

# FARMLAND FOR SALE



**WINGERT**  
LAND SERVICES

**149.29± ACRES**

## **Roelofs Farm**

Shelby Township, Blue Earth County, Minnesota



**FOR SALE**  
**\$800,000**

FOR ADDITIONAL INFORMATION CONTACT:

**Geoff Mead, ALC, Licensed Broker**

AUCTIONEER #83-50

[geoff@wingertlandservices.com](mailto:geoff@wingertlandservices.com)

C: 507.317.6266

**Chuck Wingert, ALC, Licensed Broker**

AUCTIONEER #07-24-12

[charles@wingertlandservices.com](mailto:charles@wingertlandservices.com)

C: 507.381.9790

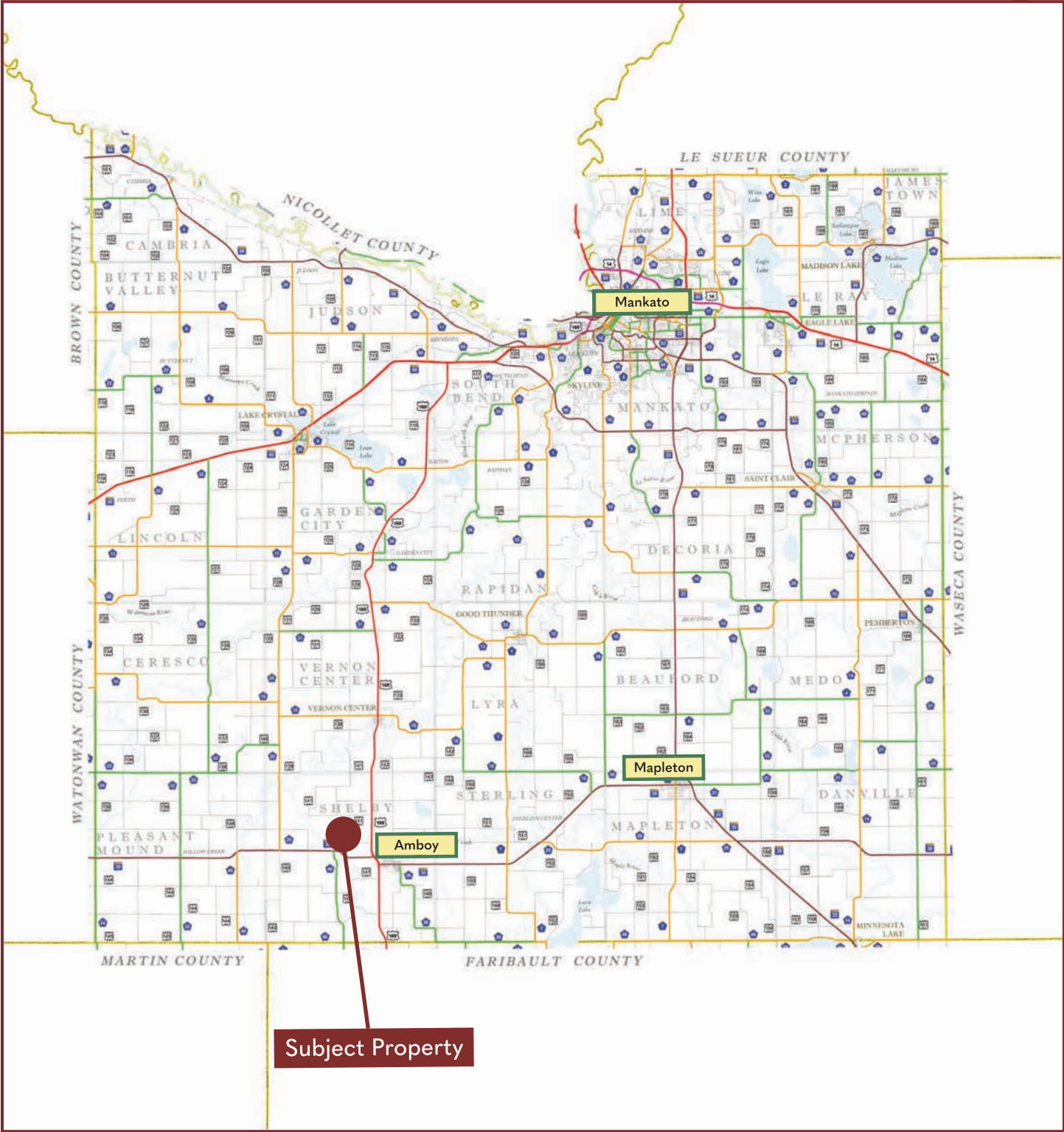


507.248.5263

[wingertlandservices.com](http://wingertlandservices.com)



