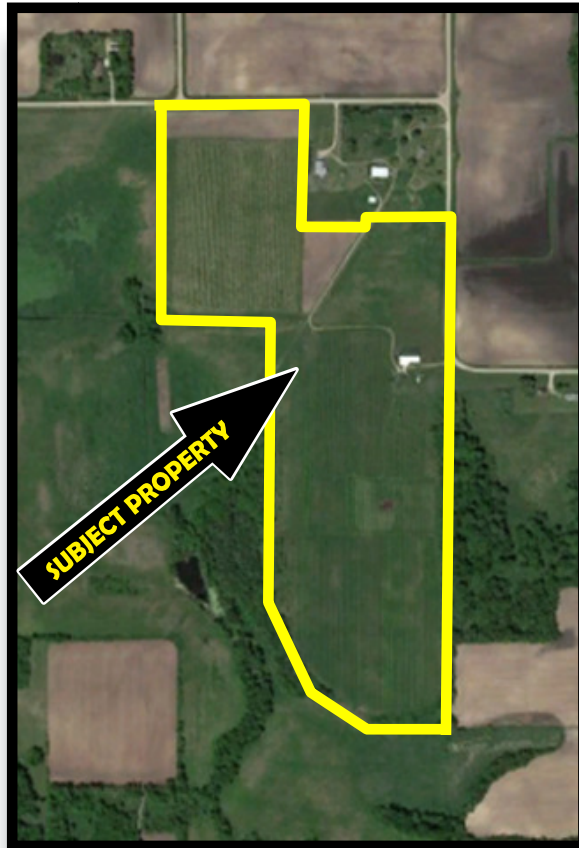


*We are pleased to present*  
**Irish Mountain Orchard**  
**62± Acres**  
Elysian Township, Le Sueur County



