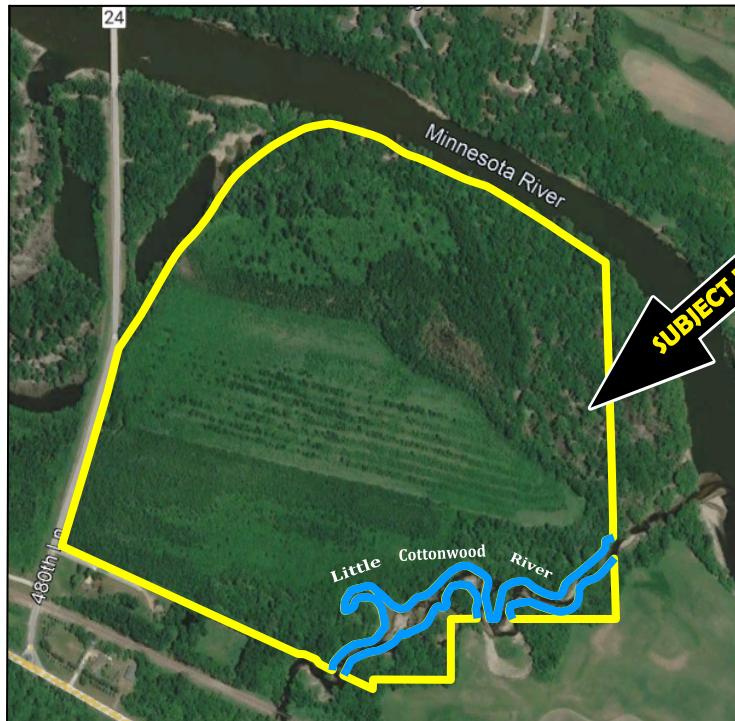


We are pleased to present  
**Adrianna Evers**  
**Recreational Property**  
**160.44 ± Acres**  
Cambria Township, Blue Earth County



*This property to be sold by a 'Private Treaty' sale*  
Owners: Adrianna Evers

**SALE PRICE: \$561,000**

For Additional Information, contact:

