acres
	Soybean Yield	47.00± bushels
	Soybean acres are enrolled in ARC County, Corn acres are enrolled in Price Loss Coverage	
RENT/LEASE INFORMATION:	Farm is open to farm or lease in 2026.	
SOIL DESCRIPTION:	Nicollet clay loam, Clarion-Storden complex, Marna silty clay loam, Truman-Bold complex, Okoboji silty clay loam, Collinwood silty clay loam, Waldorf silty clay loam, Dickenson fine sandy loam, Kamrar clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	87.4 CPI	
TOPOGRAPHY:	Level to rolling.	
DRAINAGE:	Outlet: Judicial Open Ditch 1F. Tile: System tiled November 2015	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands, NHEL - No Highly Erodible Lands	
OTHER:	Farm has been fertilized and tilled for 2026 crop. Purchaser to reimburse former tenant \$34,827.15 for 2025 fall applied fertilizer. Fertilization records will be furnished upon request.	

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: **Faribault**
 Location: **23-104N-27W**
 Township: **Delavan**
 Acres: **136.9**
 Date: **12/10/2025**



Soils data provided by USDA and NRCS.

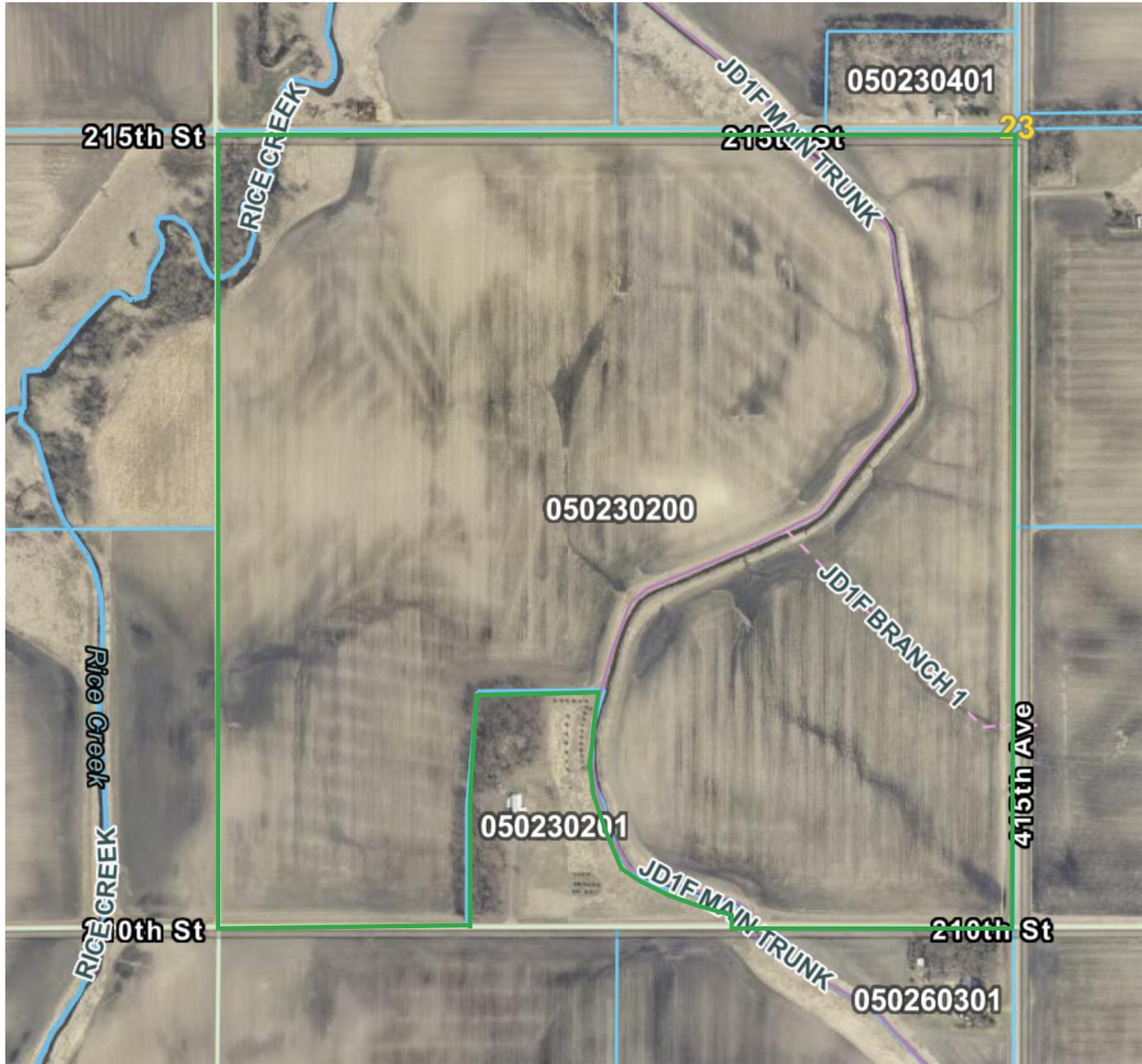
Area Symbol: MN043, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
229	Waldorf silty clay loam, 0 to 2 percent slopes	30.20	22.0%		> 6.5ft.	Poorly drained	Ilw	85	70
96B	Collinwood silty clay loam, 2 to 6 percent slopes	21.03	15.4%		> 6.5ft.	Moderately well drained	Ile	86	70
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	20.81	15.2%		> 6.5ft.	Poorly drained	Ilw	83	83