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

**Owner:** Dwain Merickel Family

**\$778,000**

**For Additional Information, contact:**

**Chuck Wingert, ALC Auctioneer #07-53**

**Direct: 507-381-9790**

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

**Goeff Mead, ALC Auctioneer #52-23-020**

**Direct: 507-317-6266**



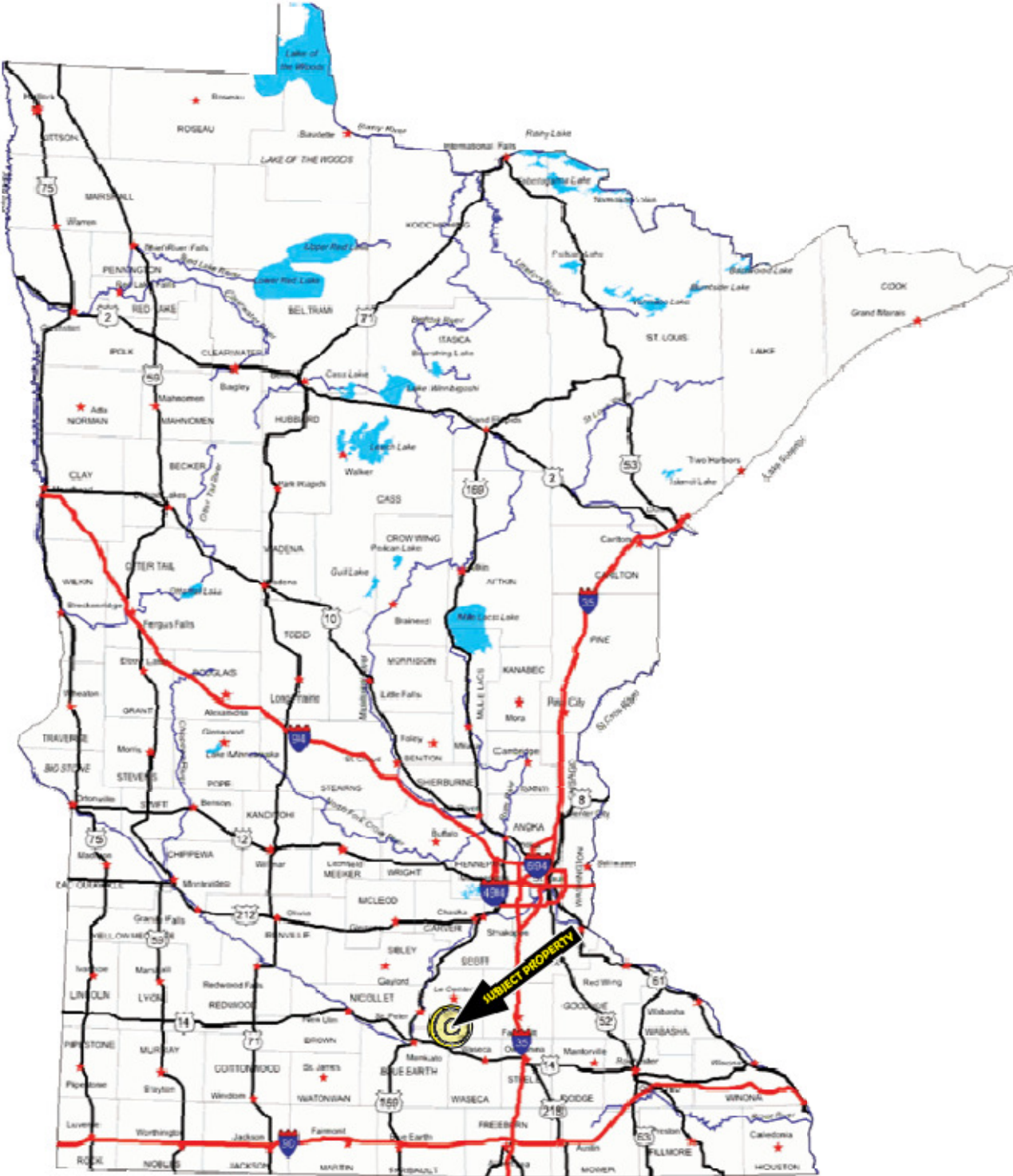
## Irish Mountain Orchard History

Dr. Dwain Merickel first planted apple trees in 1970 at his family's farm in the southern Minnesota hill country. Dr. Merickel was a dentist in Mankato who grew up on a farm near Mapleton, and he never lost that farm boy interest in watching things grow. He chose apples, and over the years, his orchard grew into a retirement project with a few hundred trees, and then into a business in the 1990's. Grandsons in the area grew up helping and learning from Dwain, and the oldest grandson has been managing the orchard for the last several years. Irish Mountain Orchard now is about 30 acres and thousands of trees and transitioned to a u-pick orchard in 2022. We also have about 120 pear trees, and the pears have been a huge success. Varieties are Nova and Parker, and people absolutely love them. We also sell pre-bagged apples and pears at our farm stand in the orchard for those who don't want to pick their own. Families are our biggest supporters, and many stop out with their kids. It's fun to watch the kids have the experience of picking their own fruit and eating it straight from the tree. Most of them are thrilled and come back chewing on apples with big smiles on their faces. They also really enjoy the space to run around and the photo ops; climbing on straw bales is one of their favorites. Many parents have commented on what a neat experience this is for the kids and return year after year; many of those kids are now enjoying the orchard with their own kids.

