

We are pleased to present
**Irish Mountain Orchard
and CRP/Hunting and Recreation**
191.06± Acres
Elysian Township, Le Sueur County



This property to be sold by a 'Private Treaty' sale

Owner: Dwain Merickel Family

Parcel #1: \$555,000 / Parcel # 2: \$778,000

Overall: \$1,333,000

For Additional Information, contact:

Chuck Wingert, ALC Auctioneer #07-53

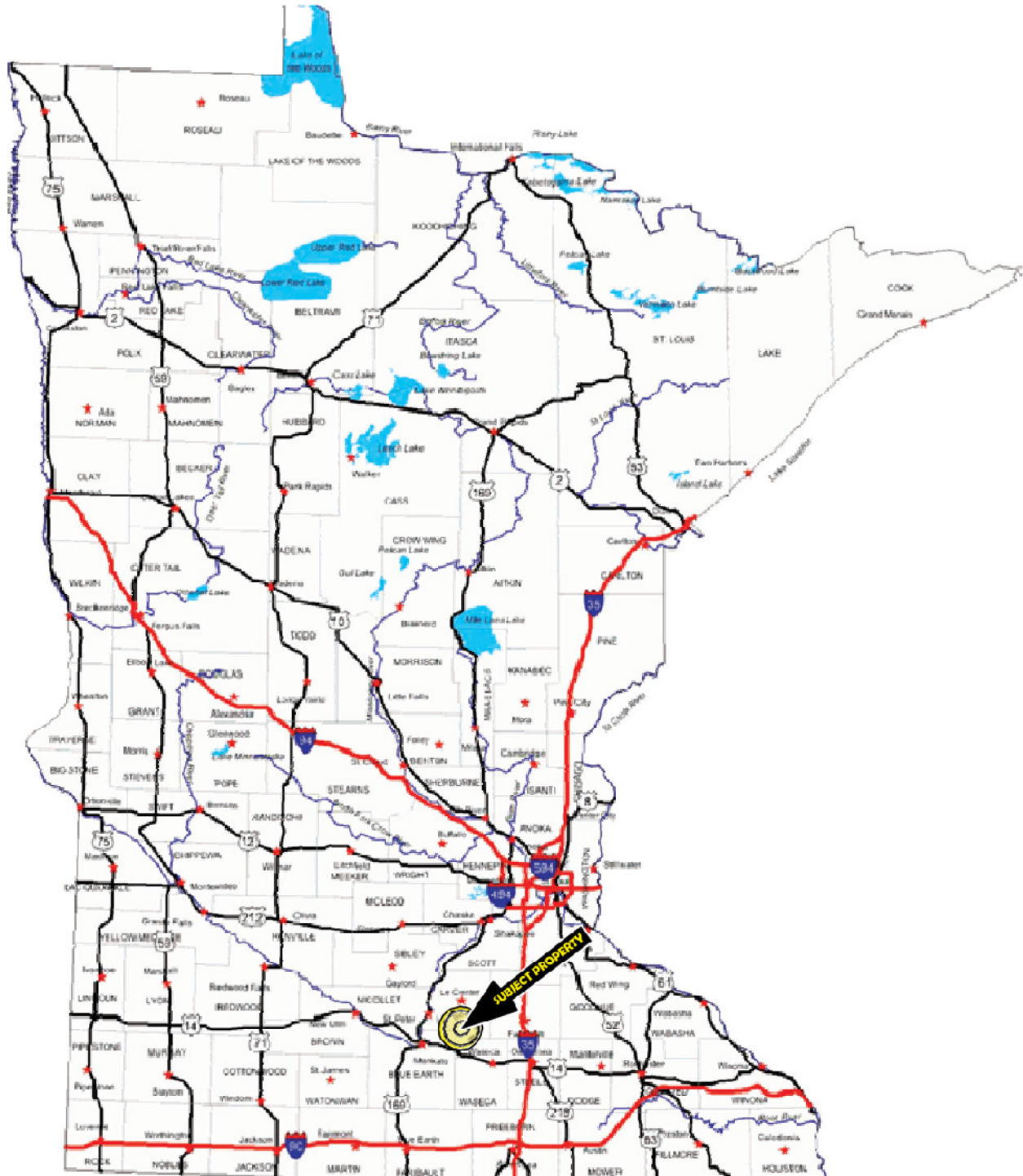
Direct: 507-381-9790

www.WingertLandServices.com

Goeff Mead, ALC Auctioneer #52-23-020

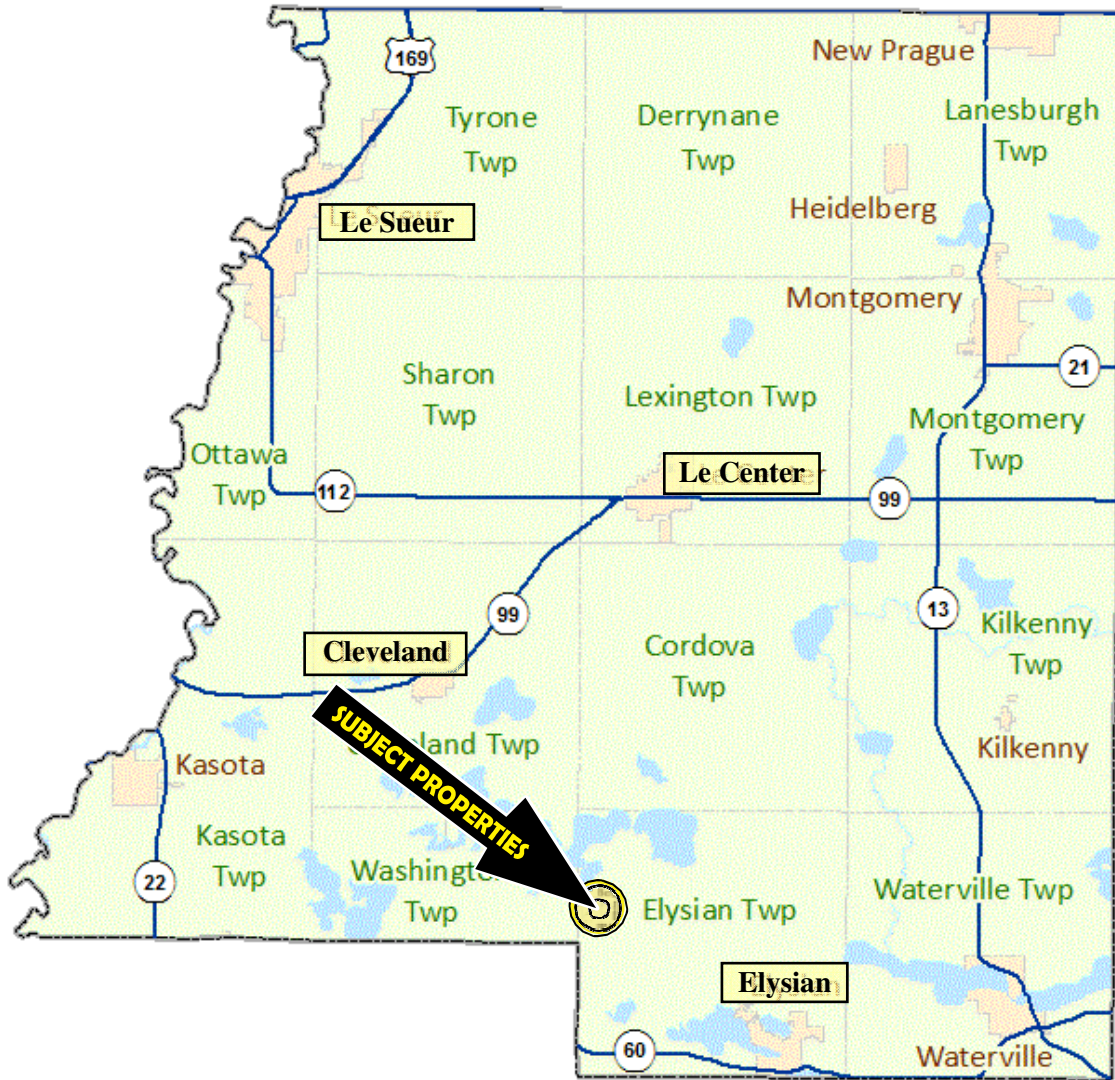
Direct: 507-317-6266



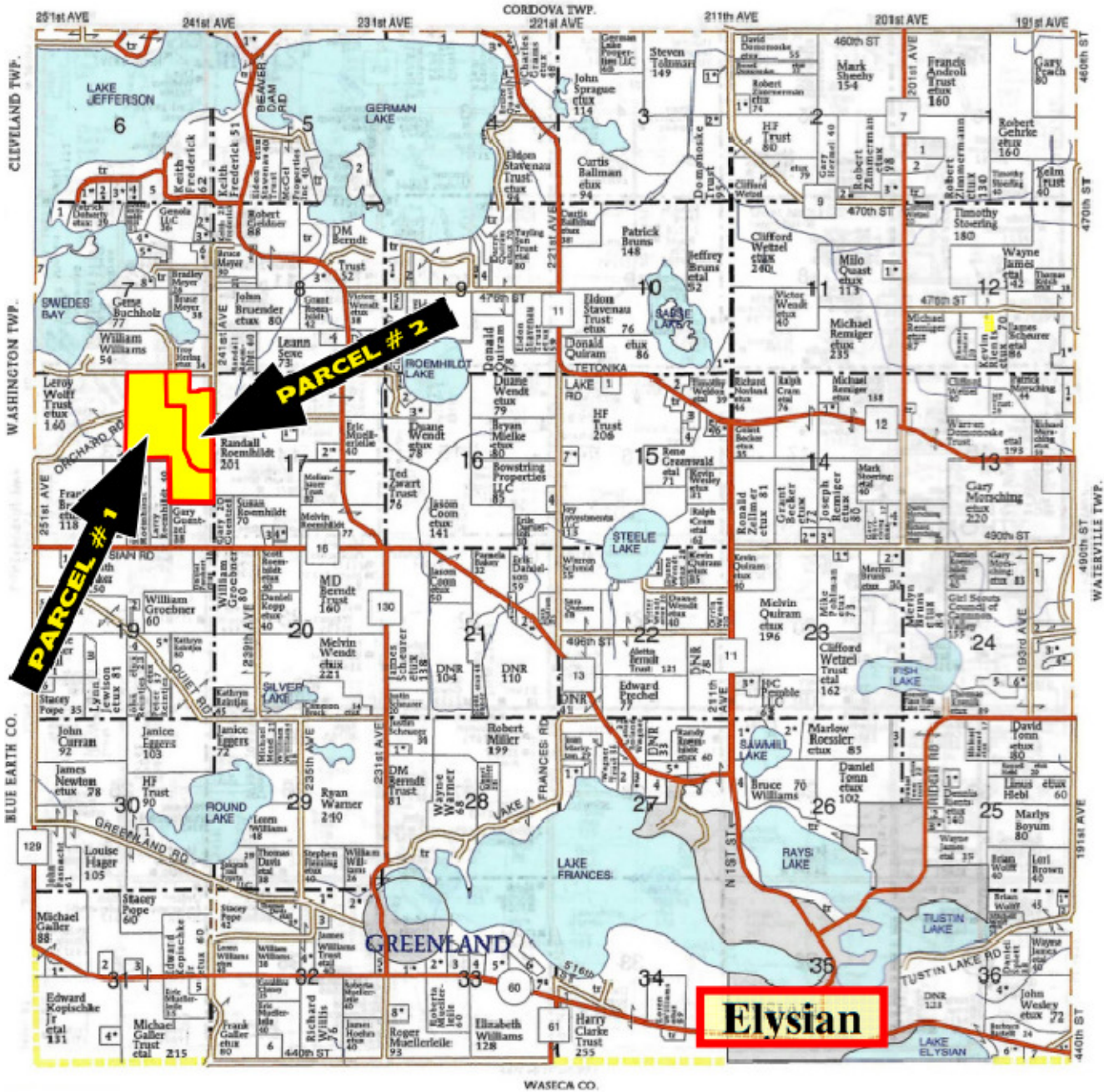


WINGERT
LAND SERVICES

Le Sueur County Minnesota



Elysian Township Le Sueur County T-109-N R-24-W



FSA Aerial/Information



United States
Department of
Agriculture

Le Sueur County, Minnesota

Farm 250

Tract 2301

2023 Program Year

Map Created April 20, 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

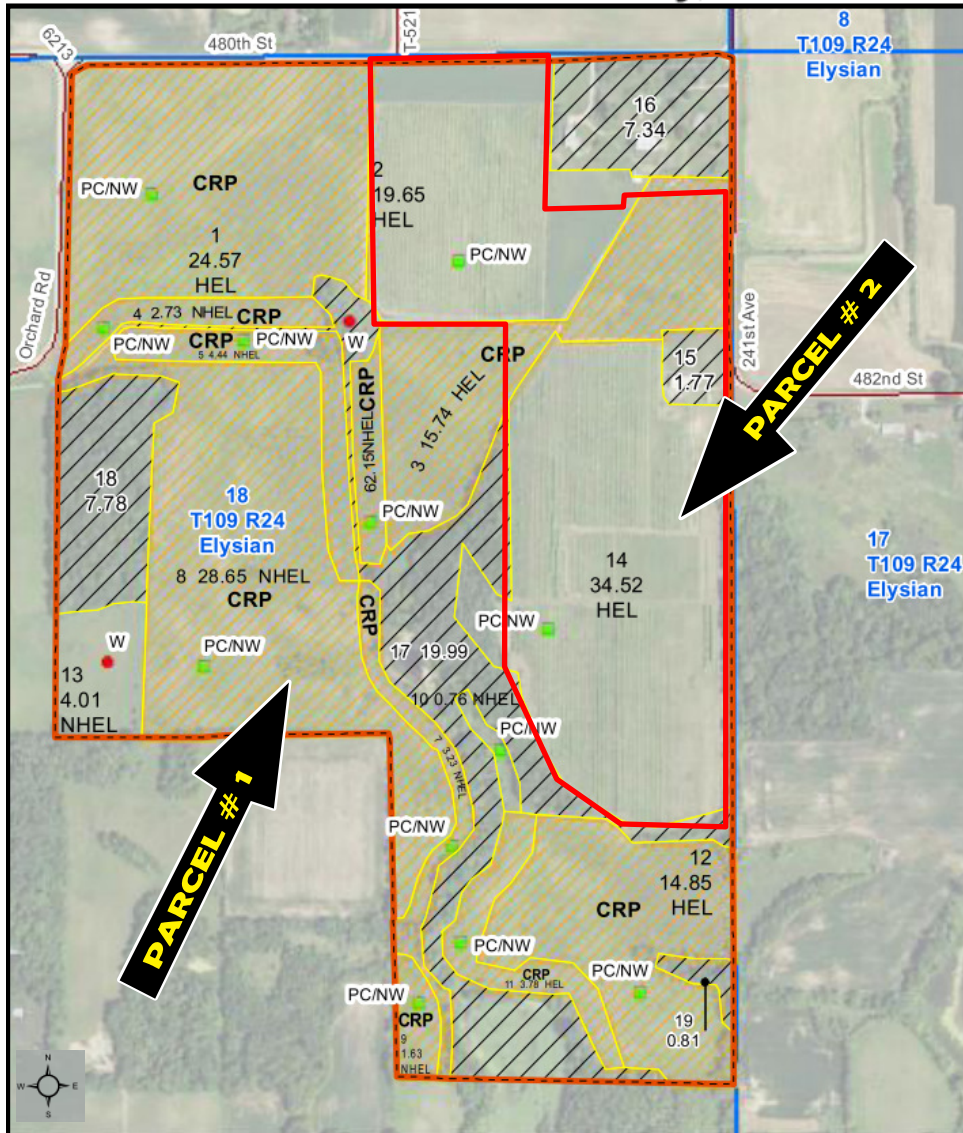
Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 160.71 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 relied 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.

TOTAL PROPERTY INFORMATION - 191.06 Acres

DESCRIPTION:	NE 1/4 exc.4-acre bldg. site tract and 4.83-acre building site tract in NE 1/4 of NE1/4 Section 18 T109N-R24W 191.17 acres (Elysian Township, Le Sueur County, Minnesota)	
TAX ID #:	04.018.2500	
REAL ESTATE TAXES:	2024 Homestead taxes	= \$6,852.00
	Special Assessments	= \$18.00
	Total Estimated Tax & Specials	= \$6,870.00
FSA INFORMATION:	Total acres	= 191.17+/- acres
	Total Base Acres	= 106.10+/- acres
	FSA Tillable, includes CRP	=160.71 +/- acres
	Corn Base Acres	=58.94 +/- acres
	Corn PLC yield	=115 +/- bushels
	CRP Crop reduction acres	=47.16+/- acres
	Soybean base acres / yield	=N/A
CRP INFORMATION:	Conservation Reserve Program (CRP): 101.77 acres enrolled. 10 fields enrolled with payments ranging from \$222/acre to \$353.90/acre. Annual payments total \$24,55400. Contract information available upon request.	
ORCHARD INFO:	Two fields. Approximately 13.60 acres west of building sites and 33 acres, including Apple shed, south of building sites. Tree count on Parcel 2 information sheets.	
APPLE SHED INFO:	Two attached sheds – approx. 40'x45' and 50'x30'. One large area is used for packing and storage, and another large area is cold storage/climate controlled for storing fruit until used. is used. There is also a forklift and 1995 International Truck.	
SOIL DESCRIPTION:	Lester-Harwick-Storden Complex, Hamel Loam, Glencoe Clay Loam, Lester Loam. See Soil Map.	
CPI INFORMATION:	Crop Productivity Index = 72.4	
TOPOGRAPHY:	Rolling with wetlands and trees	
DRAINAGE:	Outlet: Private open ditch, natural stream & wetlands	
NRCS CLASSIFICATION:	Tillable acres only; PC/NW-Prior Converted/No Wetland, HEL Highly Erodible Land& Wetlands. CRP acres are classified as tillable acres.	
BUILDABLE LOTS:	Le Sueur County Planning & Zoning stated that three building eligibilities exist for the parcel	

WINGERT LAND SERVICES, INC stipulated they are representing the Seller exclusively in this transaction.