136	Madelia silty clay loam, 0 to 2 percent slopes	14.12	10.3%		> 6.5ft.	Poorly drained	Ilw	94	91
96A	Collinwood silty clay loam, 1 to 3 percent slopes	13.37	9.8%		> 6.5ft.	Somewhat poorly drained	Ilw	86	71
37B	Farrar fine sandy loam, 1 to 6 percent slopes	5.97	4.4%		> 6.5ft.	Well drained	Ile	99	77
230B	Kamrar clay loam, 2 to 6 percent slopes	5.39	3.9%		> 6.5ft.	Moderately well drained	Ile	95	79
101B	Truman silt loam, 2 to 6 percent slopes	5.23	3.8%		> 6.5ft.	Well drained	Ile	99	89
134	Okoboji silty clay loam, 0 to 1 percent slopes	4.51	3.3%		> 6.5ft.	Very poorly drained	Illw	86	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.03	2.9%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.55	2.6%		> 6.5ft.	Well drained	Ille	87	71
909C2	Truman-Bold complex, 6 to 12 percent slopes, eroded	1.98	1.4%		> 6.5ft.	Well drained	Ille	84	65
27B	Dickinson fine sandy loam, 0 to 6 percent slopes	1.67	1.2%		> 6.5ft.	Well drained	Ille	60	71
110	Marna silty clay loam, 0 to 2 percent slopes	1.61	1.2%		> 6.5ft.	Poorly drained	Ilw	87	77
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	1.45	1.1%		> 6.5ft.	Moderately well drained	Ille	83	80
128B	Grogan silt loam, 1 to 6 percent slopes	1.35	1.0%		> 6.5ft.	Well drained	Ile	96	74
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.63	0.5%		> 6.5ft.	Poorly drained	Vw	20	40
Weighted Average							2.08	87.4	*n 76.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