Chuck Wingert, ALC Auctioneer #07-53

Direct: 507-381-9790

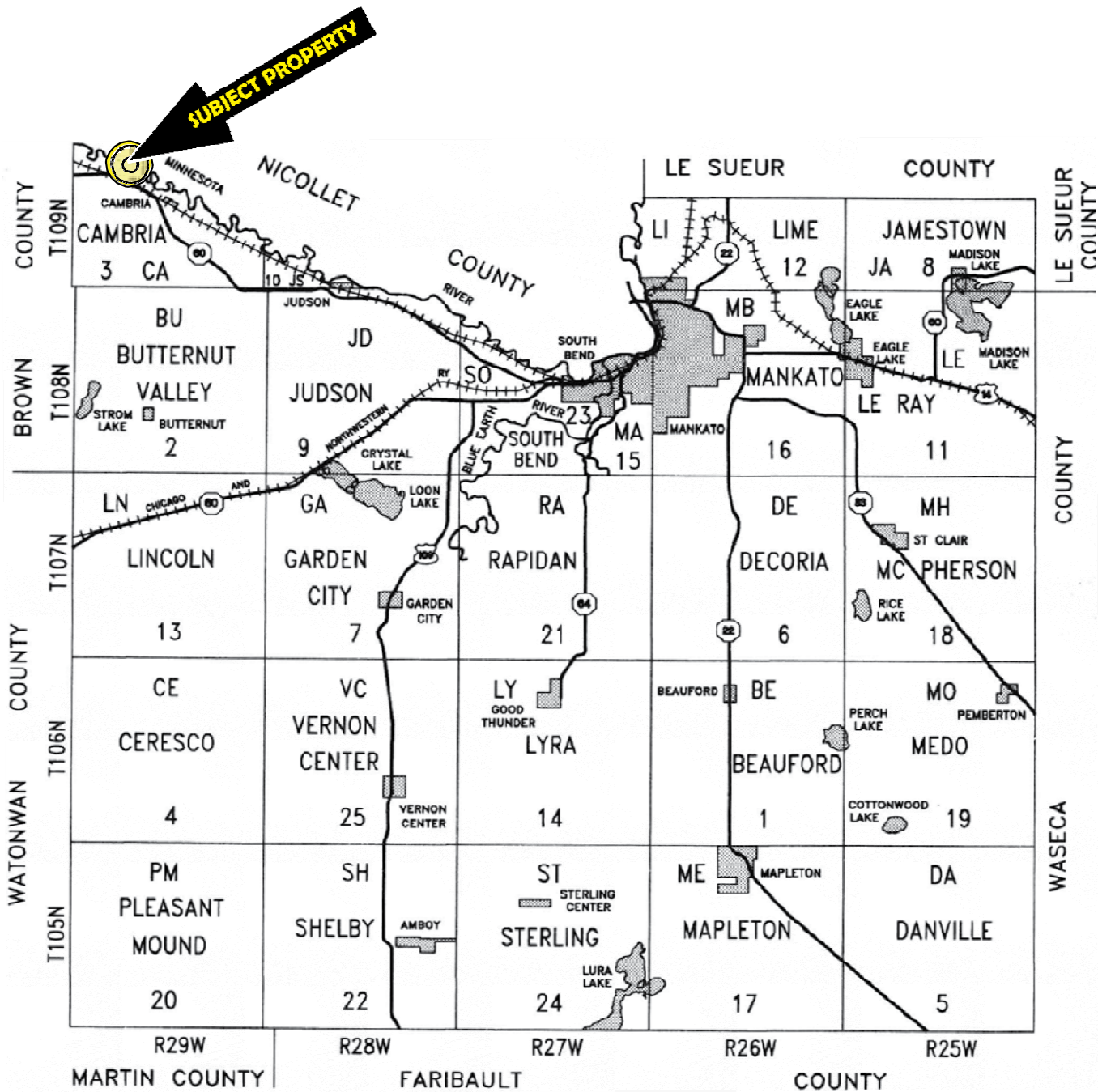
[www.WingertLandServices.com](http://www.WingertLandServices.com)