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PROPERTY INFORMATION

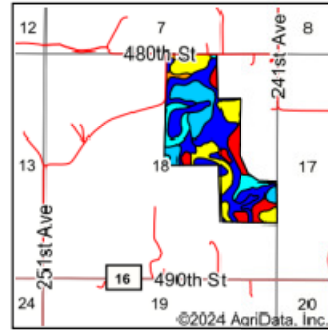
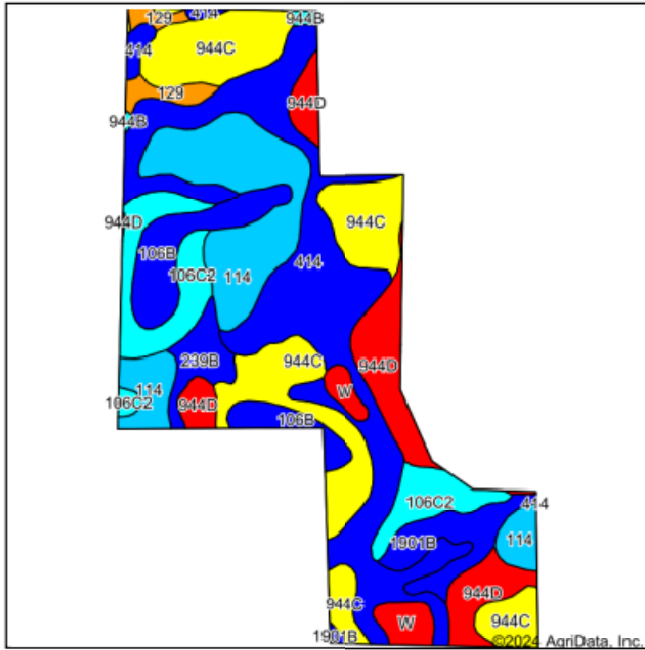
Parcel 1 – CRP/Hunting/Recreational Tract

DESCRIPTION:	W ½ NE ¼, Part of W ½ SE ¼ NE ¼, Part of NE ¼ SE ¼, approximately 128.12 ac TBD by survey if sold as separate parcel. Sect-18 T109N-R24W (Elysian Township, Le Sueur County, Minnesota)
TAX ID #:	04.018.2500 (total parcel)
REAL ESTATE TAXES:	If the property sells as two parcels, the Le Sueur County Treasurer will calculate the Real Estate Taxes and Special Assessments attributed to each parcel. See Total Property Information sheet for 2024 tax information.
FSA INFORMATION:	Total acres = 128.12+/- acres *FSA Tillable, includes CRP = 94.06 +/- acres *Estimated Corn Base Acres = 4.77 +/- acres Corn PLC yield = 115 +/- bushels CRP crop reduction acres = 47.11 acres Soybean base acres = N/A +/- acres Soybean yield = N/A +/- bushels *FSA will recalculate Base Acres after sale.
2023 RENT INFO:	CRP Contract Information Available Upon Request
SOIL DESCRIPTION:	Lester-Harwick-Storden Complex, Hamel Loam, Glencoe Clay Loam, Lester Loam. See Soil Map.
CPI:	Crop Productivity Index = 78.8
TOPOGRAPHY:	Rolling with wetlands and trees
DRAINAGE:	Outlet: Private open ditch
NRCS CLASSIFICATION:	Tillable acres only; PC/NW-Prior Converted/No Wetland, HEL Highly Erodible Land & Wetlands. CRP acres are classified as tillable acres.
BUILDABLE LOTS:	Le Sueur County Planning & Zoning stated that three building eligibilities exist for the parcel

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Soils Map Parcel # 1



State: **Minnesota**
 County: **Le Sueur**
 Location: **18-109N-24W**
 Township: **Elysian**
 Acres: **129.68**
 Date: **8/26/2024**



Soils data provided by USDA and NIRCS.

Area Symbol: MN079, Soil Area Version: 22

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	
414	Hamel loam, 0 to 2 percent slopes	33.73	26.0%		llw	94	88	88	77	88	
944C	Lester-Hawick-Storden complex, 6 to 12 percent slopes	27.06	20.9%		ille	56	59	59	52	47	
114	Glencoe clay loam, 0 to 1 percent slopes	19.97	15.4%		llw	86	77	76	69	76	
944D	Lester-Hawick-Storden complex, 12 to 18 percent slopes	13.07	10.1%		lve	48	55	55	48	43	
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	11.86	9.1%		ille	76	77	77	63	69	
106B	Lester loam, 2 to 6 percent slopes	9.01	6.9%		lle	91	82	80	72	81	
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	5.71	4.4%		lle	95	86	86	74	83	
239B	Le Sueur loam, 1 to 3 percent slopes	3.34	2.6%		lw	97	90	90	76	84	
W	Water	3.25	2.5%			0					
129	Cylinder loam, 1 to 4 percent slopes	2.28	1.8%		lls	65	82	82	71	65	
944B	Lester-Esterville complex, 2 to 6 percent slopes	0.40	0.3%		lle	77	68	68	57	53	
Weighted Average						*	75.6	*n 73.1	*n 72.8	*n 63.7	*n 67.8