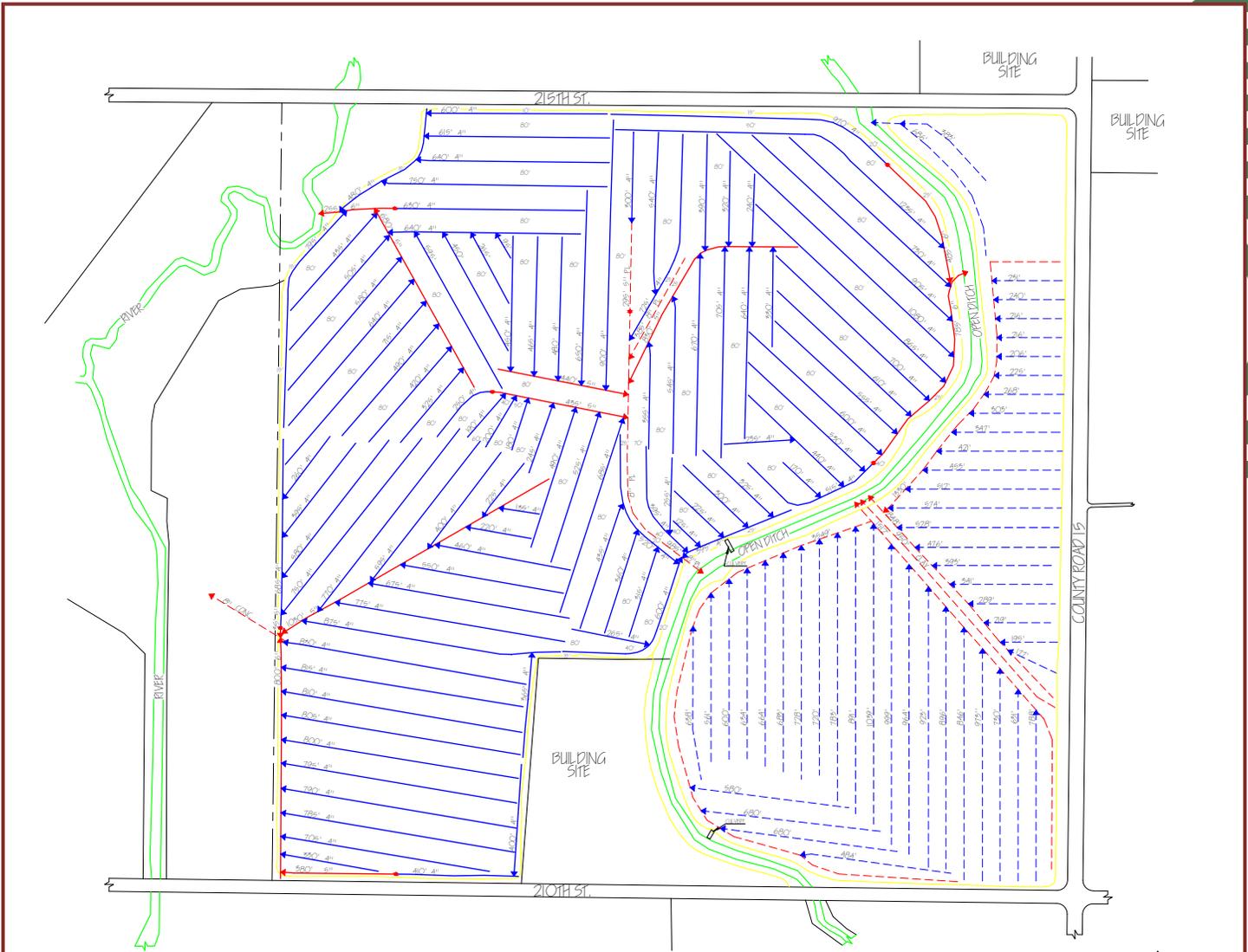
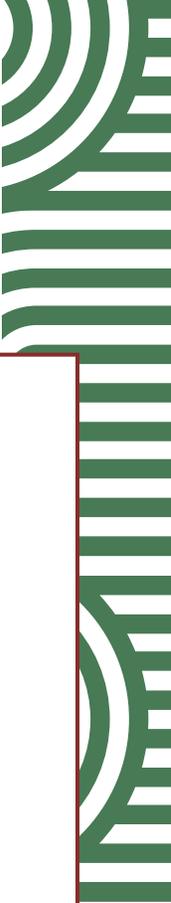
Symbol	Name	Description
GRA	Gravelly spot	A spot where the surface layer has more than 35 percent, by volume, rock fragments that are mostly less than 3 inches in diameter in an area that has less than 15 percent rock fragments. Typically 0.25 to 4 acres.

County Tile 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.