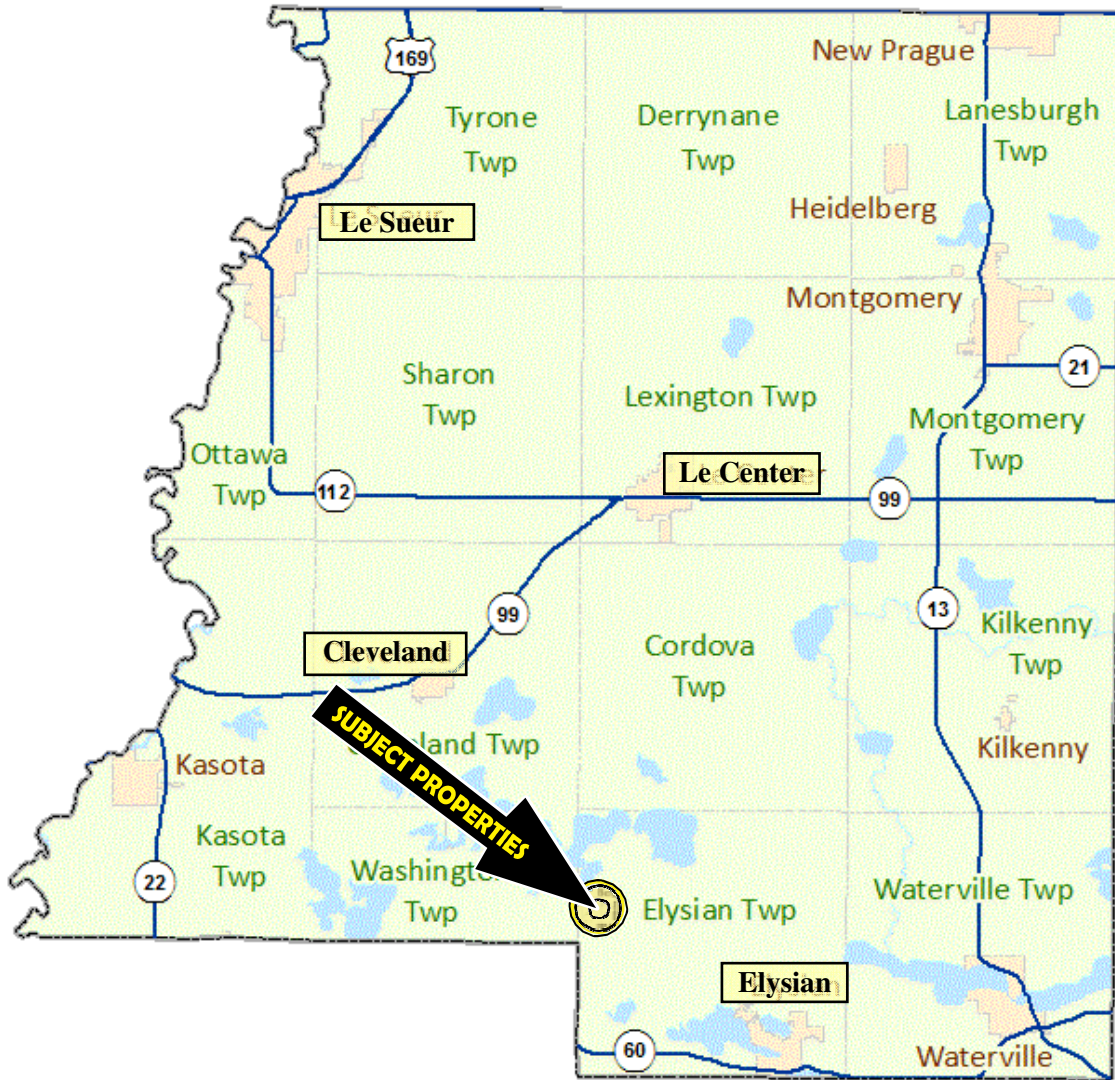
Original apple varieties planted included Fireside/Connel Red, Regent, Haralson, and Sweet 16, with Haralson still grown today. When Honeycrisp apples were released from the University of Minnesota in 1991, we were one of the first orchards in Minnesota to plant them. Since the first few trees began to bear fruit, our commitment to Honeycrisp has grown to include thousands of trees, and our customers love them!

Zestar! trees were planted on a large scale during the 2000's, and along with Honeycrisp, served as the primary apple in our orchard expansion project. Many people who love Honeycrisp, but want apples sooner in the season, choose Zestar for their apple fix in late summer. Chestnut crabapples are also becoming a favorite; they were originally planted as pollinators but are prized now for their sweet flavor and perfect size for snacking.