**Blue Earth County**  
Minnesota





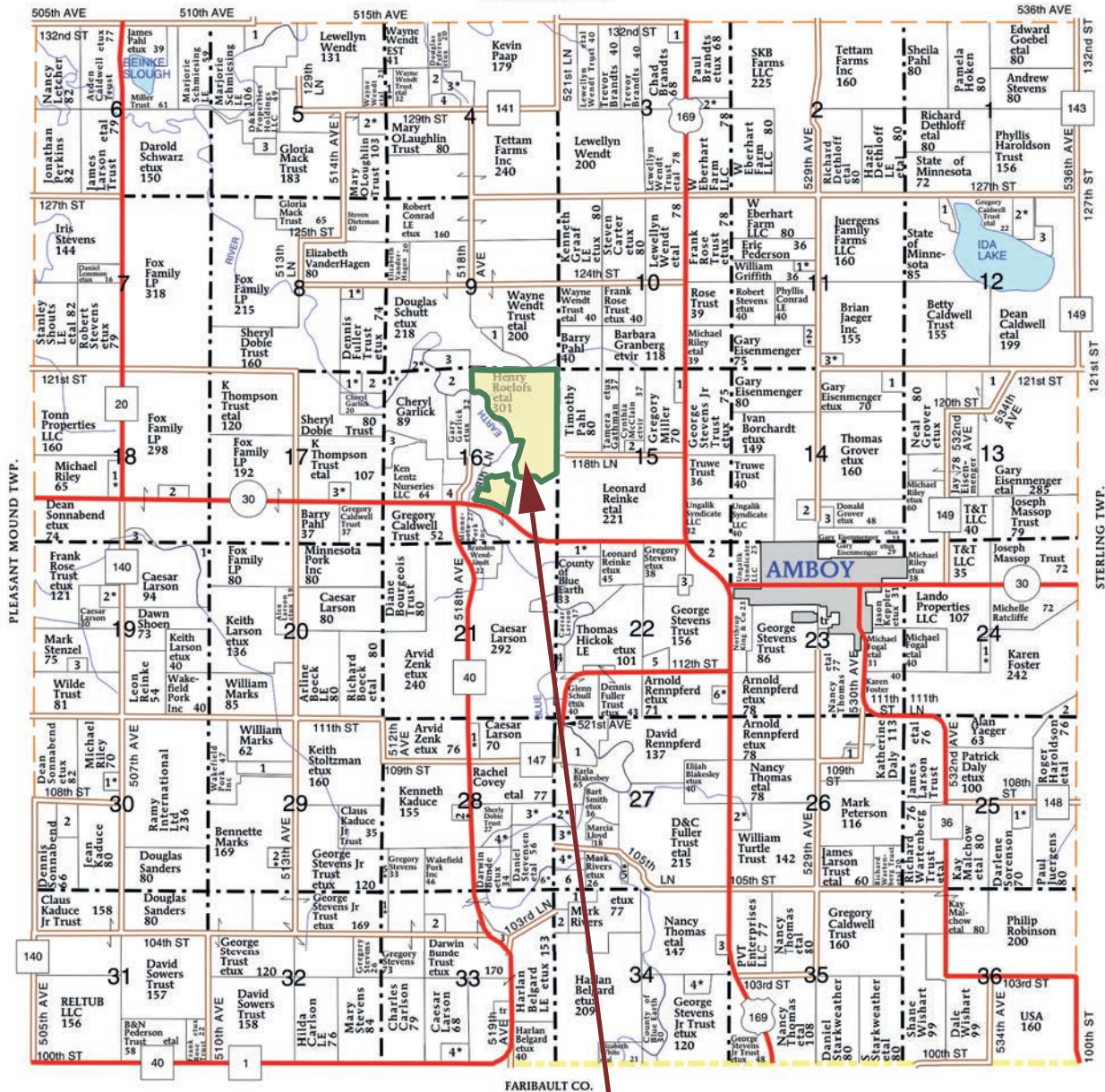
# Shelby Township

## Blue Earth County | T105N-R28W

T-105-N

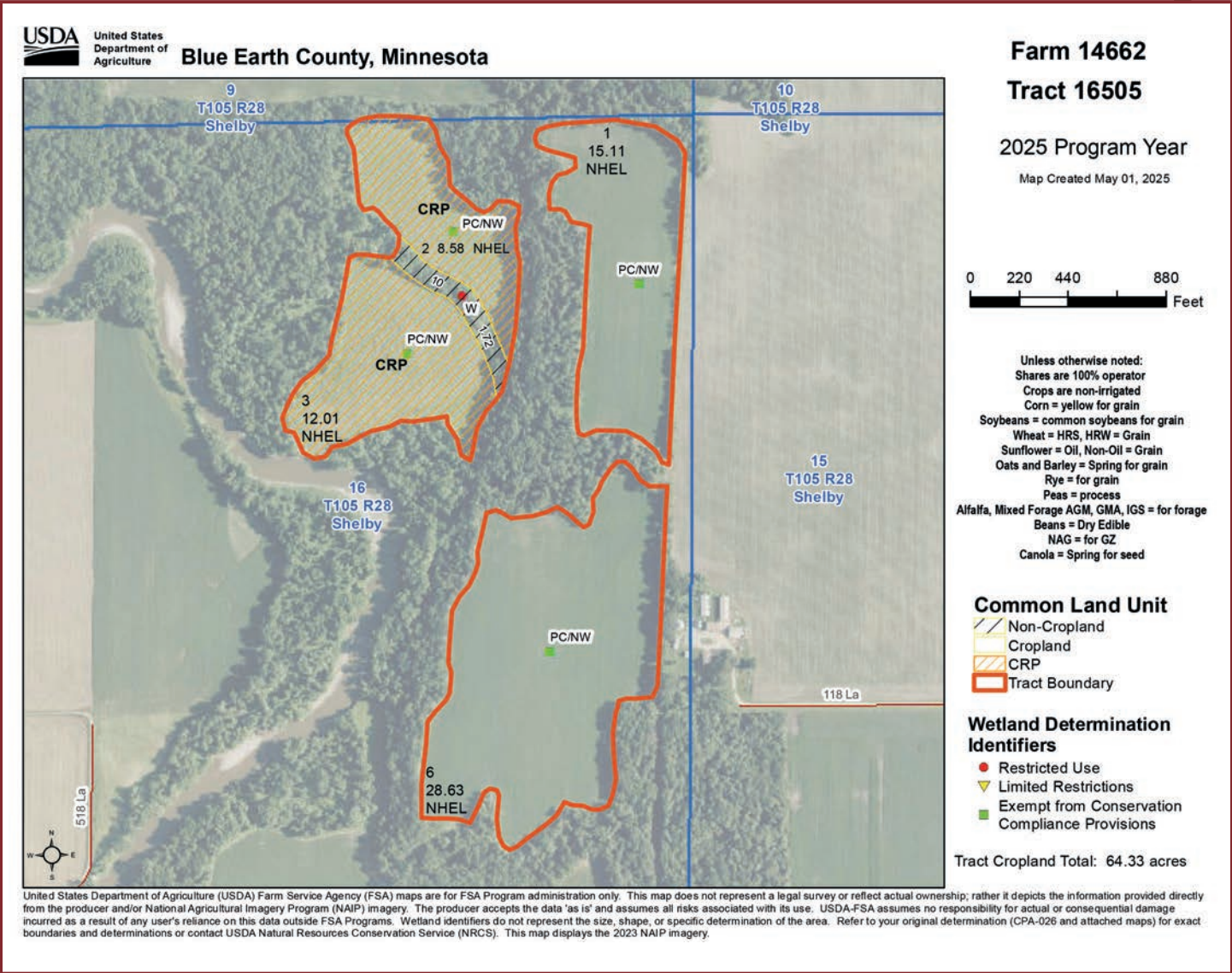
SHELBY PLAT

R-28-W



Subject Property

FSA Aerial Map  
Tract 16505





# FSA Aerial Map

## Tract 16528



United States  
Department of  
Agriculture

Blue Earth County, Minnesota



**Farm 14662**

**Tract 16528**

2025 Program Year

Map Created May 01, 2025



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

Cropland  
 Tract Boundary

### Wetland Determination Identifiers

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 19.55 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 2023 NAIP imagery.