System Tile Map



TOTAL FOOTAGE 2015	LANDOWNER: GREG, CARL EMARY JO	LINE TYPES	NOTES: - INSTALLED TILE AT 4" AVG. DEPTH - 4" TILES - MINIMUM 20 GRADE - 5" TILES - MINIMUM 10 GRADE
4" - 54,740'	LOCATION: SW 1/4	- DASHED	
5" - 2,850'	SECTION: 25	- DOTTED	
6" - 2,525'	TOWNSHIP: DELAVALAN	- SOLID	
8" -	COUNTY: FARIDAUPT	- BLUE	
TOTAL - 60,895'	DATE: 11/02/2015	- RED	
	DRAFTER: DMP		

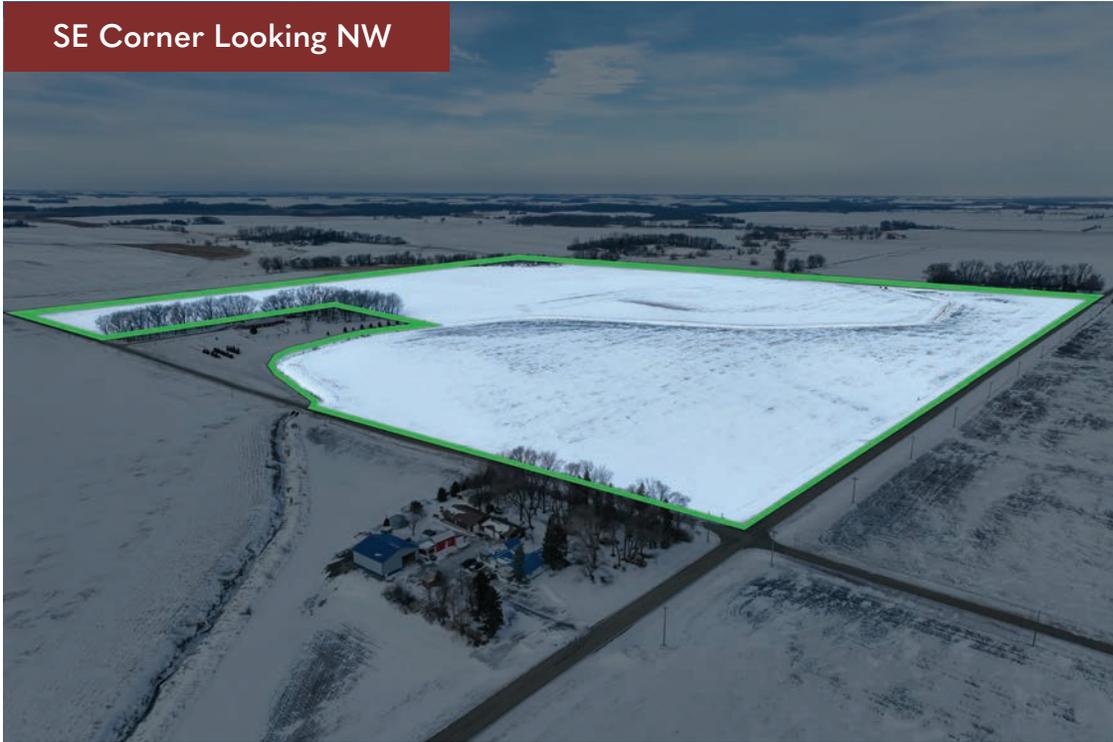


This tile map is an approximation.