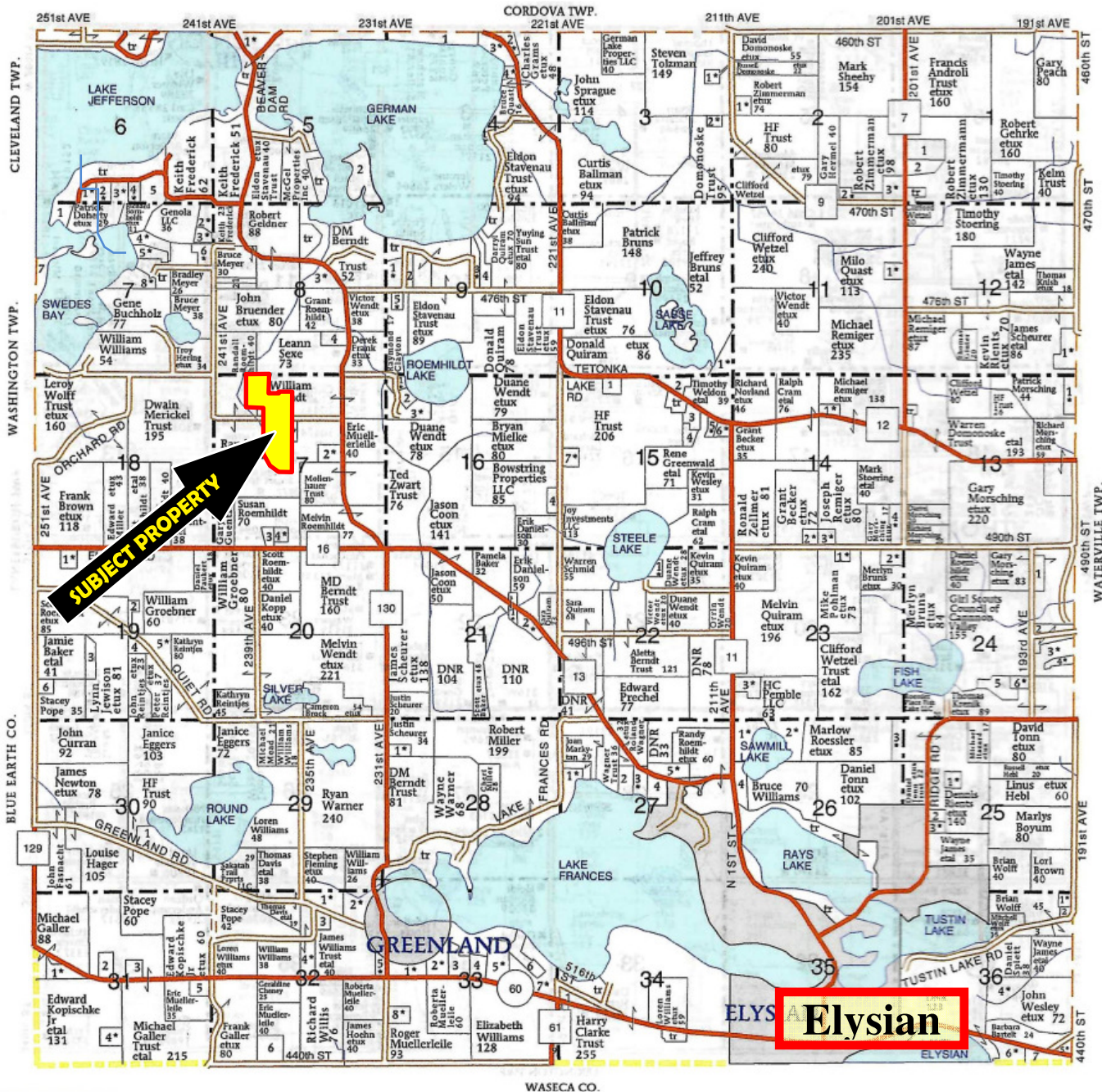




# Le Sueur County Minnesota



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



WASECA CO.

