

LAND FOR SALE

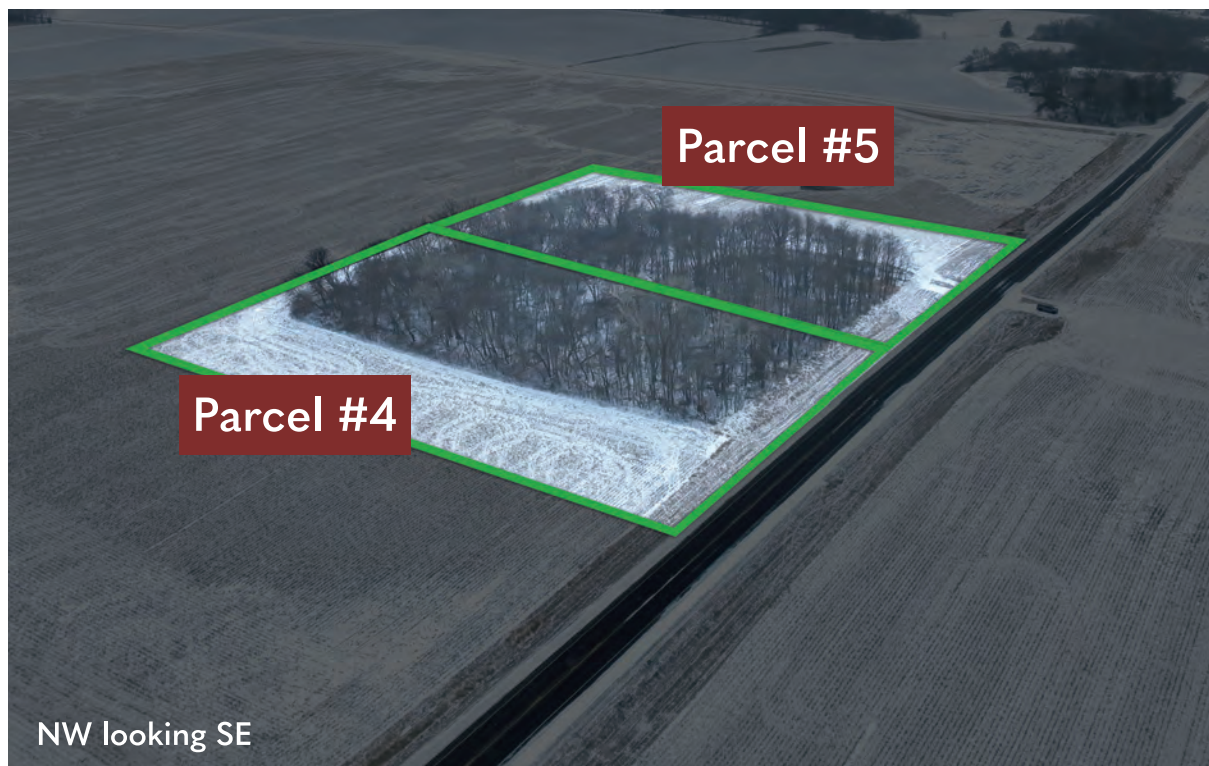


6.96± ACRES

Parcels 4 & 5 – Blue Earth County

Poor Farm

Decoria Township, Blue Earth County, Minnesota



PRIVATE TREATY SALE

Parcel 4: \$150,000

Parcel 5: \$150,000

Overall: \$300,000

Owner: Blue Earth County

FOR ADDITIONAL INFORMATION CONTACT:

Chuck Wingert, ALC, Licensed Broker

AUCTIONEER #07-24-12

charles@wingertlandservices.com | C: 507.381.9790

Geoff Mead, ALC, Licensed Broker

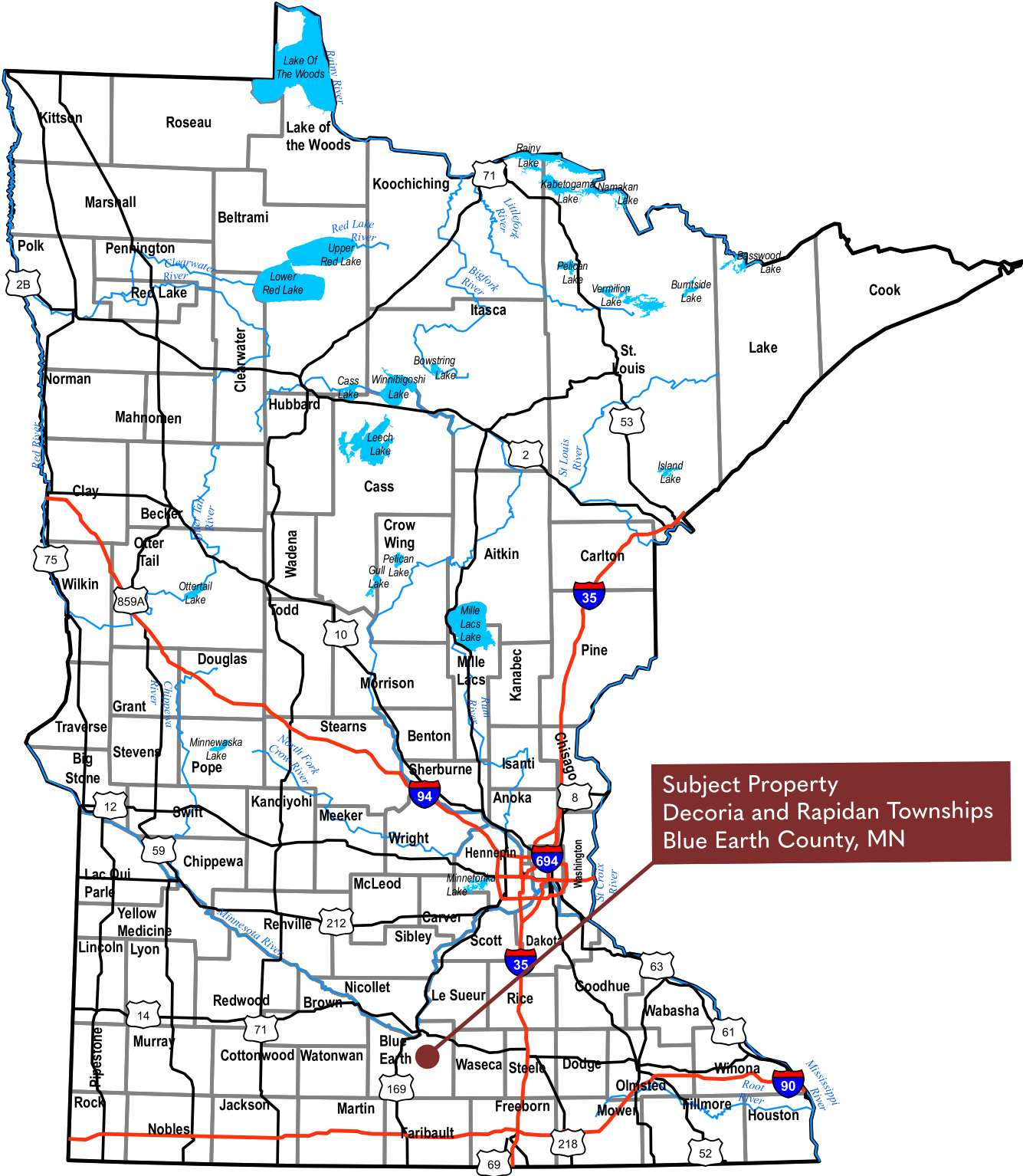
AUCTIONEER #83-50

geoff@wingertlandservices.com | C: 507.317.6266



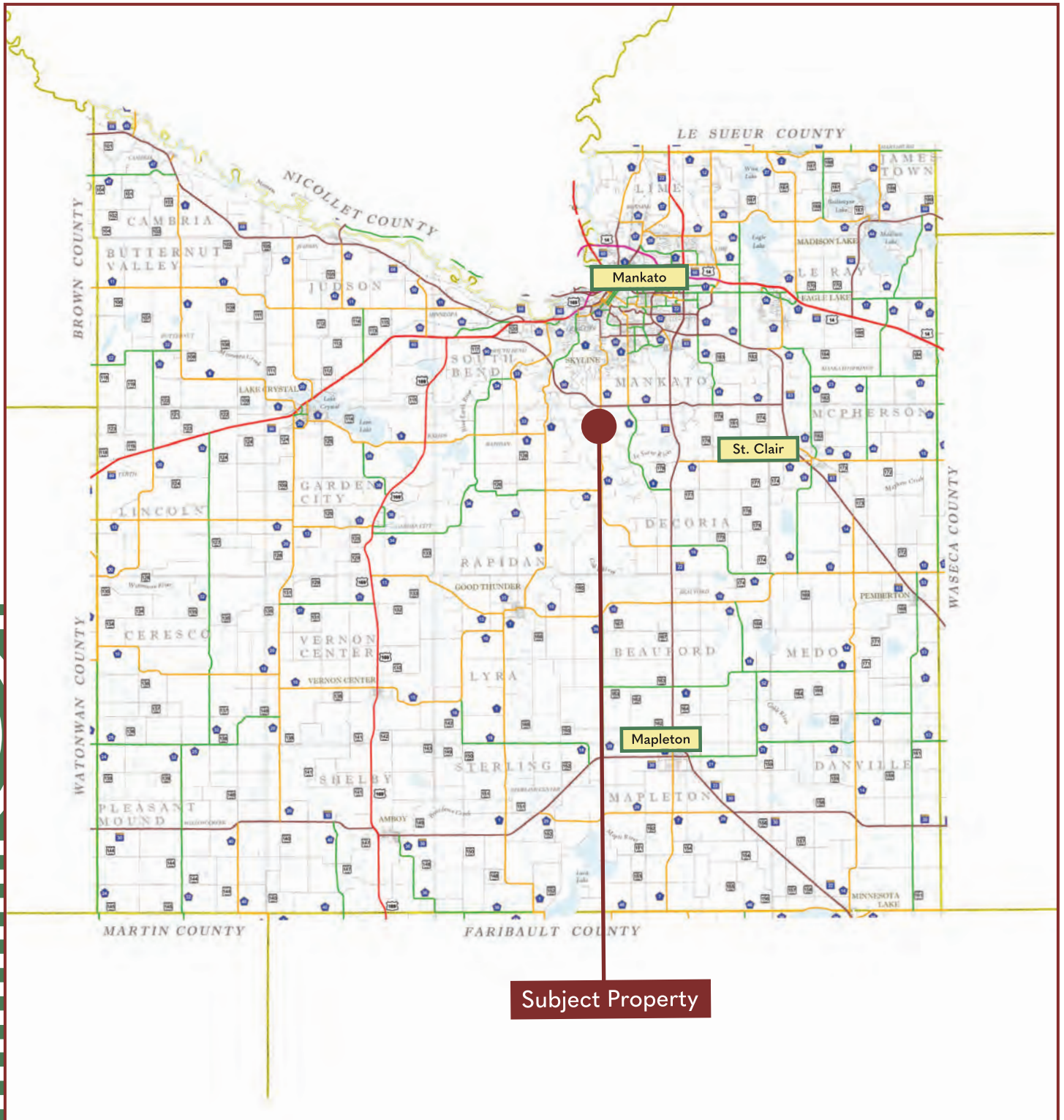
507.248.5263

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Blue Earth County

Minnesota



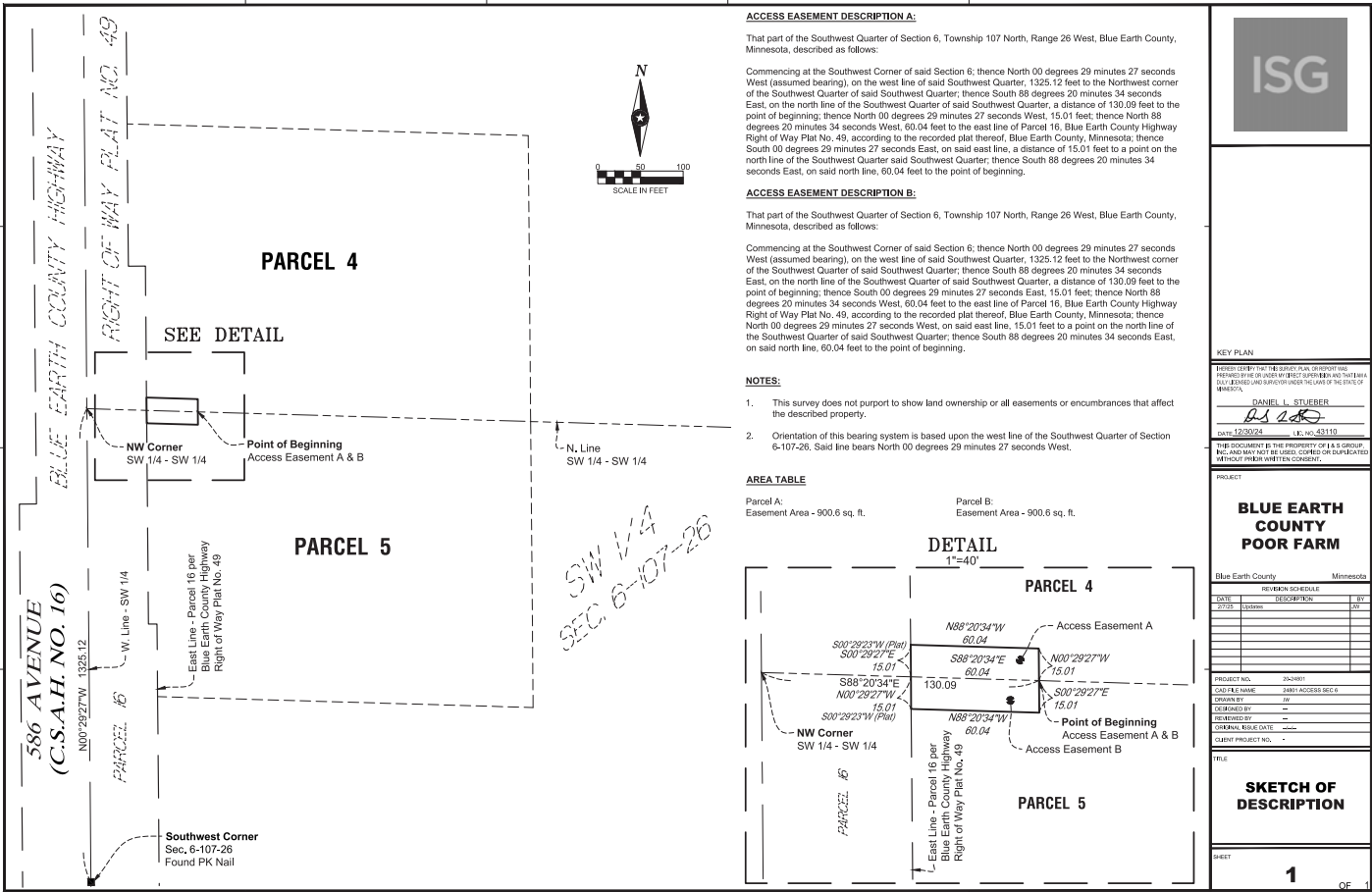
Blue Earth County | T107N-R26W



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Survey – East Side (Building Site Easement – Parcels 4 & 5)

Please request survey from agent for full description.



KEY PLAN

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DANIEL L. STUEBER
12/20/24 12/20/24

BLUE EARTH COUNTY POOR FARM

DATE	DESCRIPTION	BY
12/20/24	Survey	DS

PROJECT NO. 2024001

DATE FILE NAME 2024 ACCESS SEC 6

PREPARED BY DS

REVIEWED BY

ORIGINAL FILE DATE

CURRENT PROJECT NO.

SKETCH OF DESCRIPTION

Property Information

Parcel 4

DESCRIPTION:	Abbreviated: 3.53± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)		
TAX ID#:	R351406300001 (Prior to Split)		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes (County Estimate)		\$207.40
	Special Assessments		\$0.00
	Total Estimated Tax & Specials		\$207.40
