

FARMLAND FOR SALE

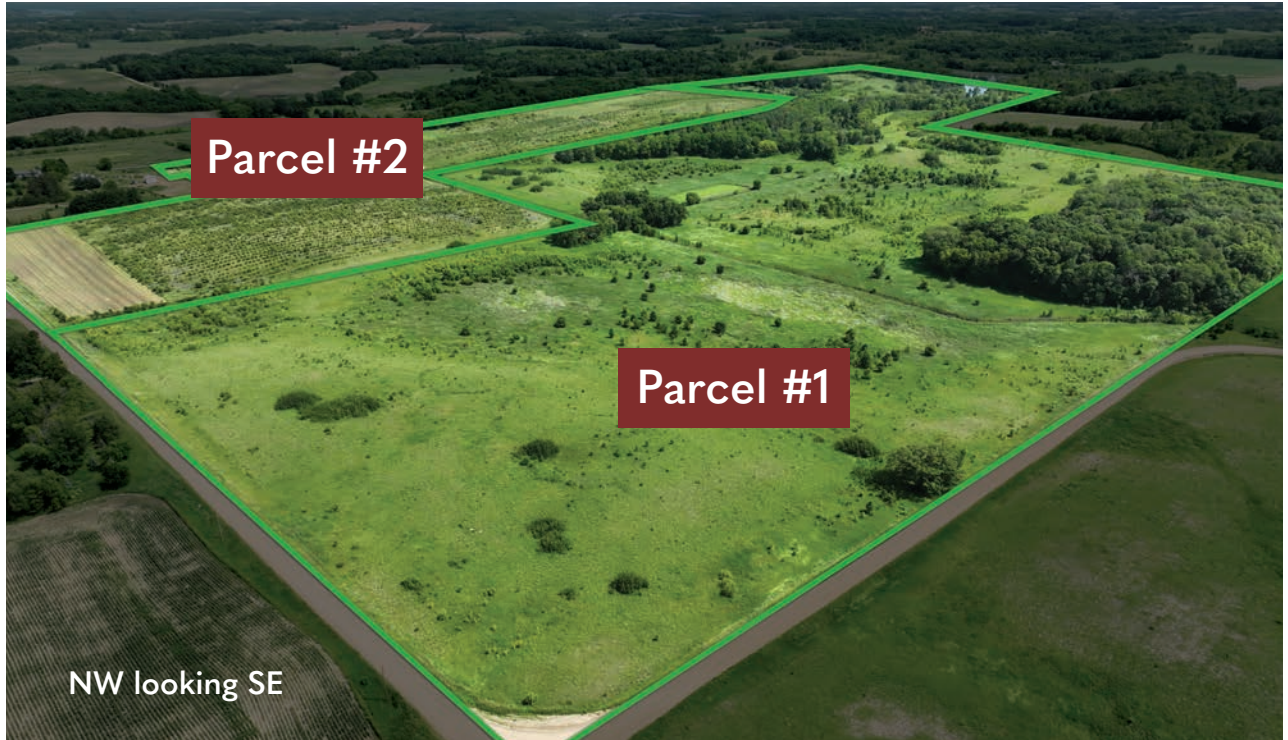


WINGERT
LAND SERVICES

191.06± ACRES

**Irish Mountain Orchard and
CRP/Hunting & Recreation**

Elysian Township, Le Sueur County, Minnesota



PRIVATE TREATY SALE

Parcel 1: \$583,685

Parcel 2: \$657,174

Overall: \$1,240,860

Owner: Dwain Merickel Family

FOR ADDITIONAL INFORMATION CONTACT:

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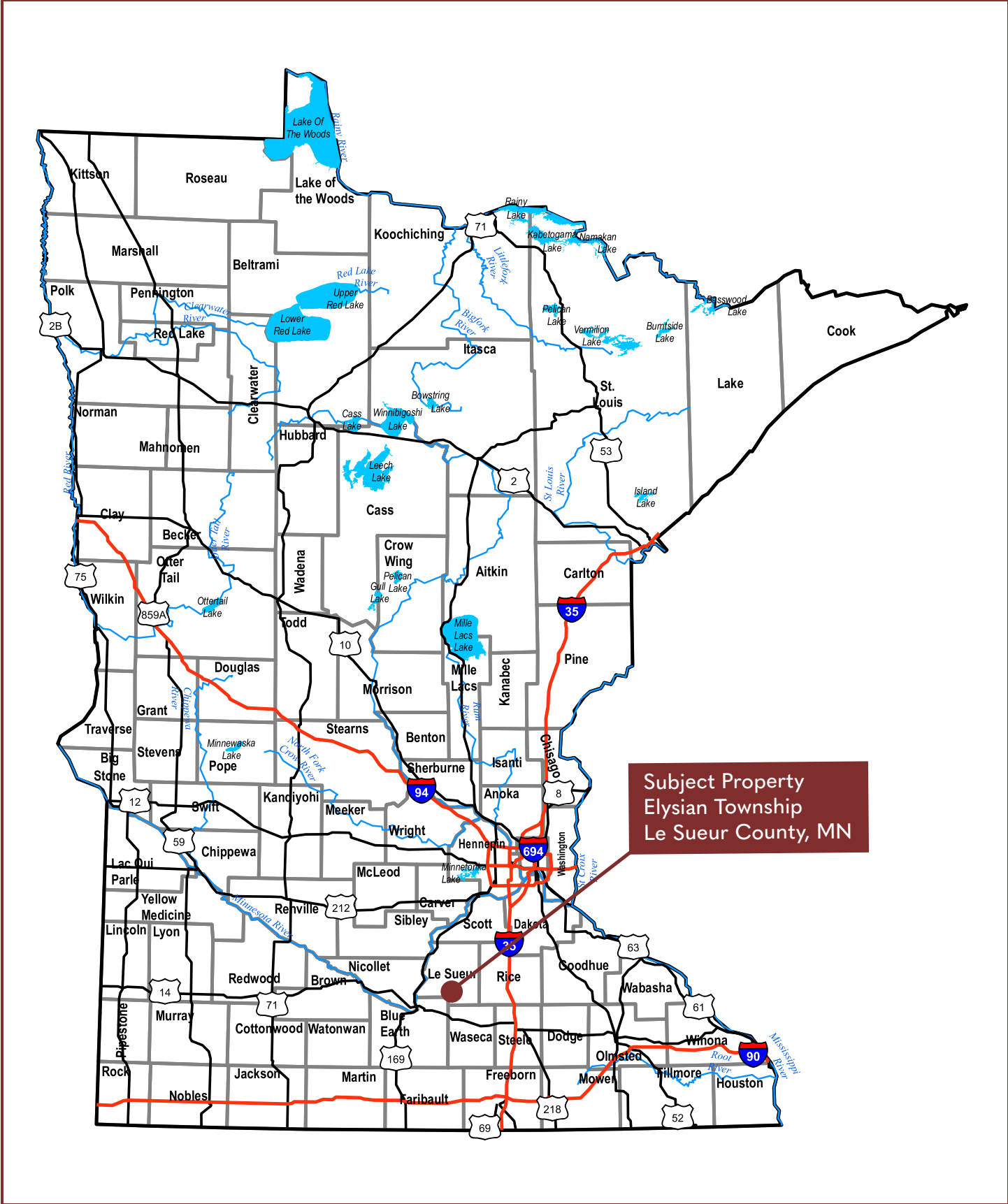
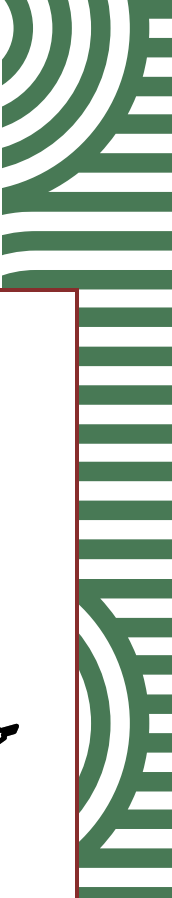
Irish Mountain Orchard History

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. They also have about 120 pear trees, and the pears have been a huge success. Varieties are Nova and Parker, and people absolutely love them. They also sell pre-bagged apples and pears at the farm stand in the orchard for those who don't want to pick their own. Families are the Orchard's 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 children.

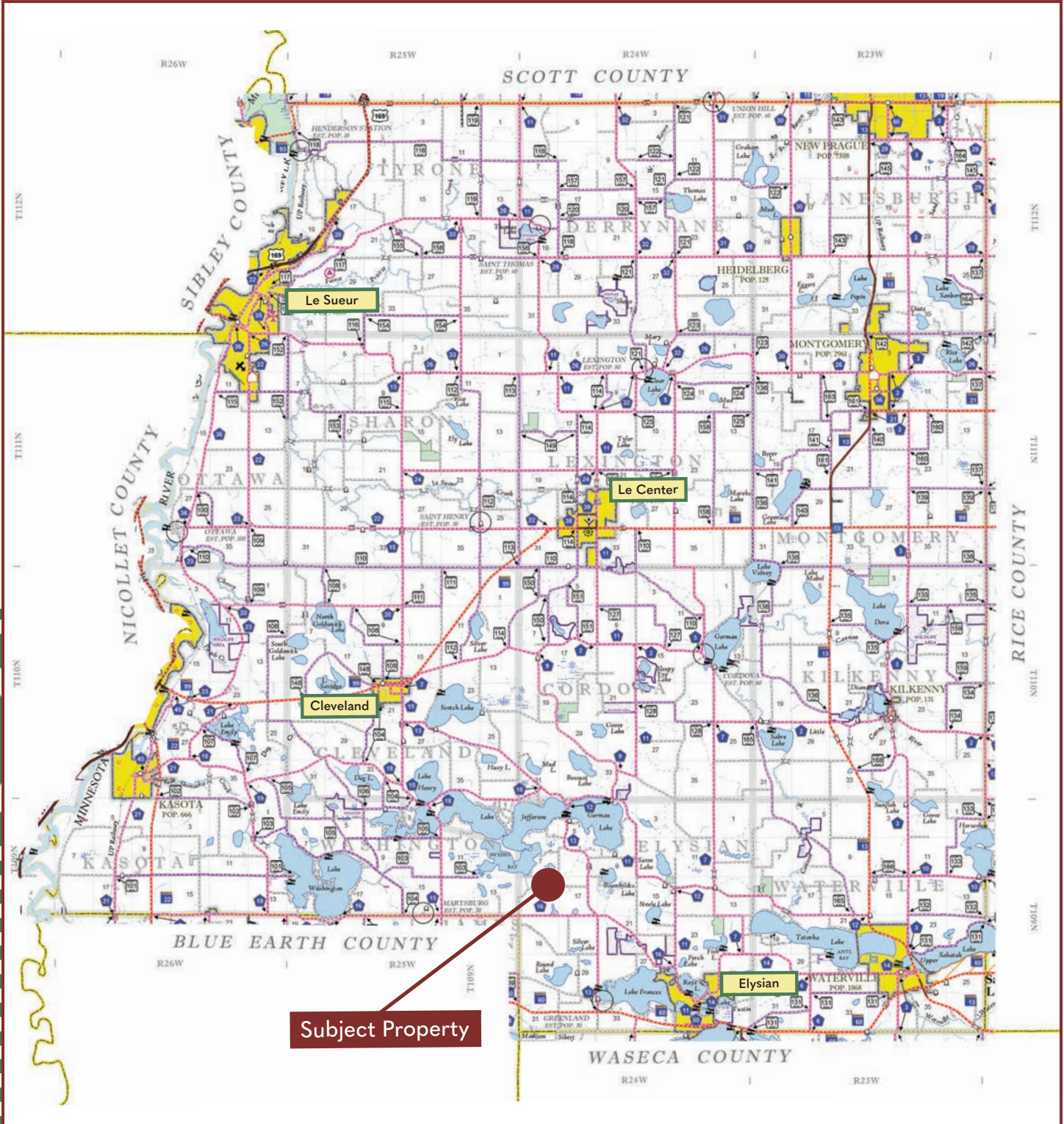
Original apple varieties planted included Fireside/Connel Red, Regent, Haralson, and Sweet 16, with Haralson still grown today. When Honeycrisp apples were released from the University of Minnesota in 1991, this was one of the first orchards in Minnesota to plant them. Since the first few trees began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