# FSA Aerial/Information



United States  
Department of  
Agriculture

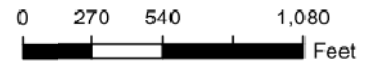
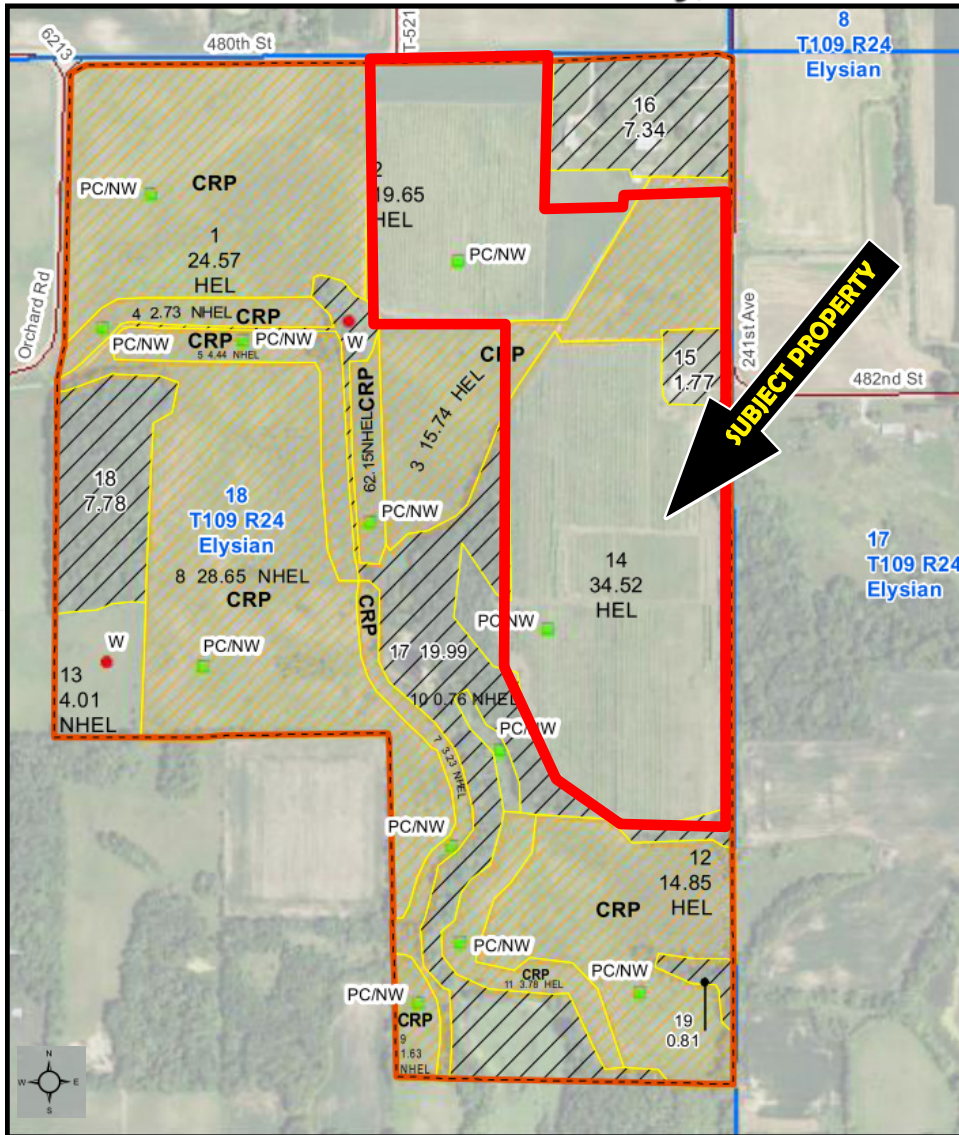
## Le Sueur County, Minnesota

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.