**WINGERT**  
**LAND SERVICES**



# Blue Earth County Minnesota









# FSA Aerial/Information



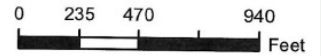
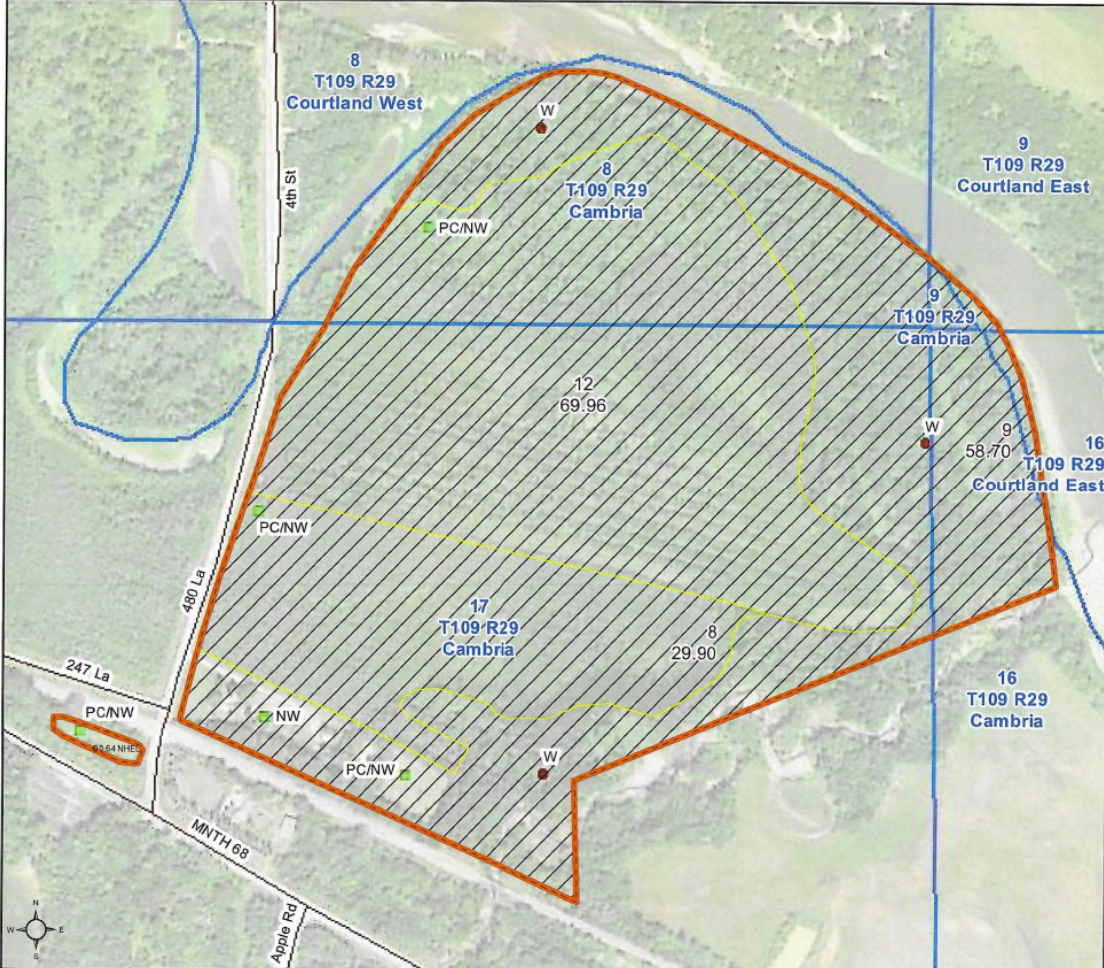
Blue Earth County, Minnesota

Farm 10475

Tract 14047

2023 Program Year

Map Created April 24, 2023



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: 0.64 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 2021 NAIP imagery.



**BLUE EARTH COUNTY**  
**BEACON AERIAL**



## PROPERTY INFORMATION

### PROPERTY

**CHARACTERISTICS:** Prime hunting, fishing and recreational property. The Minnesota River provides the northerly boundary of the property and the Little Cottonwood River runs through the south and east side of the property.

**DESCRIPTION:** 117.80a in NE1/4 Section 17 T109N-R29W  
42.74a in Govt Lot 7 and meandered riverbed adj Section 8 T109N-R29W

**TAX ID:** R32.01.17.200.013 - 117.80 acres  
R32.01.08.400.005 – 42.74 acres

**REAL ESTATE CLASSIFICATION:** Both parcels are classified as 2A-Agricultural Non-Homestead and 2B-Rural Vacant Land/Non-Productive, Non-Homestead.

**2023 REAL ESTATE TAXES:** R32.01.17.200.013 - \$846.00  
R32.01.08.400.005 - \$218.00

**SWCD INFORMATION:** 65 acres are enrolled in a perpetual Reinvestment in Minnesota (RIM) Easement with the State of Minnesota, Board of Water and Soil Resources. Document will be provided upon request. There is approximately another 32 acres enrolled in the RIM Program but the documents were not available.

**SOILS DESCRIPTION:** Le Sueur loam, 1 to 3 percent slopes, Dorchester loam, occasionally flooded, Lomax loam, 1 to 3 percent slopes, Oshawa silt loam, Alluvial land, gently sloping, Chaska loam. See Soil Map.

**CROP PRODUCTIVITY RATING (CPI):**

61.5

**TOPOGRAPHY:** Level to slightly rolling.

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, and 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'.