# Property Information

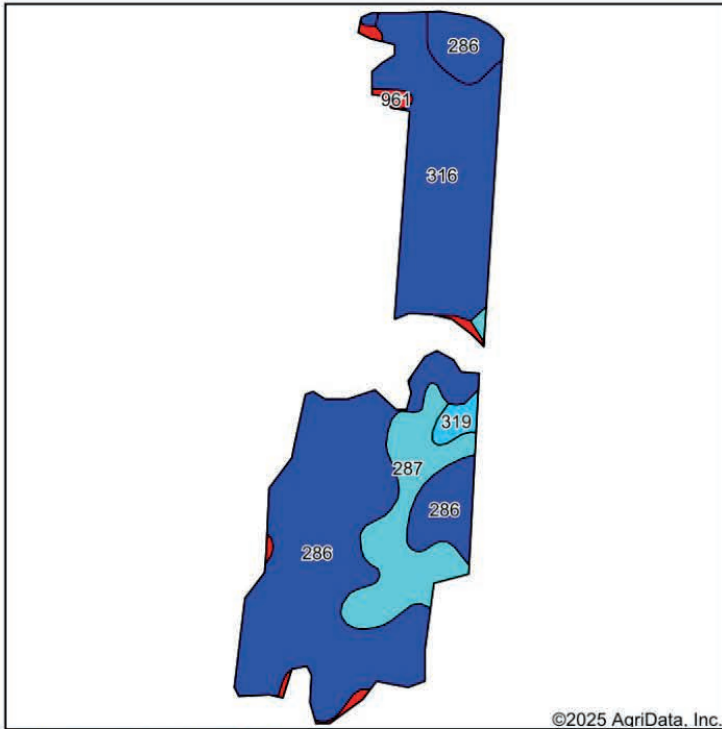
|   |   |                 |
|---|---|-----------------|
| <b>DESCRIPTION:</b>                           | See Survey for Legal, Section 16 Township 105 Range 28  |                 |
| <b>TAX ID#:</b>                               | R492216400001; R492216200002  |                 |
| <b>REAL ESTATE TAXES:</b>                     | 2025 Ag Non-Homestead Taxes   | \$4,318.00      |
|   | Special Assessment  | \$0.00          |
|   | Total Estimated Tax & Specials  | \$4,318.00      |
| <b>FSA INFORMATION:</b>                       | Total Acres   | 149.29± acres   |
|   | FSA Tillable Acres  | 63.29± acres    |
|   | Corn Base Acres   | 46.60± acres    |
|   | Corn PLC Yield  | 144.00± bushels |
|   | Soybean Base Acres  | 9.98± acres     |
|   | Soybean PLC Yield   | 43.00± bushels  |
| <b>LEASE/RENT INFORMATION:</b>                | Property is being farmed by Seller. Seller is willing to lease back the tillable acres currently being farmed.  |                 |
| <b>SOIL DESCRIPTION:</b>                      | Shorewood silty clay loam, Baroda silty clay loam, Minneopa fine sand, Alluvial land. See Soils Map.  |                 |
| <b>CROP PRODUCTIVITY INDEX (CPI):</b>         | FSA Tract 16505: 90.5 CPI   |                 |
|   | FSA Tract 16528: 57.9 CPI   |                 |
| <b>TOPOGRAPHY:</b>                            | Rolling   |                 |
| <b>DRAINAGE:</b>                              | Pattern tile with outlet to Blue Earth River for Tract 16505.   |                 |
|   | See tile map on page 10. Additional tile map available. Contact agent for more details.   |                 |
| <b>CRP:</b>                                   | 20.59 – CRP contracts to expire 9/30/2032.  |                 |
|   | Annual Payment: \$4,675 or \$227.04/ac  |                 |
| <b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b> | PC/NW – Prior Converted/No Wetlands, Tract contains a wetland,  |                 |
|   | NHEL – No Highly Erodible Lands   |                 |
| <b>OTHER:</b>                                 | Seller is open to sell wooded and tillable acres separately. There is an existing easement to access the land on the hilltop. The parcels have a snowmobile trail running through the property. Contact Wingert Land Services for easement details. |                 |

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

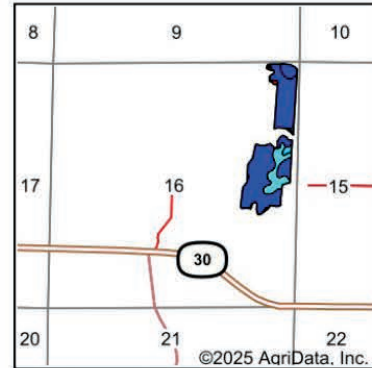
The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property “as is, where is, with All Faults” condition.