## PROPERTY INFORMATION

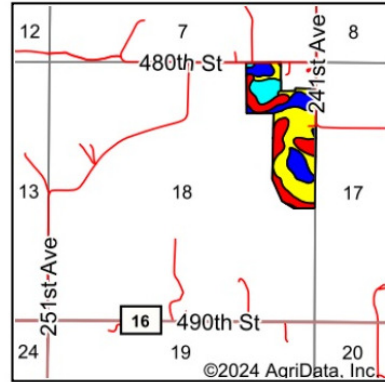
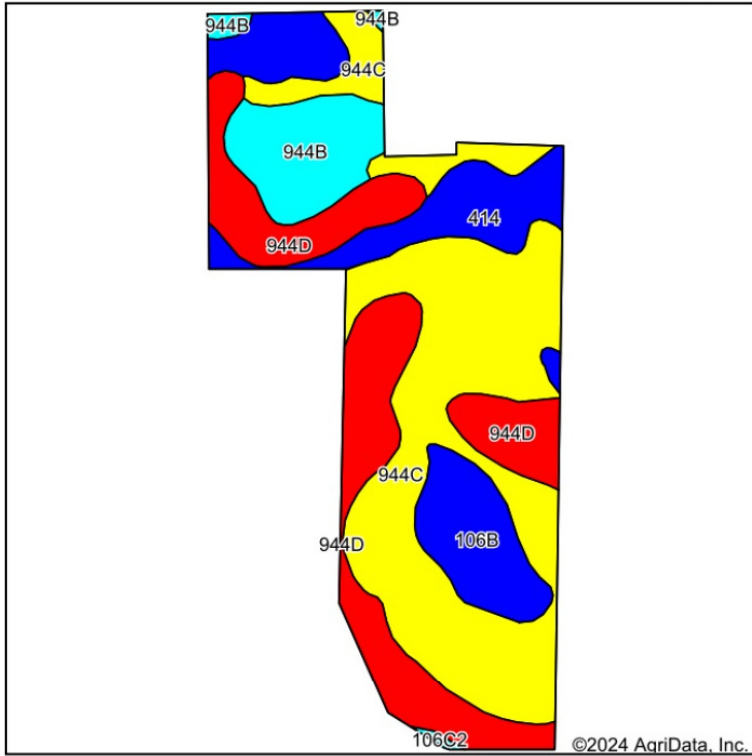
### Irish Mountain Orchard

<b>DESCRIPTION:</b>	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)																					
<b>TAX ID #:</b>	04.018.2500 (total parcel)																					
<b>REAL ESTATE TAXES:</b>	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.																					
<b>FSA INFORMATION:</b>	<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>*May have CRP crop reduction acres</td><td></td><td></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
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*May have CRP crop reduction acres																						
Corn PLC yield	=	115 +/- bushels																				
Soybean base acres	=	N/A +/- acres																				
Soybean yield	=	N/A +/- bushels																				
<b>CRP INFORMATION:</b>	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																					
<b>SOIL DESCRIPTION:</b>	Lester-Harwick-Storden Complex, Hamel Loam, Glencoe Clay Loam, Lester Loam. See Soil Map.																					
<b>ORCHARD INVENTORY:</b>	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.																					
<b>CPI INFORMATION:</b>	Crop Productivity Index = 64.9																					
<b>TOPOGRAPHY:</b>	Rolling.																					
<b>DRAINAGE:</b>	Outlet: Ravine outlet with natural waterway.																					
<b>NRCS CLASSIFICATION:</b>	Tillable acres only; PC/NW-Prior Converted/No Wetland, HEL Highly Erodible Land & Wetlands. CRP acres are classified as tillable acres.																					
<b>SHED &amp; WELL</b>	Building has two sections: 42'x45'±: For equipment and packing area 30'x53'±: Climate controlled for storing picked fruit.																					
<b>EQUIPMENT:</b>	Forklift, 1995 International truck																					

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'.

# Soils Map



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
<b>Weighted Average</b>						<b>2.94</b>	<b>*n 64.7</b>	<b>*n 64.5</b>	<b>*n 56.5</b>	<b>*n 54.9</b>