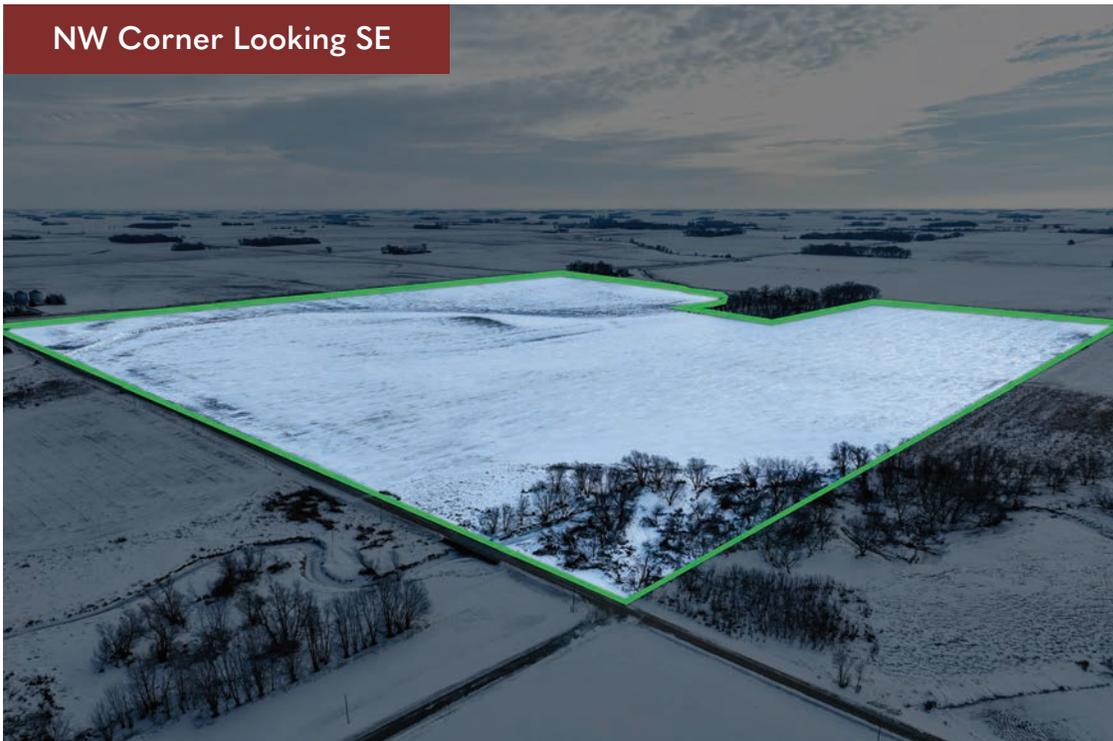
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Property Images