November 1, 2023

**NW CORNER**

**LOOKING SE**





September 21, 2023

NE CORNER  
LOOKING SW





November 1, 2023  
SE CORNER LOOKING NW

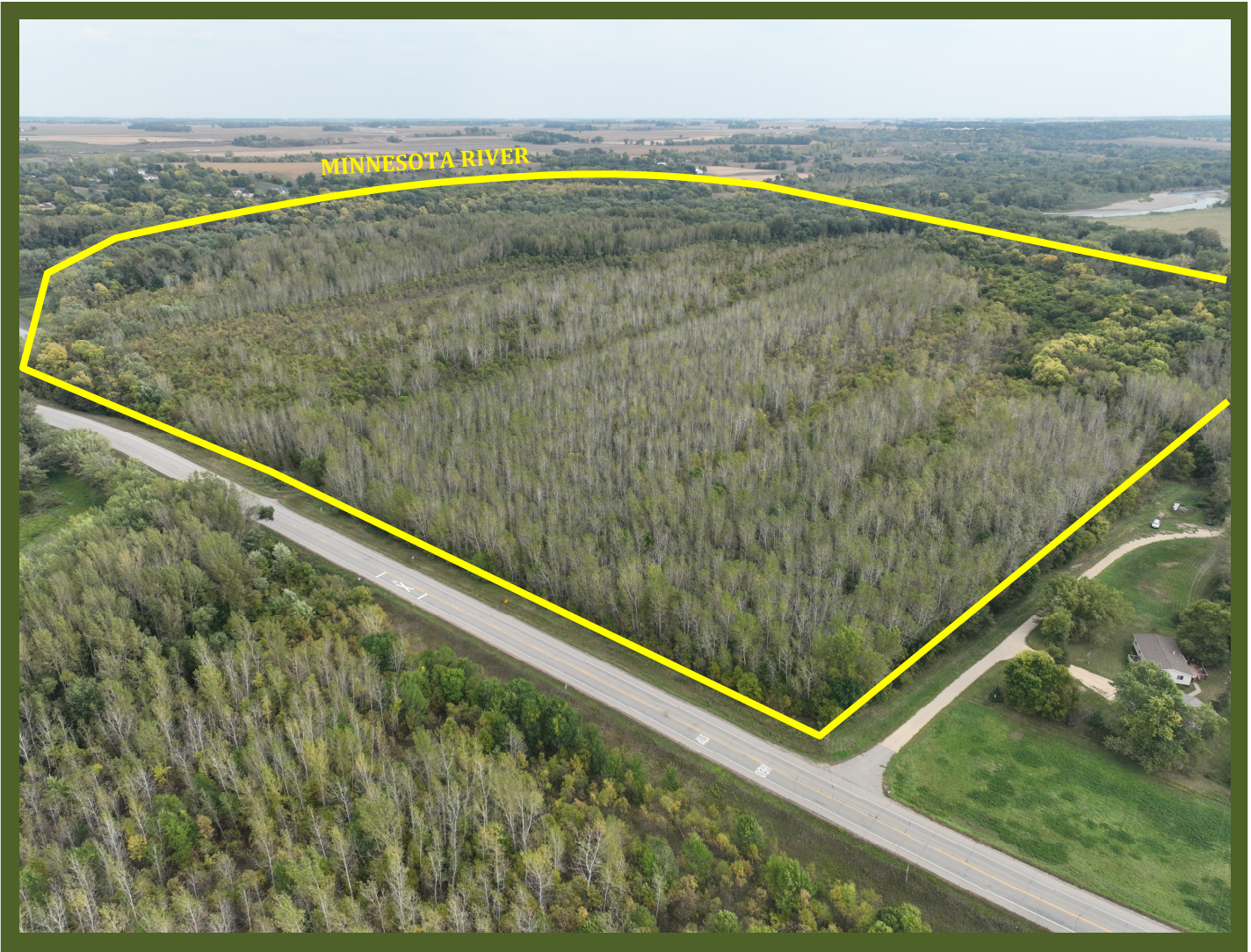




September 21, 2023

SW CORNER

LOOKING NE





**September 21, 2023**  
**EAST SIDE OF PROPERTY**  
**LOOKING WEST – NOTE: TREE PLANTING**



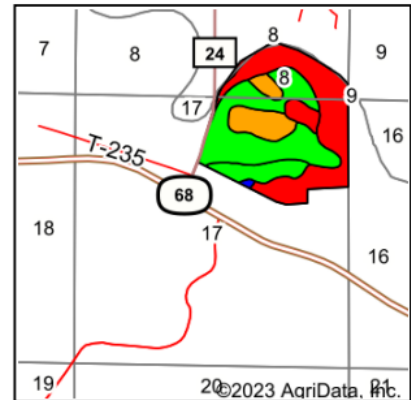
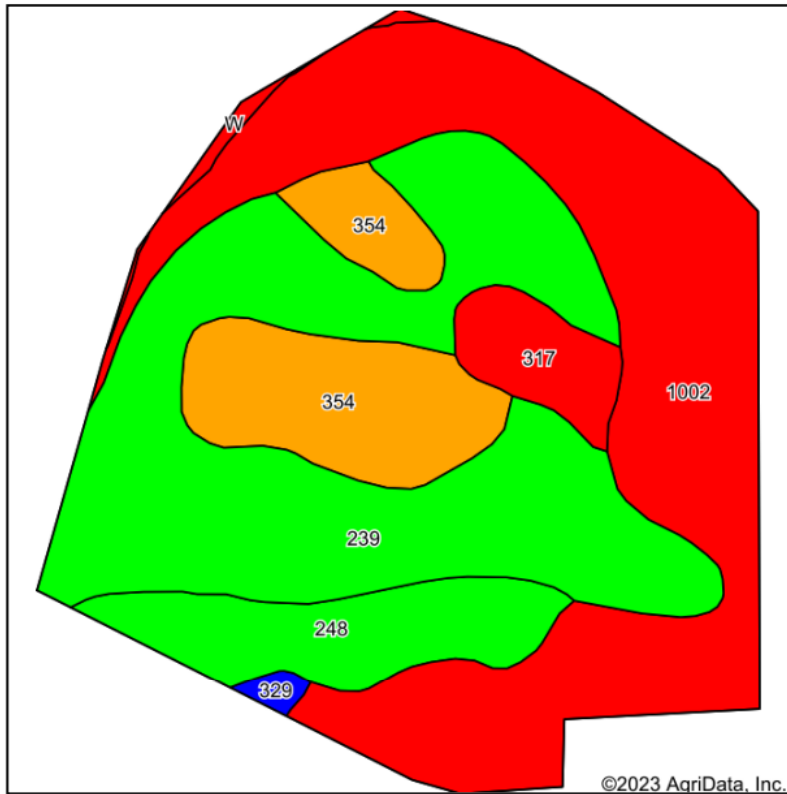


**November 1, 2023**  
**TYPICAL PHOTO OF**  
**LITTLE COTTONWOOD RIVER**





# Soils Map



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **17-109N-29W**  
 Township: **Cambria**  
 Acres: **154.36**  
 Date: **11/8/2023**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 21  
 Area Symbol: MN103, Soil Area Version: 19

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	
1002	Alluvial land, frequently flooded	58.39	37.8%		Vw	20	36	18	36	8	
239	Le Sueur loam, 1 to 3 percent slopes	56.24	36.4%		lw	97	90	90	76	84	
354	Dorchester loam, occasionally flooded	18.89	12.2%		llw	74	79	69	62	79	
248	Lomax loam, 1 to 3 percent slopes	13.20	8.6%		l	98	75	75	59	52	
317	Oshawa silt loam	5.91	3.8%		Vlw	20	33	15	33	8	
W	Water	1.00	0.6%			0					
329	Chaska loam	0.73	0.5%		llw	86	80	53	37	80	
<b>Weighted Average</b>						<b>*-</b>	<b>61.5</b>	<b>*n 64.1</b>	<b>*n 55.3</b>	<b>*n 55.4</b>	<b>*n 48.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