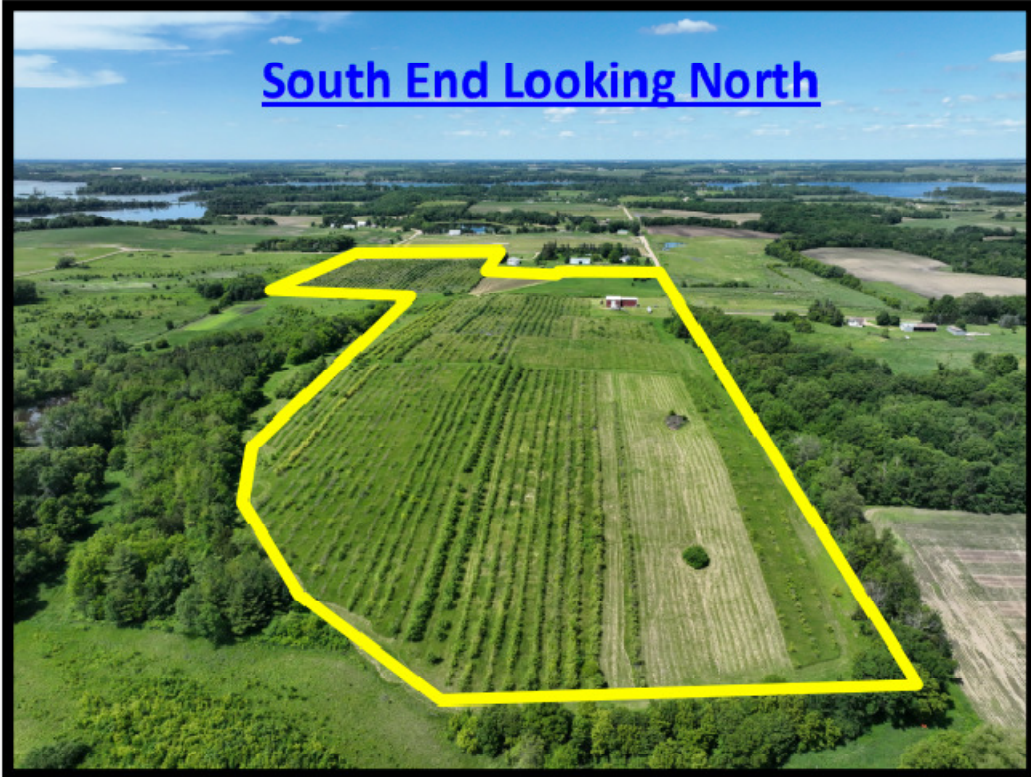
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

