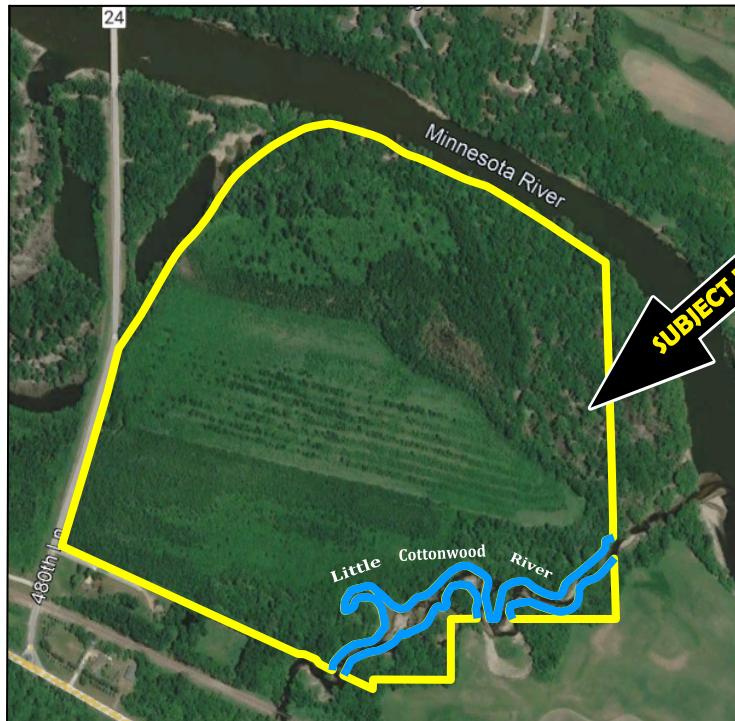


We are pleased to present
Adrianna Evers
Recreational Property
160.44 ± Acres
Cambria Township, Blue Earth County



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

SALE PRICE: \$361,000

For Additional Information, contact:

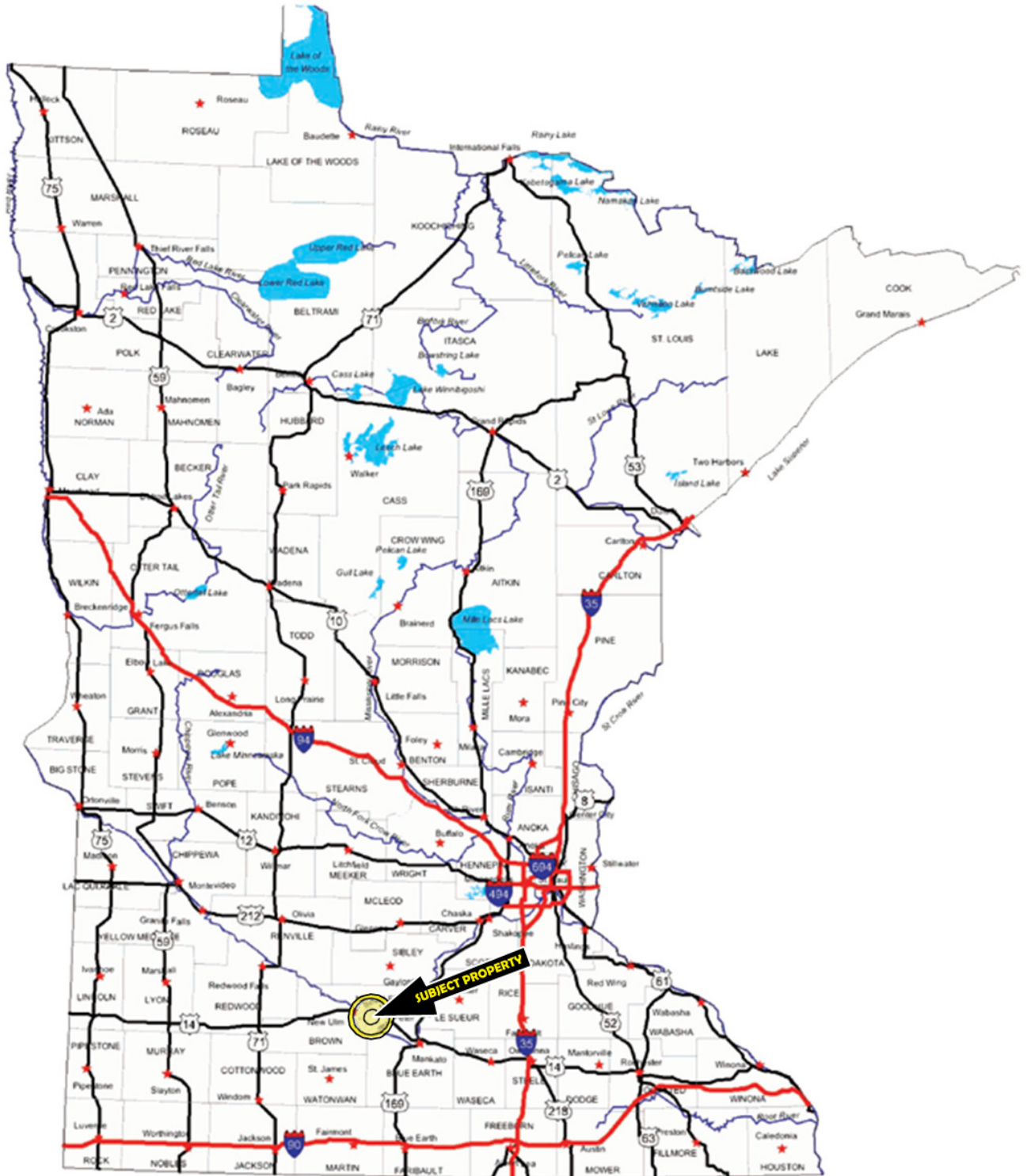
Chuck Wingert, ALC Auctioneer #07-53

Direct: 507-381-9790