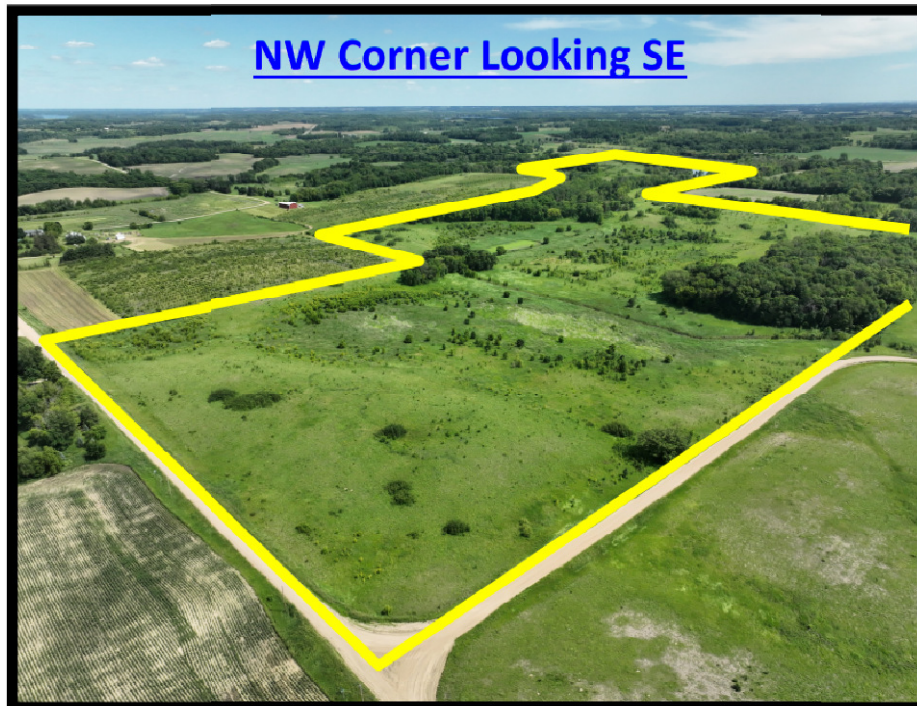
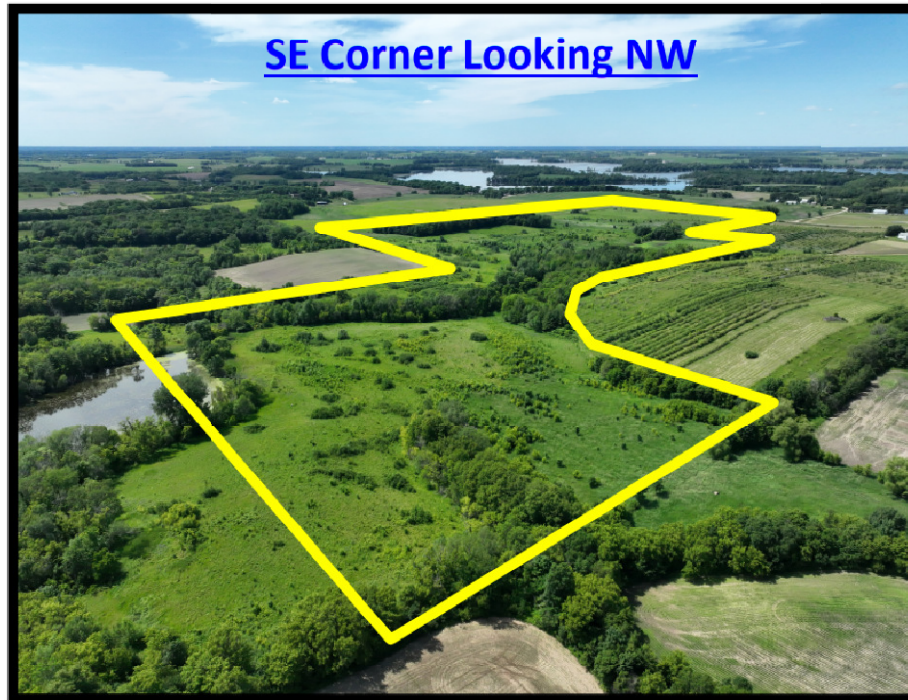
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

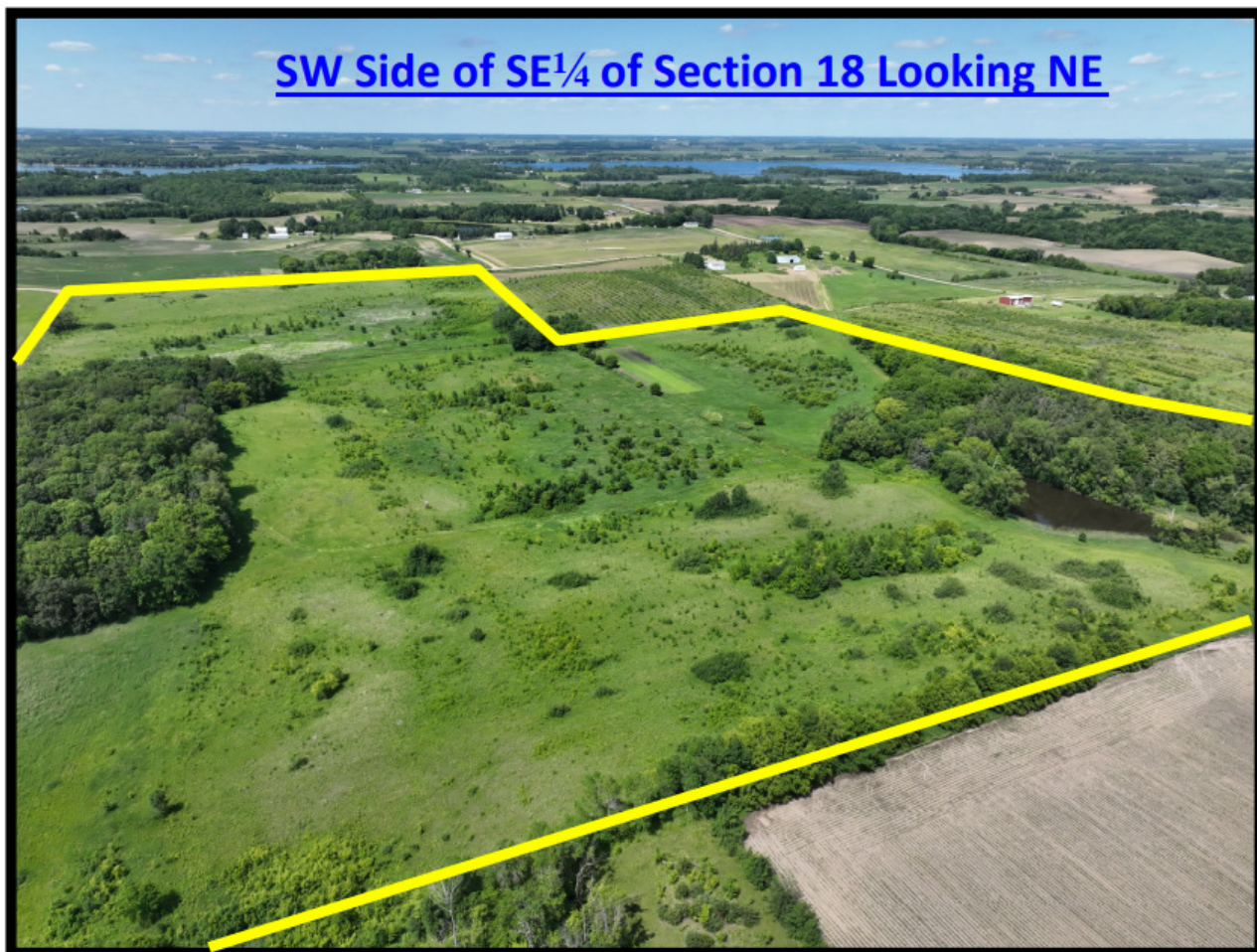
*- Non-Irr Class weighted average cannot be calculated on the current soils data due to missing data.