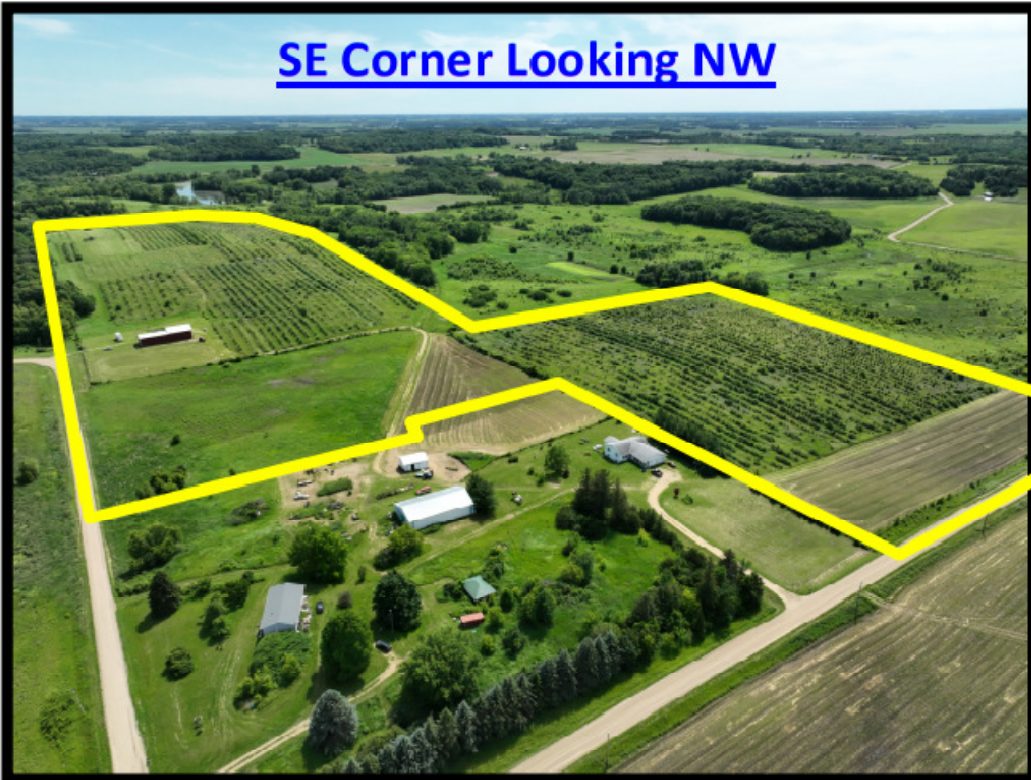




South End Looking North



SE Corner Looking NW





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



# Self Serve Stand



## Orchard Row



## Storage Bins



## Cold Storage



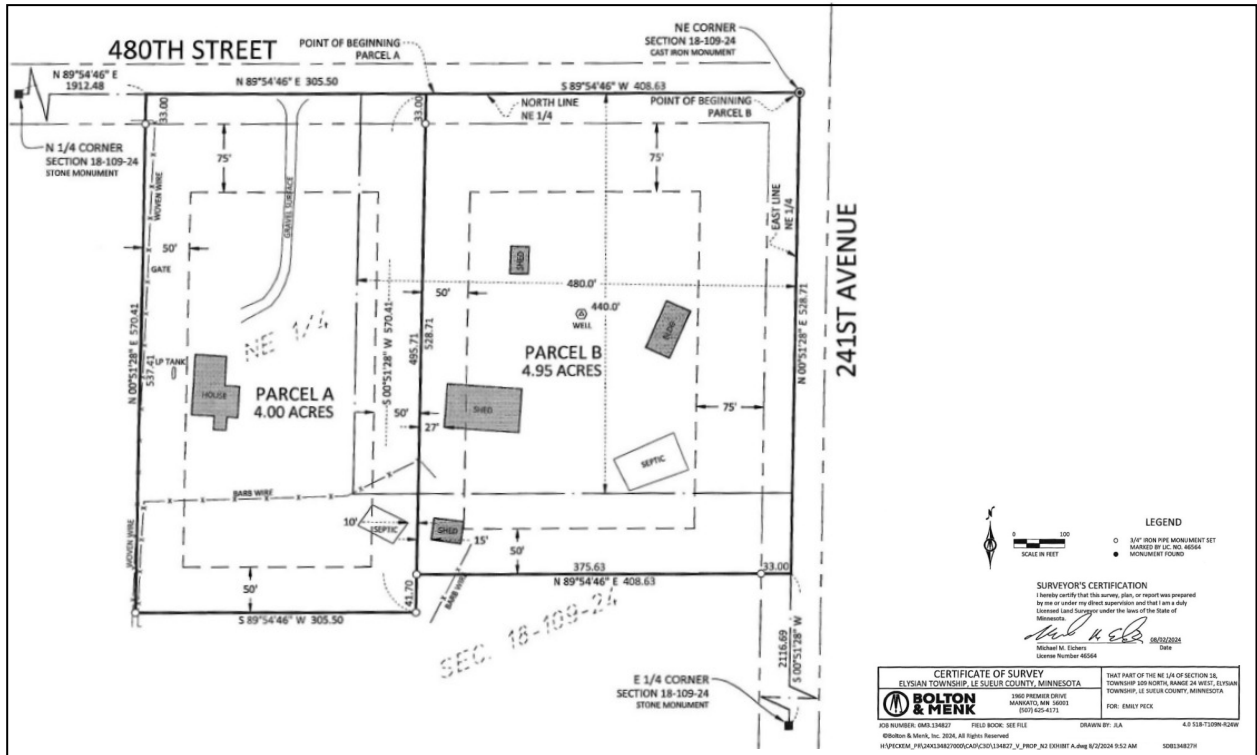
## Equipment Storage



## Rainy Weather Sales Area



## PARCEL SURVEYS – LOTS NOT INCLUDED



**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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