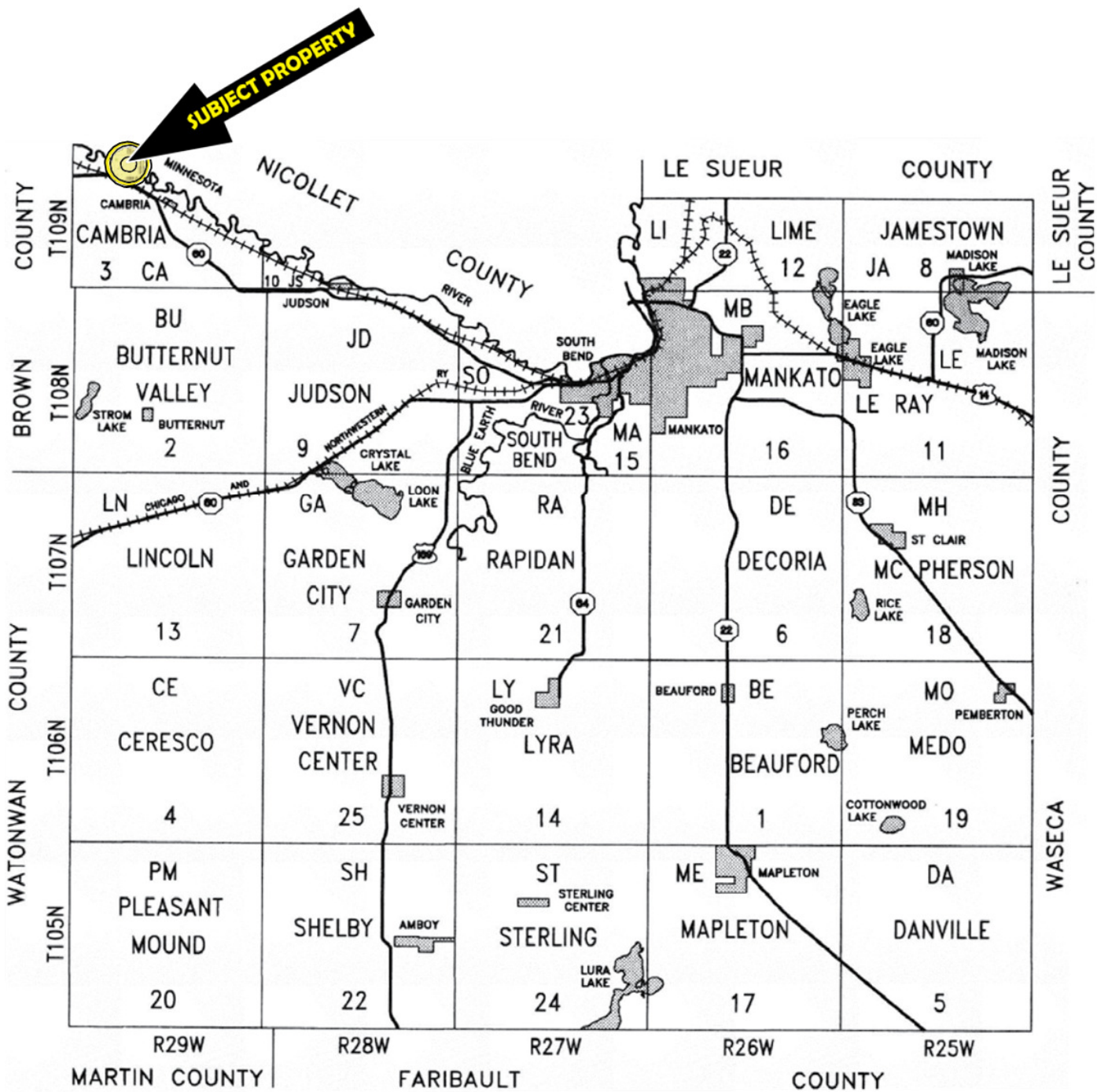
www.WingertLandServices.com



WINGERT
LAND SERVICES



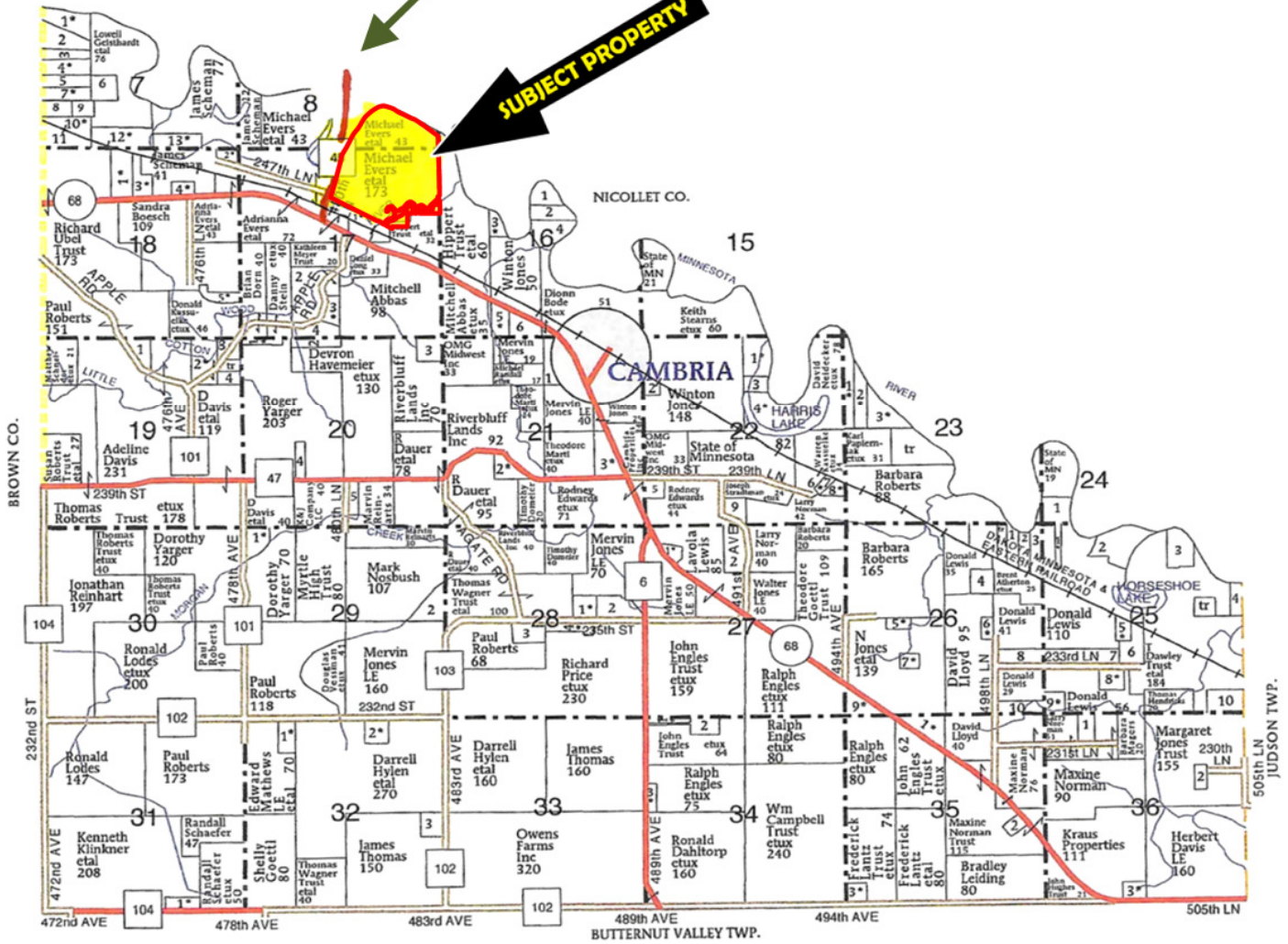