PARCEL # 1



PARCEL # 1



PROPERTY INFORMATION

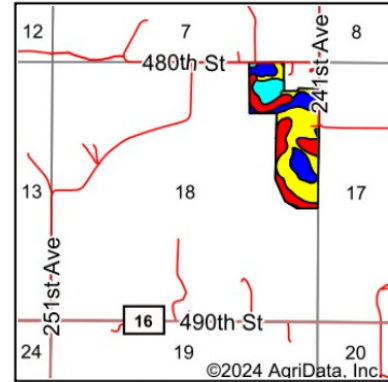
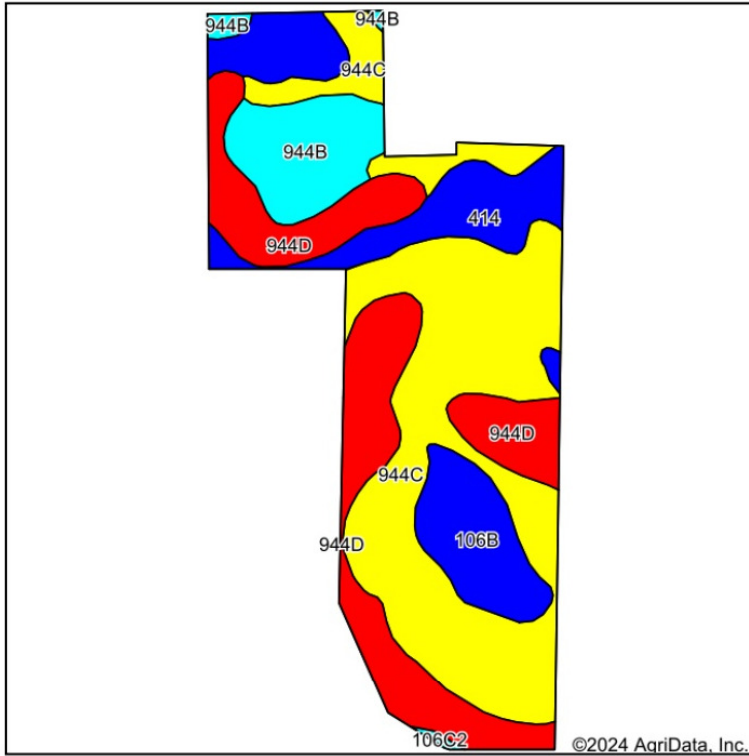
Parcel 2 – Apple Orchard

DESCRIPTION:	Part of the E1/2 of NE1/4 and part of N1/2 of NE1/4 of SE1/4, Section 18 T109N-R24W Approximately 62 acres TBD by survey (Elysian Township, Le Sueur County, Minnesota)																					
TAX ID #:	04.018.2500 (total parcel)																					
REAL ESTATE TAXES:	If the property sells as two parcels, the Le Sueur County Treasurer will calculate the Real Estate Taxes and Special Assessments attributed to each parcel. See Total Property Information sheet for 2024 tax information.																					
FSA INFORMATION:	<table><tr><td>Total acres</td><td>=</td><td>62+/- acres</td></tr><tr><td>*FSA Tillable (Includes CRP)</td><td>=</td><td>54.17 +/- acres</td></tr><tr><td>*Corn Base Acres</td><td>=</td><td>54.17 +/- acres</td></tr><tr><td colspan="3">*May have CRP crop reduction acres</td></tr><tr><td>Corn PLC yield</td><td>=</td><td>115 +/- bushels</td></tr><tr><td>Soybean base acres</td><td>=</td><td>N/A +/- acres</td></tr><tr><td>Soybean yield</td><td>=</td><td>N/A +/- bushels</td></tr></table> <p>If property is sold as two parcels, FSA will recalculate base acres.</p>	Total acres	=	62+/- acres	*FSA Tillable (Includes CRP)	=	54.17 +/- acres	*Corn Base Acres	=	54.17 +/- acres	*May have CRP crop reduction acres			Corn PLC yield	=	115 +/- bushels	Soybean base acres	=	N/A +/- acres	Soybean yield	=	N/A +/- bushels
Total acres	=	62+/- acres																				
*FSA Tillable (Includes CRP)	=	54.17 +/- acres																				
*Corn Base Acres	=	54.17 +/- acres																				
*May have CRP crop reduction acres																						
Corn PLC yield	=	115 +/- bushels																				
Soybean base acres	=	N/A +/- acres																				
Soybean yield	=	N/A +/- bushels																				
CRP INFORMATION:	Approximately 7.6 acres are enrolled in the Conservation Reserve Program (CRP) at \$222.00/acre with estimated annual payment of \$1,687.20. Contract expires 9-30-2028. The 7.6 acres are part of a larger CRP acreage. FSA will recalculate the payment after closing. Contract Information Available Upon Request																					
SOIL DESCRIPTION:	Lester-Harwick-Storden Complex, Hamel Loam, Glencoe Clay Loam, Lester Loam. See Soil Map.																					
ORCHARD INVENTORY:	Estimate - APPLES: 5,000 Honey Crisp, 2,500 Zestar!, 250 Ruby Jon, 250 Haralson, 50 Stella. PEARS: 50 Nova, 50 Parker. There is a sizable area that can be planted to plant new trees if a purchaser wants to expand. Note: Both orchards are fenced with 8' fencing to keep out deer.																					
CPI INFORMATION:	Crop Productivity Index = 64.9																					
TOPOGRAPHY:	Rolling.																					
DRAINAGE:	Outlet: Ravine outlet with natural waterway.																					
NRCS CLASSIFICATION:	Tillable acres only; PC/NW-Prior Converted/No Wetland, HEL Highly Erodible Land & Wetlands. CRP acres are classified as tillable acres.																					
SHED & WELL	Building has two sections: 42' x 45' ±: For equipment and packing area 30' x 53' ±: Climate controlled for storing picked fruit.																					
EQUIPMENT:	Forklift, 1995 International truck																					