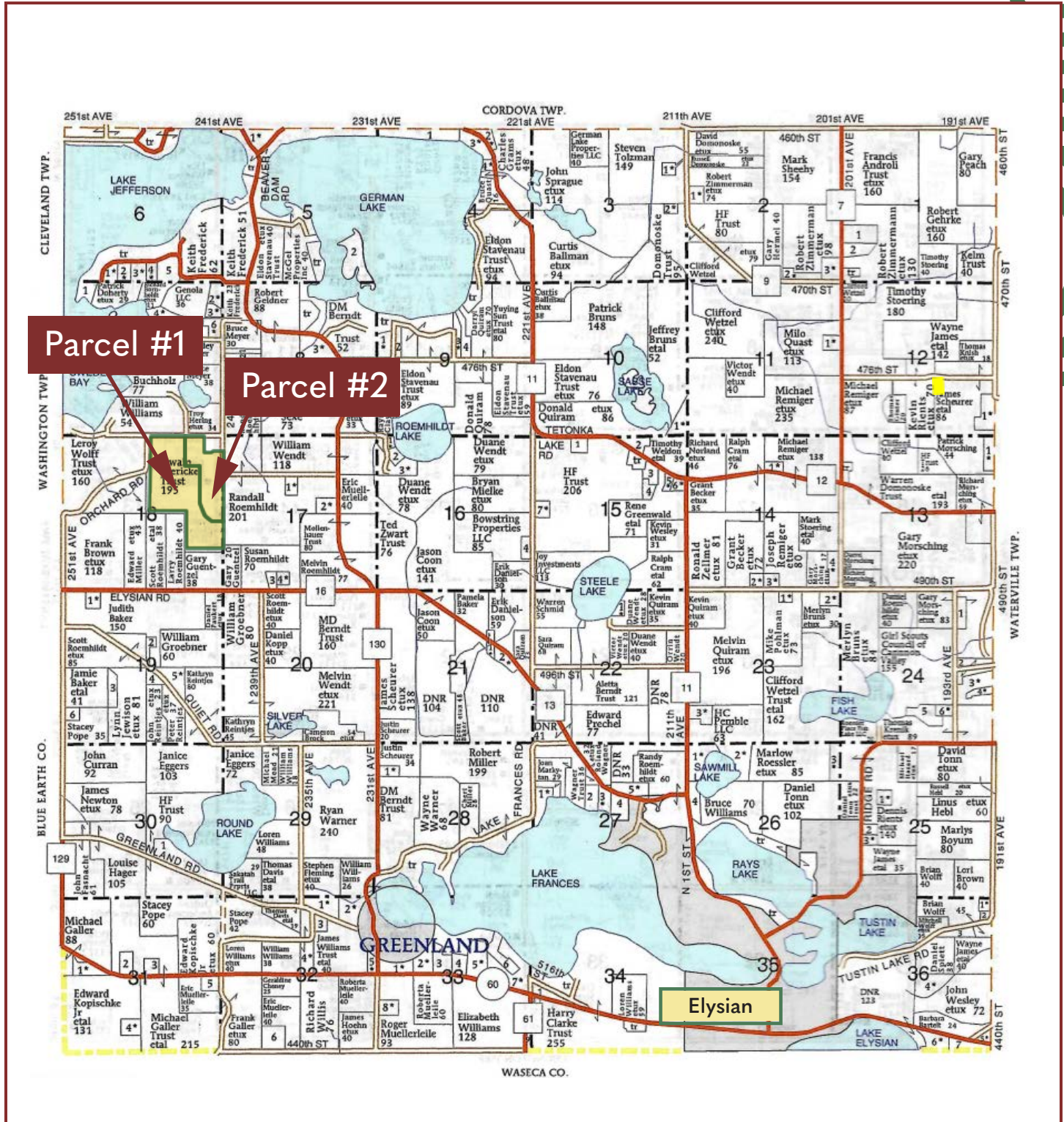


Le Sueur County Minnesota



Elysian Township

Le Sueur County | T-109-N R-24-W

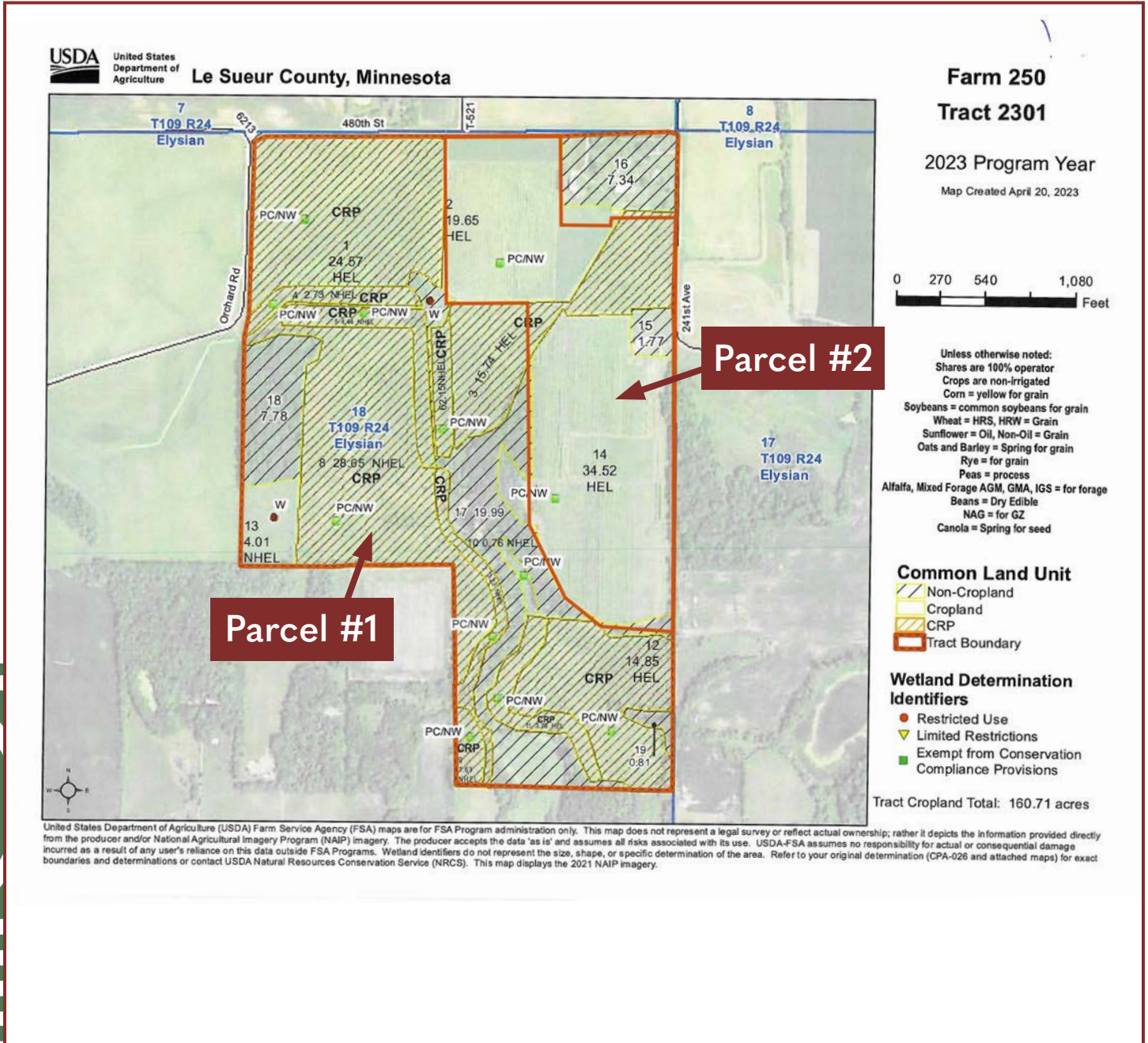


Parcel #1

Parcel #2

Elysian

FSA Aerial Map



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 NE 1/4 Section 18 T109N-R24W 191.06 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
	2025 estimated taxes are not yet available.	
FSA INFORMATION:	Total Acres	191.06± acres
	FSA Tillable (includes CRP)	160.71 ± acres
	Corn Base Acres	58.94 ± acres
	Corn PLC Yield	115± bushels
	Soybean Base acres	N/A± acres
	Soybean Yield	N/A± bushels
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 \$24,554.99. Contract information available upon request.	
ORCHARD INFORMATION:	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. There is a well exclusively for the apple orchard.	
APPLE SHED INFORMATION:	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. There is a forklift and 1995 International truck. Well is a 5" casing, 250' deep, submersible pump, installed 1989.	
SOIL DESCRIPTION:	Lester-Harwick-Storden Complex, Hamel Loam, Glencoe Clay Loam, Lester Loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	72.4 CPI	
TOPOGRAPHY:	Rolling with orchard, woodland, grassland and wetlands.	
DRAINAGE:	Outlet: Private open ditch, natural stream and wetlands.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	Tillable acres only; PC/NW – Prior Converted/No Wetland, HEL – Highly Erodible Land and 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