Blue Earth County Minnesota



Cambria Township Blue Earth County

TO COURTLAND

SUBJECT PROPERTY



FSA Aerial/Information



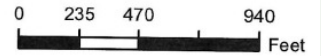
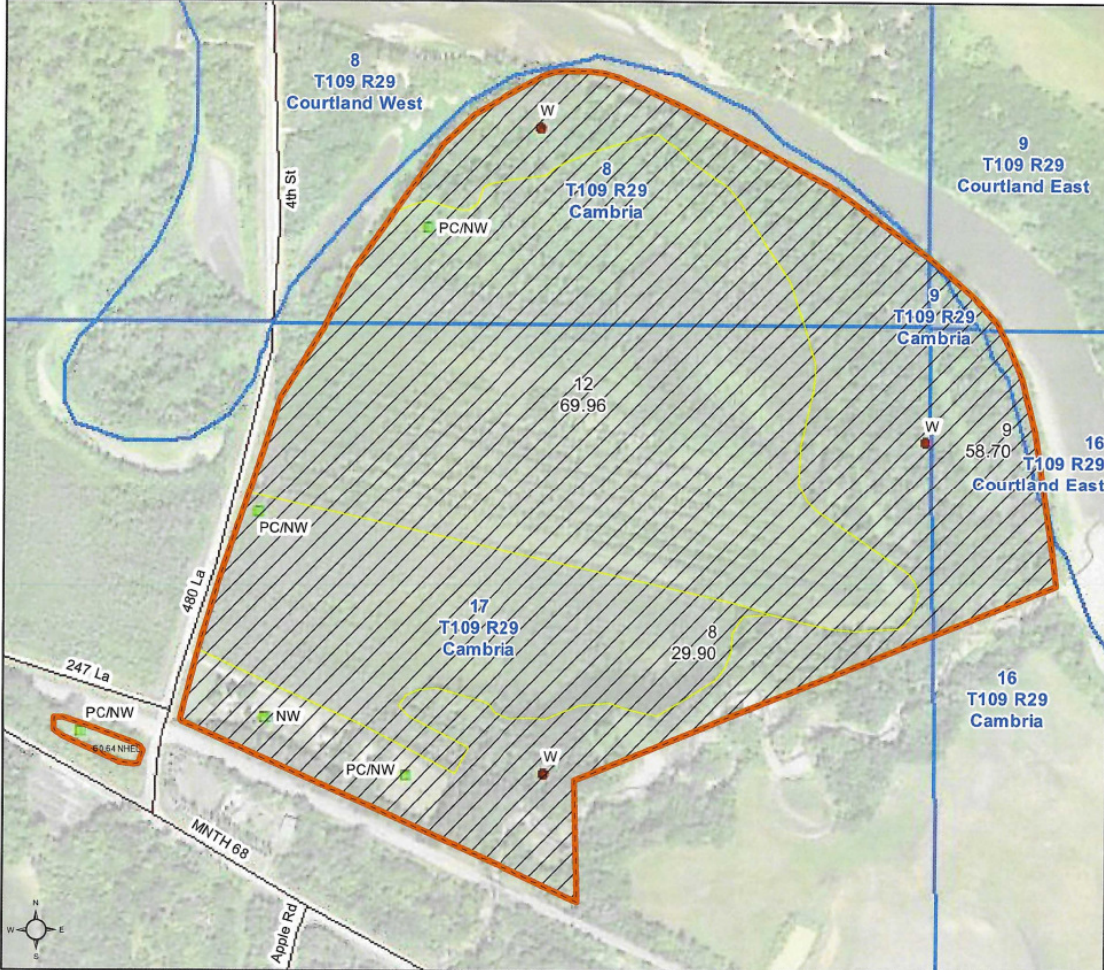
Blue Earth County, Minnesota