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Soils Map Parcel # 2



State: **Minnesota**
 County: **Le Sueur**
 Location: **18-109N-24W**
 Township: **Elysian**
 Acres: **62.29**
 Date: **8/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN079, Soil Area Version: 22

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
944C	Lester-Hawick-Storden complex, 6 to 12 percent slopes	26.39	42.4%	Yellow	IIIe	56	59	59	52	47
944D	Lester-Hawick-Storden complex, 12 to 18 percent slopes	16.15	25.9%	Red	IVe	48	55	55	48	43
414	Hamel loam, 0 to 2 percent slopes	8.36	13.4%	Blue	IIw	94	88	88	77	88
944B	Lester-Estherville complex, 2 to 6 percent slopes	6.10	9.8%	Cyan	IIe	77	68	68	57	53
106B	Lester loam, 2 to 6 percent slopes	5.16	8.3%	Blue	IIe	91	82	80	72	81
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.13	0.2%	Cyan	IIIe	76	77	77	63	69
Weighted Average						2.94	*n 64.7	*n 64.5	*n 56.5	*n 54.9

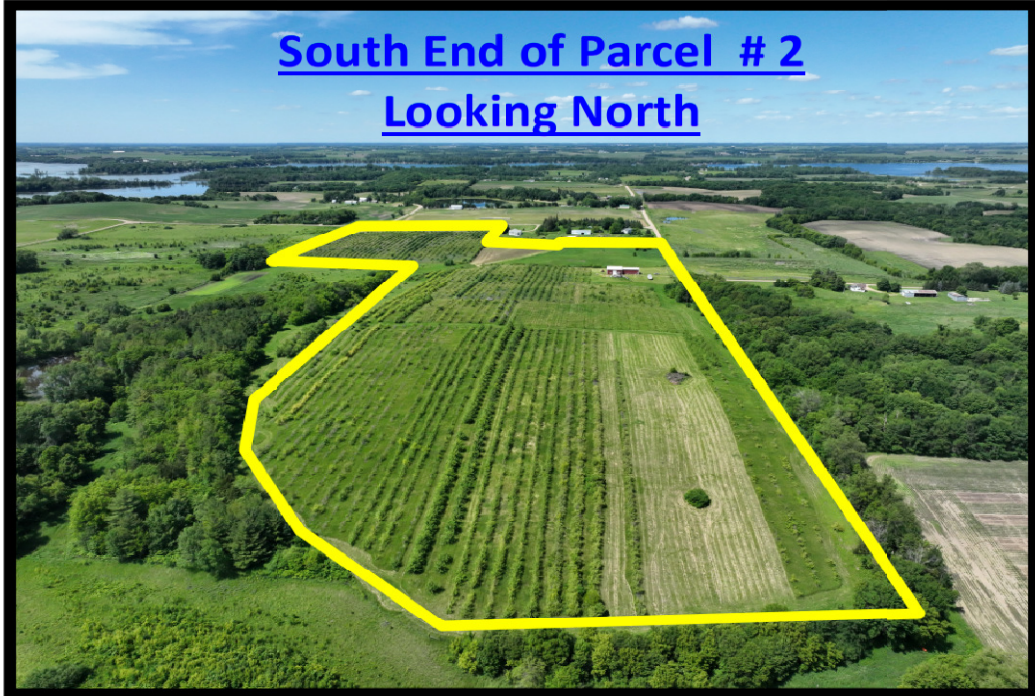
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