SE Corner Looking NW



NW Corner Looking SE



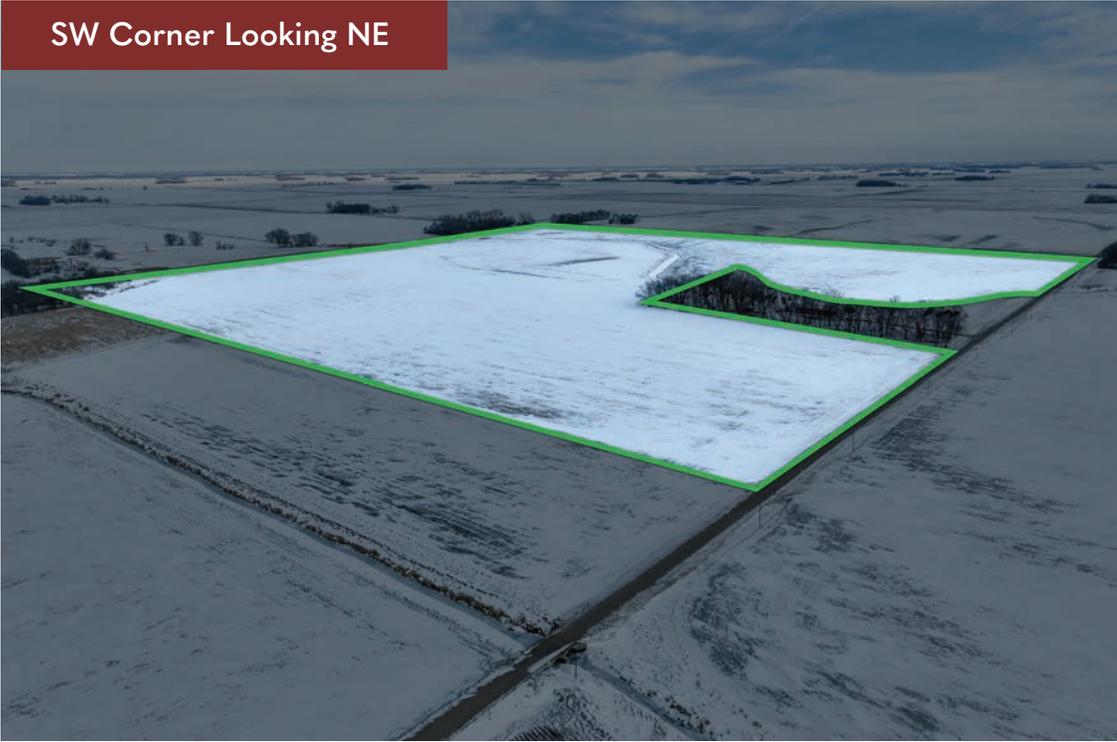
Property Images



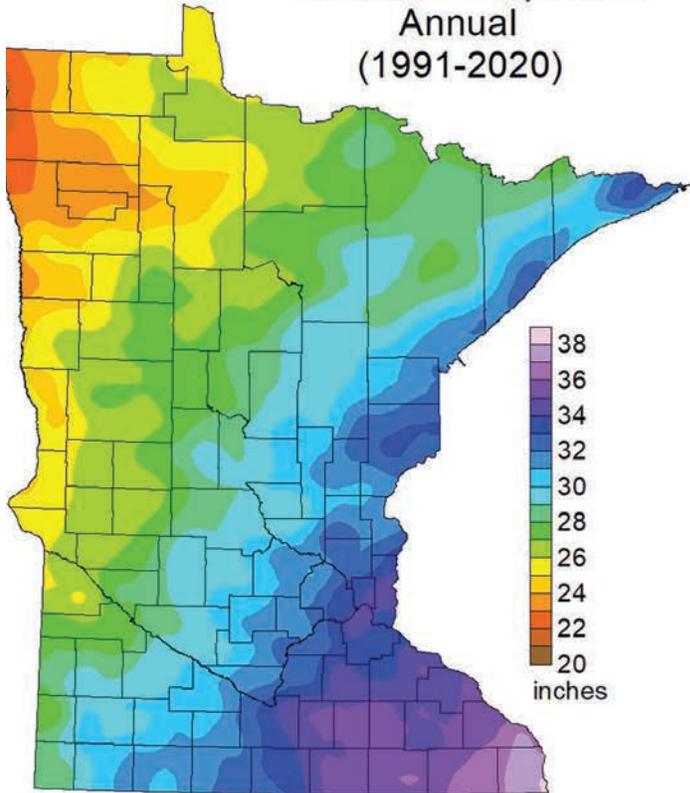
NE Corner Looking SW



SW Corner Looking NE

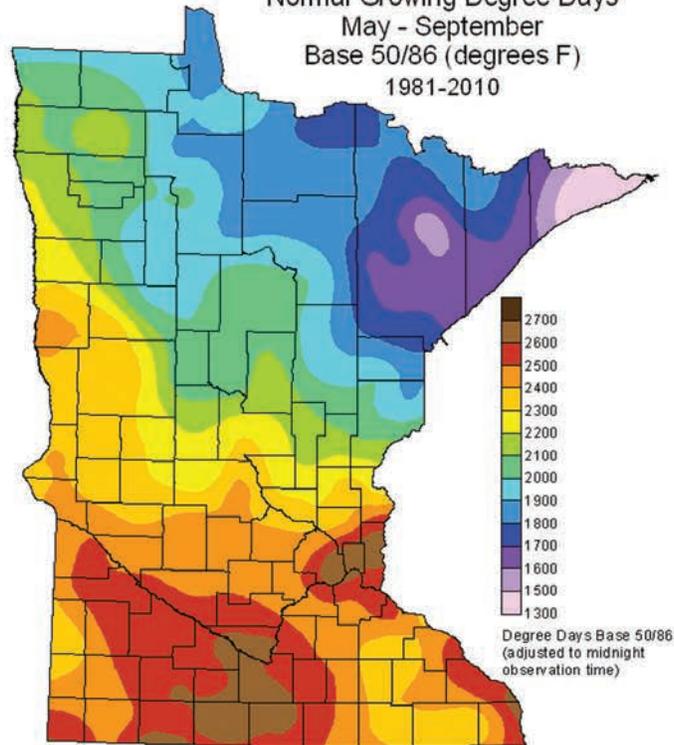


Normal Precipitation Annual (1991-2020)



DNR State Climatology Office, April 16, 2021

Normal Growing Degree Days May - September Base 50/86 (degrees F) 1981-2010



State Climatology Office - MNDNR



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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