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

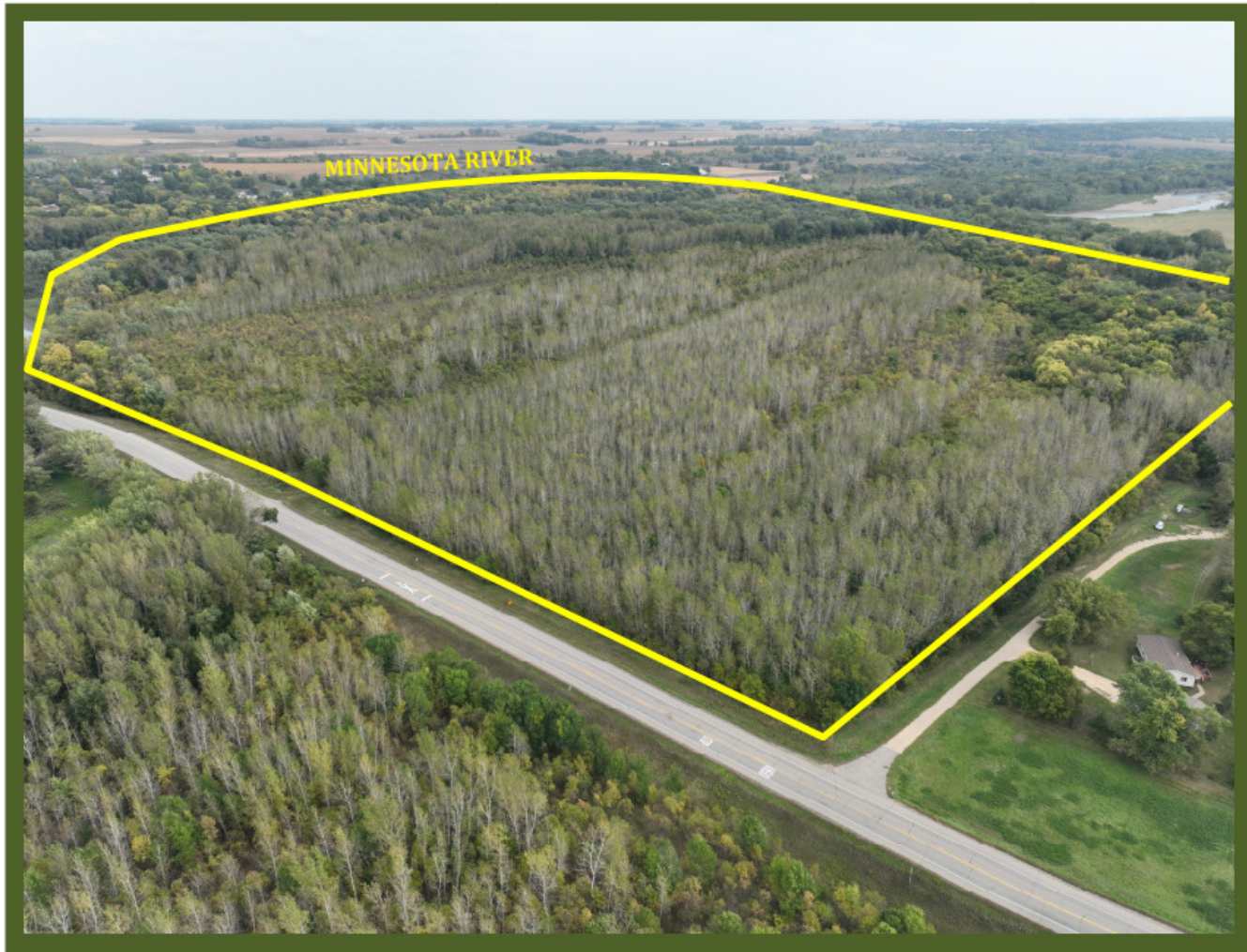
NE CORNER
LOOKING SW



November 1, 2023
SE CORNER LOOKING NW



September 21, 2023
SW CORNER
LOOKING NE



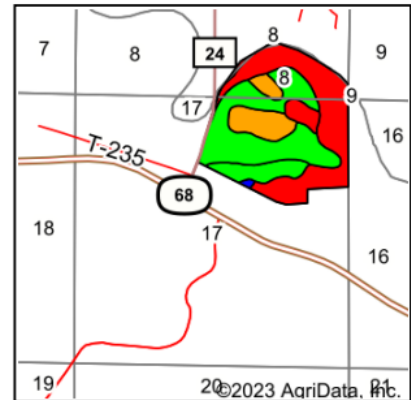
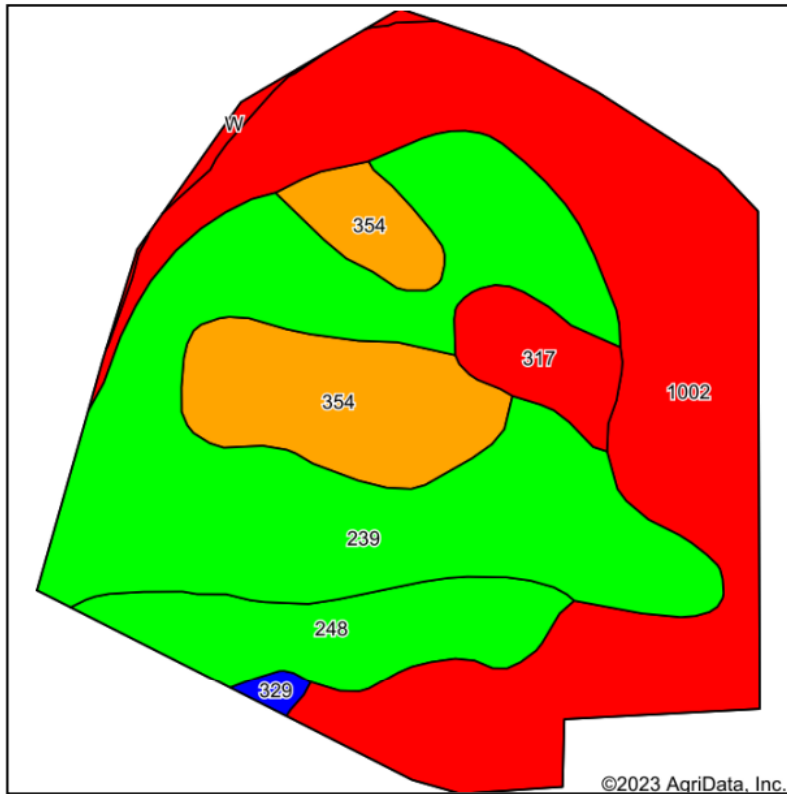
September 21, 2023
EAST SIDE OF PROPERTY
LOOKING WEST – NOTE: TREE PLANTING



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	
Weighted Average						*-	61.5	*n 64.1	*n 55.3	*n 55.4	*n 48.4

*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.



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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