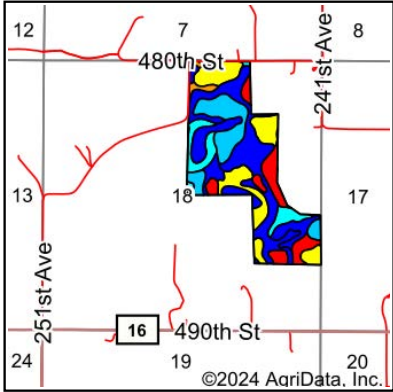
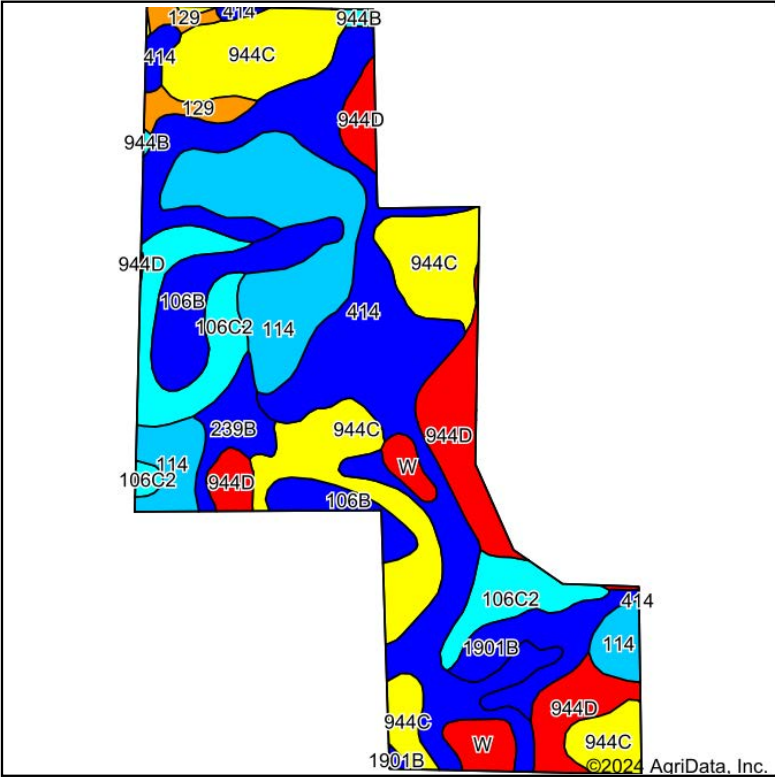
DESCRIPTION:	W 1/2 NE 1/4, Part of W 1/2 SE 1/4 NE 1/4, Part of NE 1/4 SE 1/4, approximately 128.12 acres TBD by survey if sold as separate parcel. Section 18 T109N-R24W (Elysian Township, Le Sueur County, Minnesota)	
TAX ID#:	04.018.2500 (total parcel)	
REAL ESTATE TAXES:	If the property sells as two 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. 2025 estimated taxes are not yet available.	
FSA INFORMATION:	Total Acres	128.06± acres
	FSA Tillable (all in CRP)	95.27± acres
	Corn Base Acres	47.11± acres
	(Note: base is reduced to 0 while in CRP)	
	Corn PLC Yield	115± bushels
	Soybean Base Acres	N/A± acres
	Soybean Yield	N/A± bushels
CRP INFORMATION:	Conservation Reserve Program: approx. 95.68 acres enrolled. 10 fields with payments ranging from \$222/acre to \$353.90/acre. Approximate annual payment total \$23,219. Contract information available upon request.	
SOIL DESCRIPTION:	Lester-Harwick-Storden Complex, Hamel Loam, Glencoe Clay Loam, Lester Loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	78.8 CPI	
TOPOGRAPHY:	Rolling with woodland, grassland and wetlands.	
DRAINAGE:	Outlet: Private open ditch. Governed by private drainage agreement.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	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 two 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 NRCS.