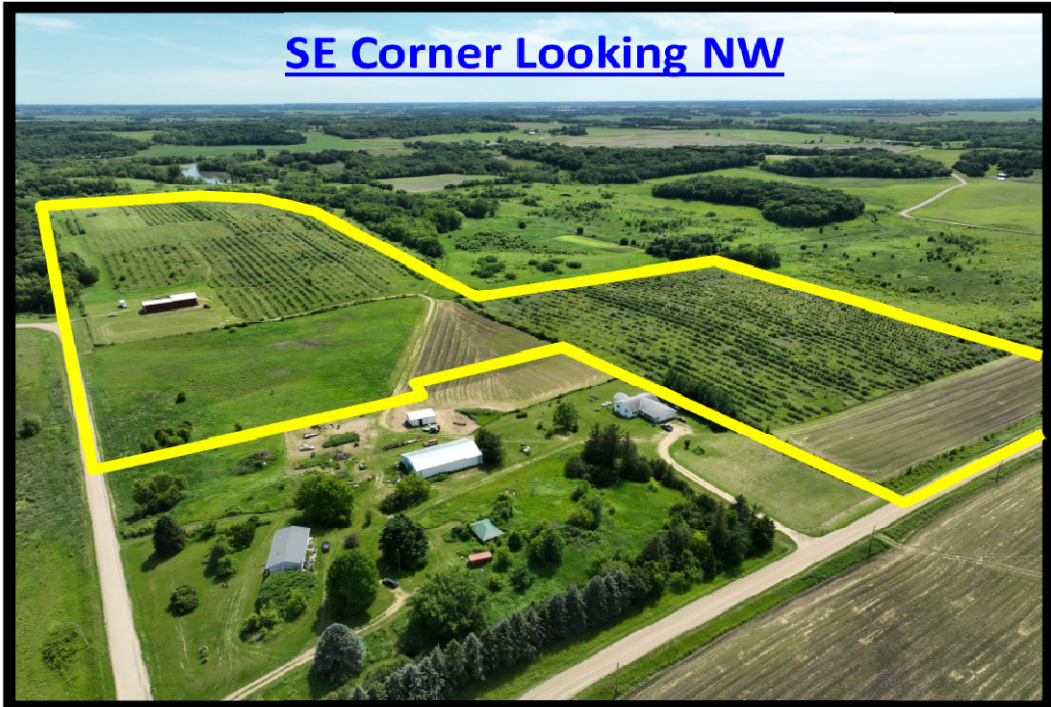


PARCEL # 2

South End of Parcel # 2
Looking North



SE Corner Looking NW

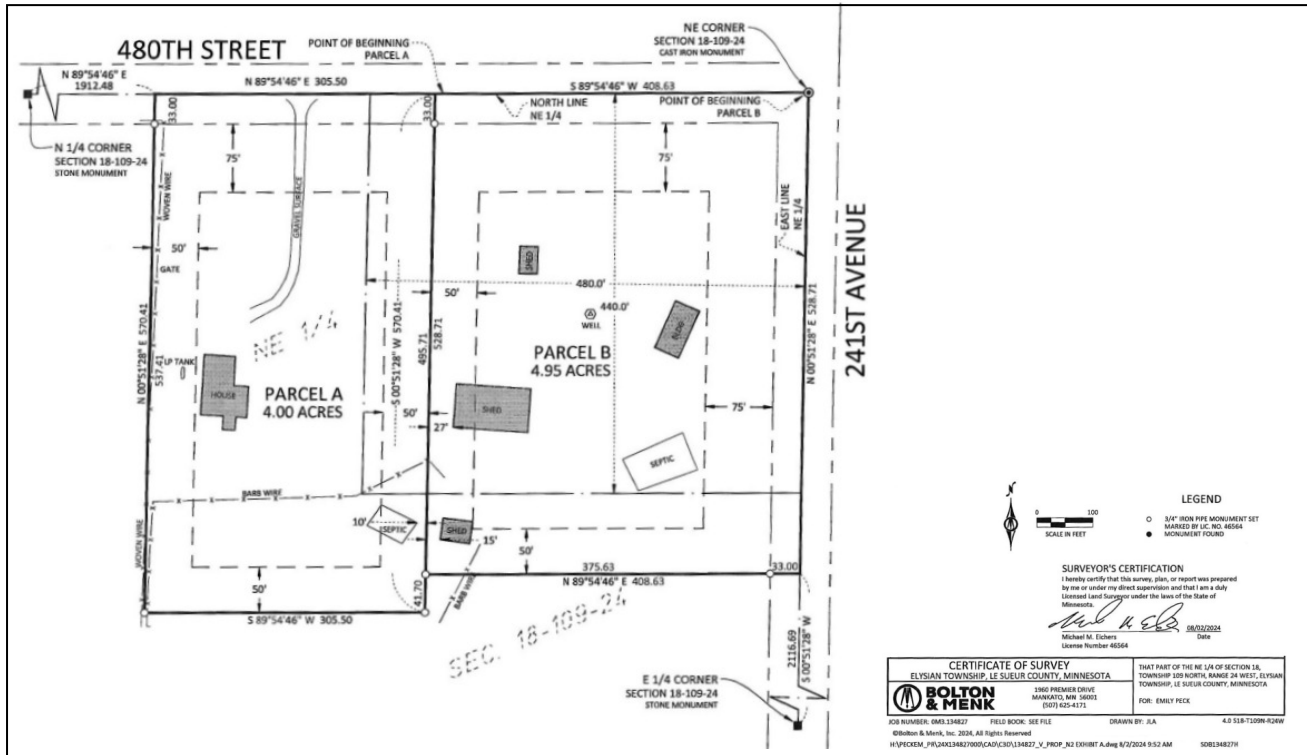


PARCEL # 2



Apple Shed Packing Area - 42' x 45'±
Storage / Climate Controlled - 30' x 53'±

PARCEL SURVEYS – LOTS SOLD



PARCEL A That part of the Northeast Quarter of Section 18, Township 109 North, Range 24 West, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast Corner of said Section 18; thence South 89 degrees 54 minutes 46 seconds West (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Northeast Quarter, a distance of 408.63 feet to the point of beginning; thence South 00 degrees 51 minutes 28 seconds West parallel with the East line of said Northeast Quarter, a distance of 570.41 feet; thence South 89 degrees 54 minutes 46 seconds West parallel with the North line of said Northeast Quarter, a distance of 305.50 feet; thence North 00 degrees 51 minutes 28 seconds East parallel with the East line of said Northeast Quarter, a distance of 570.41 feet to the North line of said Northeast Quarter; thence North 89 degrees 54 minutes 46 seconds East on said north line, a distance of 305.50 feet to the point of beginning. Said parcel contains 4.00 acres of land.

PARCEL B That part of the Northeast Quarter of Section 18, Township 109 North, Range 24 West, Le Sueur County, Minnesota, described as follows: Beginning at the Northeast Corner of said Section 18; thence South 89 degrees 54 minutes 46 seconds West (bearings based on Le Sueur County Coordinate System NAD83, 1996 Adjustment) on the north line of said Northeast Quarter, a distance of 408.63 feet; thence South 00 degrees 51 minutes 28 seconds West parallel with the East line of said Northeast Quarter, a distance of 528.71 feet; thence North 89 degrees 54 minutes 46 seconds East parallel with the North line of said Northeast Quarter, a distance of 408.63 feet to the east line of said Northeast Quarter; thence North 00 degrees 51 minutes 28 seconds West on said east line, a distance of 528.71 feet to the point of beginning. Said parcel contains 4.95 acres of land.

Thank You ...

... *for the opportunity* to present this property to you. We hope you found the information complete and the property of interest.

However, if this property doesn't meet your needs, please let us know. We will do our best to find one which satisfies your requirements.

Also, if you feel you have no interest in this property, please pass this package along to a friend or associate who might have an interest.



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