	Due to parcels being split, property taxes will be due in full at closing.		
FSA INFORMATION:	FSA Tillable Acres	1.75± acres	
	Corn Base Acres	0.94± acres	
	Corn PLC Yield	112± bushels	
	Soybean Base Acres	0.70± acres	
	Soybean PLC Yield	35± bushels	
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.		
LEASE/RENT INFORMATION:	Open to farm, lease, or build in 2025.		
SOIL DESCRIPTION:	Le Sueur, Reedslake		
CROP PRODUCTIVITY INDEX (CPI):	95.8 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	N/A		
OTHER:	The parcel contains a building eligibility and is available in 2025. The tillable acres are available to lease in 2025.		
	Buyer to perform due diligence as to suitability for a future building project. Please refer to Blue Earth County Planning and Zoning for approval.		

Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, 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, with All Faults" condition.

Property Images
Parcel 4



Parcel 4 – NE looking SW



Parcel 4 – NW looking SE



Property Information

Parcel 5

DESCRIPTION:	Abbreviated: 3.43± ac. See "Survey – East Side". (Decoria Township, Blue Earth County, Minnesota)		
TAX ID#:	R351406300001 (Prior to Split)		
REAL ESTATE TAXES:	2025 Ag Non-Homestead Taxes (County Estimate)		\$160.38
	Special Assessments		\$0.00
	Total Estimated Tax & Specials		\$160.38
	Due to parcels being split, property taxes will be due in full at closing.		
FSA INFORMATION:	FSA Tillable Acres	0.94± acres	
	Corn Base Acres	0.51± acres	
	Corn PLC Yield	112± bushels	
	Soybean Base Acres	0.42± acres	
	Soybean PLC Yield	35± bushels	
	Tillable and base acres are estimated and subject to reconstitution upon final review by FSA office.		
LEASE/RENT INFORMATION:	Open to farm, lease, or build in 2025.		
SOIL DESCRIPTION:	Clarion, Le Sueur		
CROP PRODUCTIVITY INDEX (CPI):	92.0 CPI		
TOPOGRAPHY:	Level		
DRAINAGE:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	N/A		
OTHER:	The parcel contains a building eligibility and is available in 2025.		
	The tillable acres are available to lease in 2025.		
	Buyer to perform due diligence as to suitability for a future building project. Please refer to Blue Earth County Planning and Zoning for approval.		
	The current driveway located on Parcel 5 must be moved to the appropriate location per the Building Site Easement Survey.		

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Property Images
Parcel 5



Parcel 5 – NE looking SW



Parcel 5 – SE looking NW





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