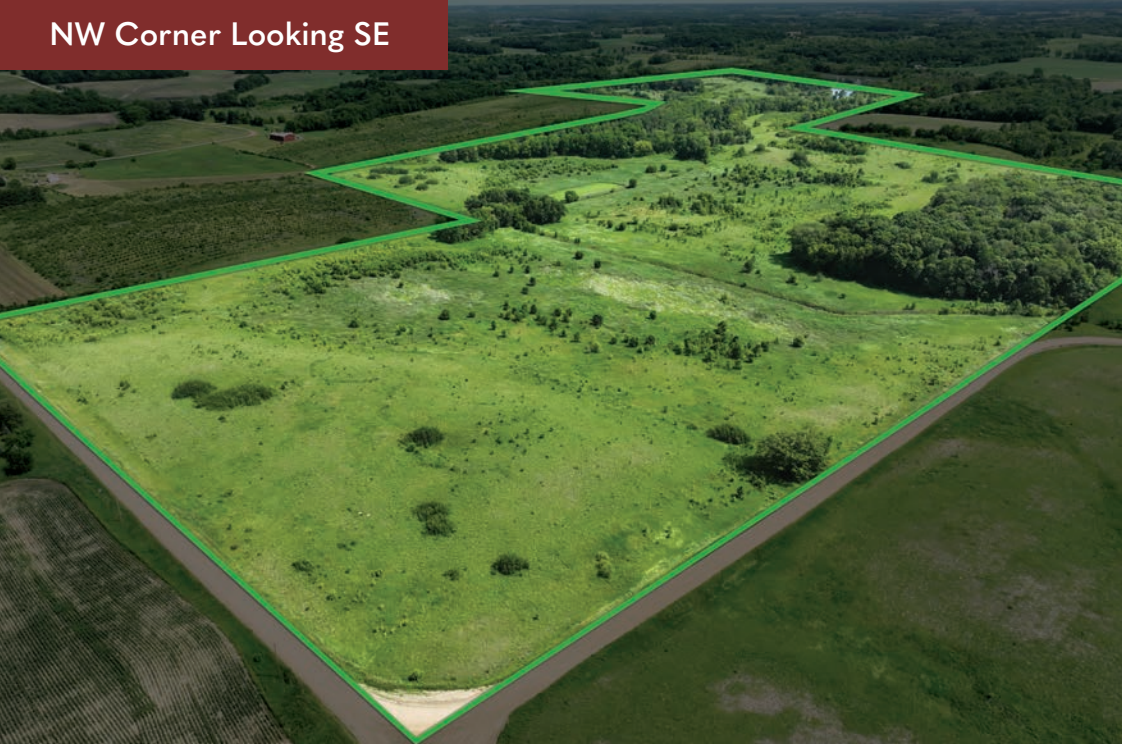
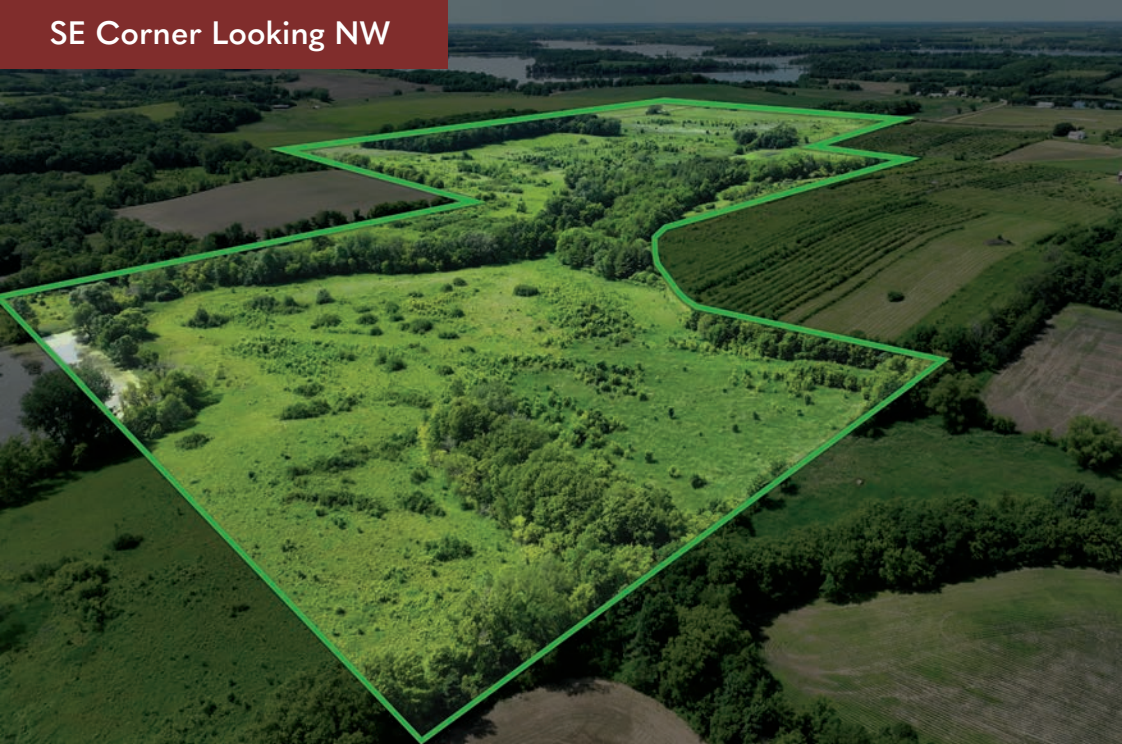
Area Symbol: MN079, Soil Area Version: 22

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	
414	Hamel loam, 0 to 2 percent slopes	33.73	26.0%	[Blue]	IIw	94	88	88	77	88	
944C	Lester-Hawick-Storden complex, 6 to 12 percent slopes	27.06	20.9%	[Yellow]	IIIe	56	59	59	52	47	
114	Glencoe clay loam, 0 to 1 percent slopes	19.97	15.4%	[Cyan]	IIIw	86	77	76	69	76	
944D	Lester-Hawick-Storden complex, 12 to 18 percent slopes	13.07	10.1%	[Red]	IVe	48	55	55	48	43	
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	11.86	9.1%	[Cyan]	IIIe	76	77	77	63	69	
106B	Lester loam, 2 to 6 percent slopes	9.01	6.9%	[Blue]	IIe	91	82	80	72	81	
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	5.71	4.4%	[Blue]	IIe	95	86	86	74	83	
239B	Le Sueur loam, 1 to 3 percent slopes	3.34	2.6%	[Blue]	Iw	97	90	90	76	84	
W	Water	3.25	2.5%	[Red]		0					
129	Cylinder loam, 1 to 4 percent slopes	2.28	1.8%	[Orange]	IIs	65	82	82	71	65	
944B	Lester-Estherville complex, 2 to 6 percent slopes	0.40	0.3%	[Cyan]	IIe	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.

Property Images

Parcel 1



Property Images

Parcel 1

SW Side of SE 1/4 of Section 18 Looking NE



Property Information

Parcel 2 – Apple Orchard

DESCRIPTION:	Part of the E 1/2 of NE 1/4 and part of N 1/2 of NE 1/4 of SE 1/4, 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. 2025 estimated taxes not yet available.	
FSA INFORMATION:	Total Acres	62± acres
	FSA Tillable (includes CRP)*	54.17± acres
	Corn Base Acres*	54.17± acres
	Corn PLC Yield	115± bushels
	Soybean Base Acres	N/A± acres
	Soybean Yield	N/A± bushels
	*May have CRP crop reduction acres. If property is sold as two parcels, FSA will recalculate base acres.	
CRP INFORMATION:	Approximately 6.02 acres are enrolled in the Conservation Reserve Program (CRP) at \$222.00/acre with estimated annual payment of \$1,336. Contract expires 9-30-2028. The 6.02 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:	(Estimated Number of Trees) APPLE: 5,000 Honey Crisp, 2,500 Zestar!, 250 Ruby Jon, 250 Haralson, 50 Stella. PEAR: 50 Nova, 50 Parker. There is a sizable area that can be planted to new trees if a purchaser wants to expand. Note: Both orchards are fenced with 8' fencing to keep out deer.	
CROP PRODUCTIVITY INDEX (CPI):	64.9 CPI	
TOPOGRAPHY:	Level to rolling.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	Tillable acres only; PC/NW – Prior Converted/No Wetland, HEL – Highly Erodible Land & Wetlands. CRP acres are classified as tillable acres.	
APPLE SHED & WELL INFORMATION:	Building has two sections: 42'x45'± for equipment and packing area. 30'x53'± Climate controlled for storing picked fruit. Well is a 5" casing, 250' deep, submersible pump, installed 1989.	
EQUIPMENT:	Forklift, 1995 International truck.	
BUILDABLE LOTS:	Le Sueur County Planning & Zoning stated that one building eligibility exists on this parcel.	

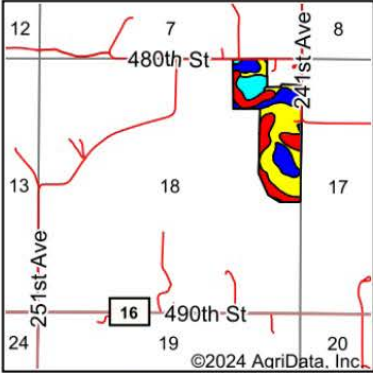
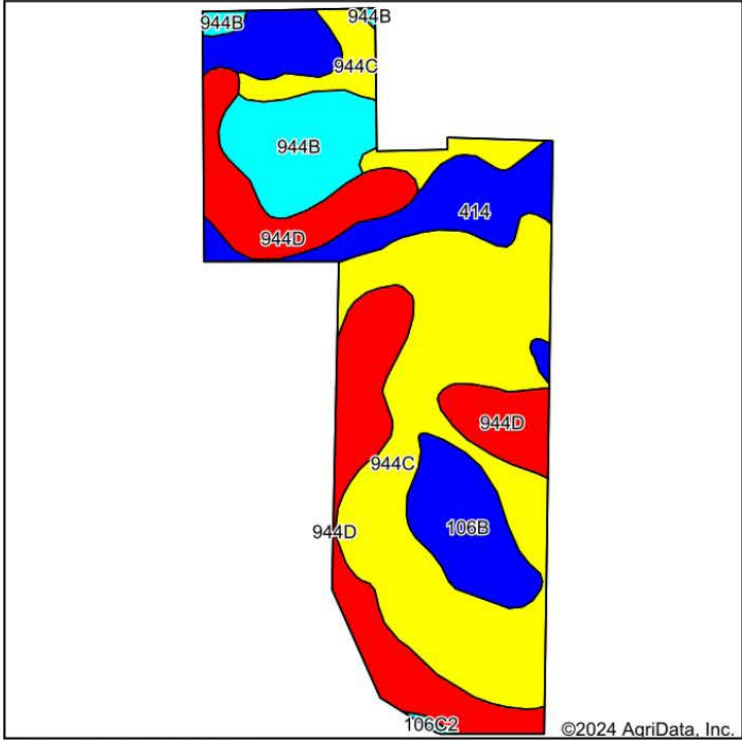
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Soils Map

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-Esterville 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%	Dark 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	64	*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

Property Images

Parcel 2

S End of Parcel 2 Looking N



SE Corner Looking NW



Property Images

Parcel 2



Apple Shed Packing Area: 42'x45'±
Storage/Climate Controlled: 30'x 53'±

Property Images

Parcel 2



Property Images

Parcel 2



Self Serve Stand



Storage Bins



Property Images

Parcel 2

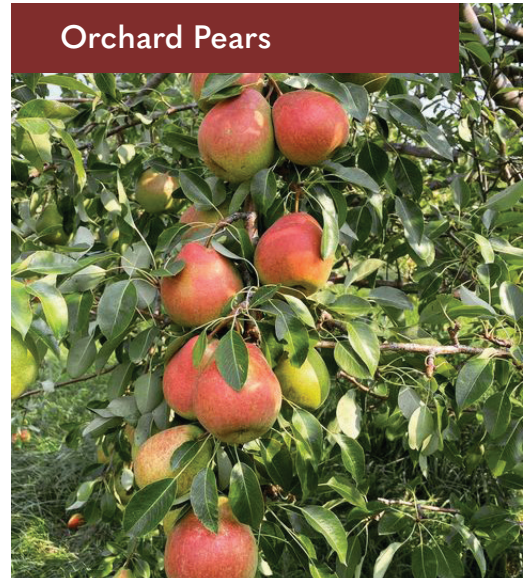
Orchard Row



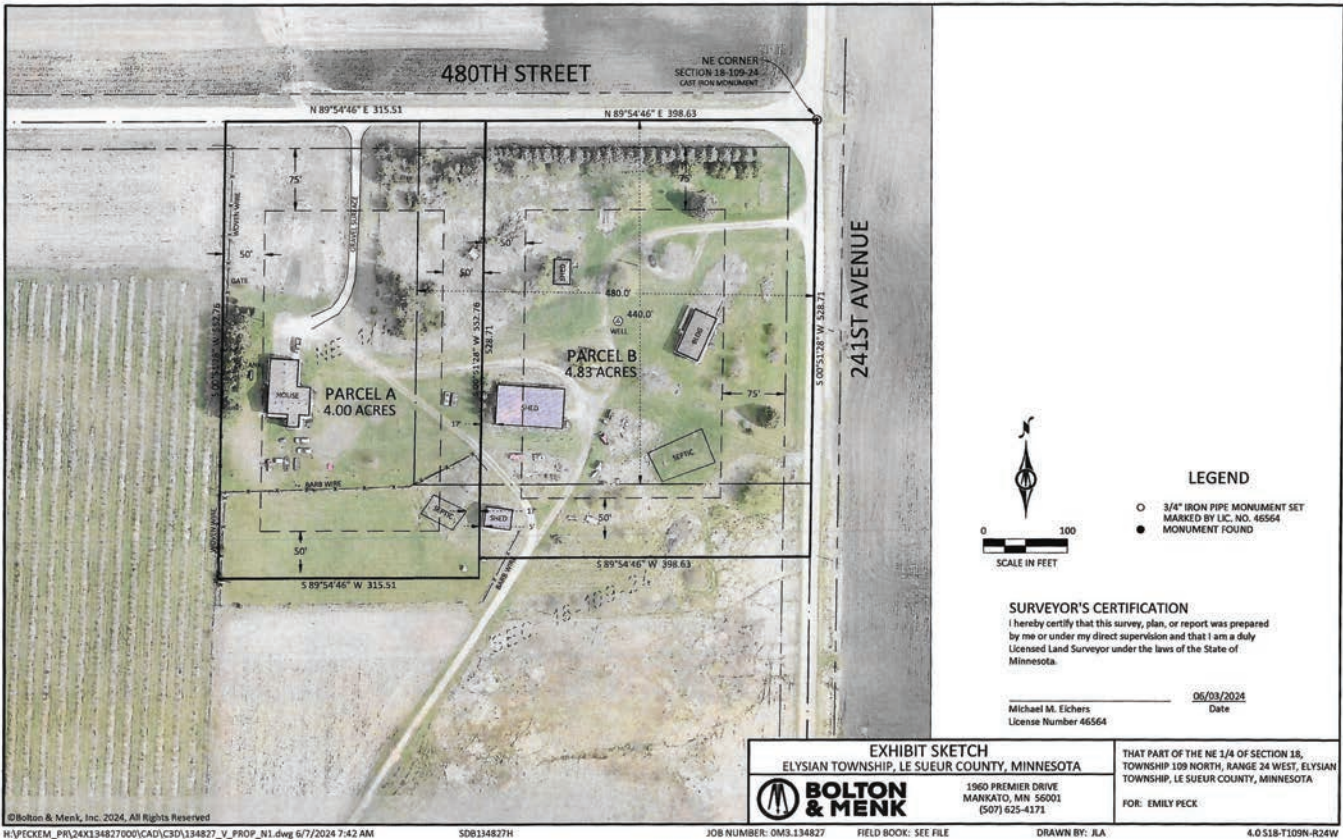
Orchard Apples



Orchard Pears



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.



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