# Soils Map

## Tract 16505



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Blue Earth**  
 Location: **16-105N-28W**  
 Township: **Shelby**  
 Acres: **42.43**  
 Date: **7/1/2025**

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN013, Soil Area Version: 22

| Code             | Soil Description                                 | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage           | Non-Irr Class *c | Productivity Index | *n NCCPI Overall |
|------------------|--|-------|------------------|-----------|-------------------|-------------------------|------------------|--------------------|------------------|
| 286              | Shorewood silty clay loam, 1 to 6 percent slopes | 22.83 | 53.8%            |           | > 6.5ft.          | Moderately well drained | Ile              | 95                 | 85               |
| 316              | Baroda silty clay loam                           | 11.92 | 28.1%            |           | > 6.5ft.          | Poorly drained          | IIlw             | 95                 | 71               |
| 287              | Minnetonka silty clay loam                       | 6.19  | 14.6%            |           | > 6.5ft.          | Poorly drained          | IIlw             | 77                 | 80               |
| 961              | Storden complex, very steep                      | 0.80  | 1.9%             |           | > 6.5ft.          | Well drained            | VIIle            | 4                  | 16               |
| 319              | Barbert silt loam                                | 0.69  | 1.6%             |           | > 6.5ft.          | Very poorly drained     | IIIlw            | 86                 | 83               |
| Weighted Average |  |       |                  |           |                   |                         | 2.11             | 90.5               | *n 79            |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

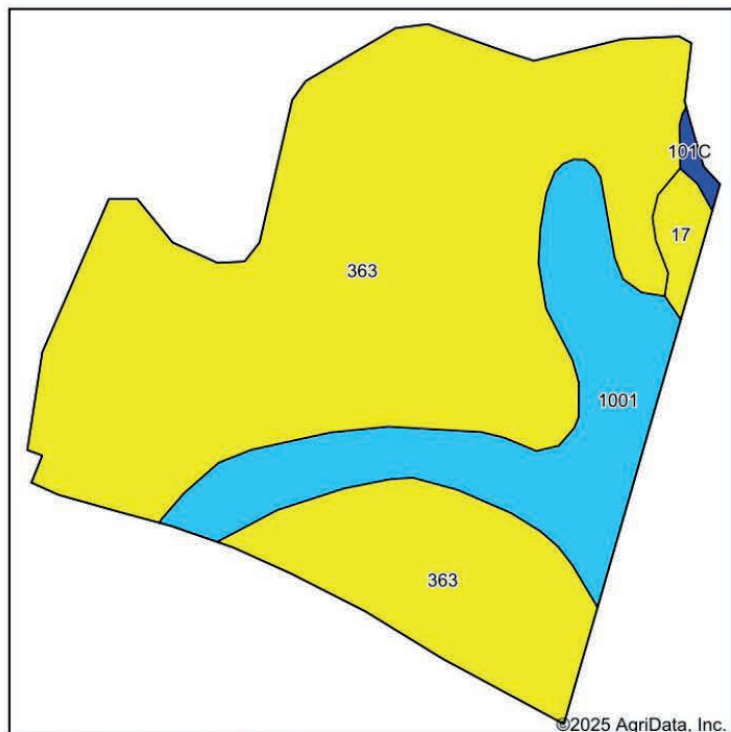
Soils data provided by USDA and NRCS.



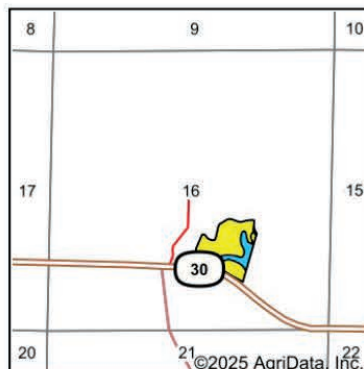
# Soils Map

## Tract 16528

**WINGERT**  
LAND SERVICES



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Blue Earth**  
Location: **16-105N-28W**  
Township: **Shelby**  
Acres: **19.54**  
Date: **7/1/2025**

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN013, Soil Area Version: 22

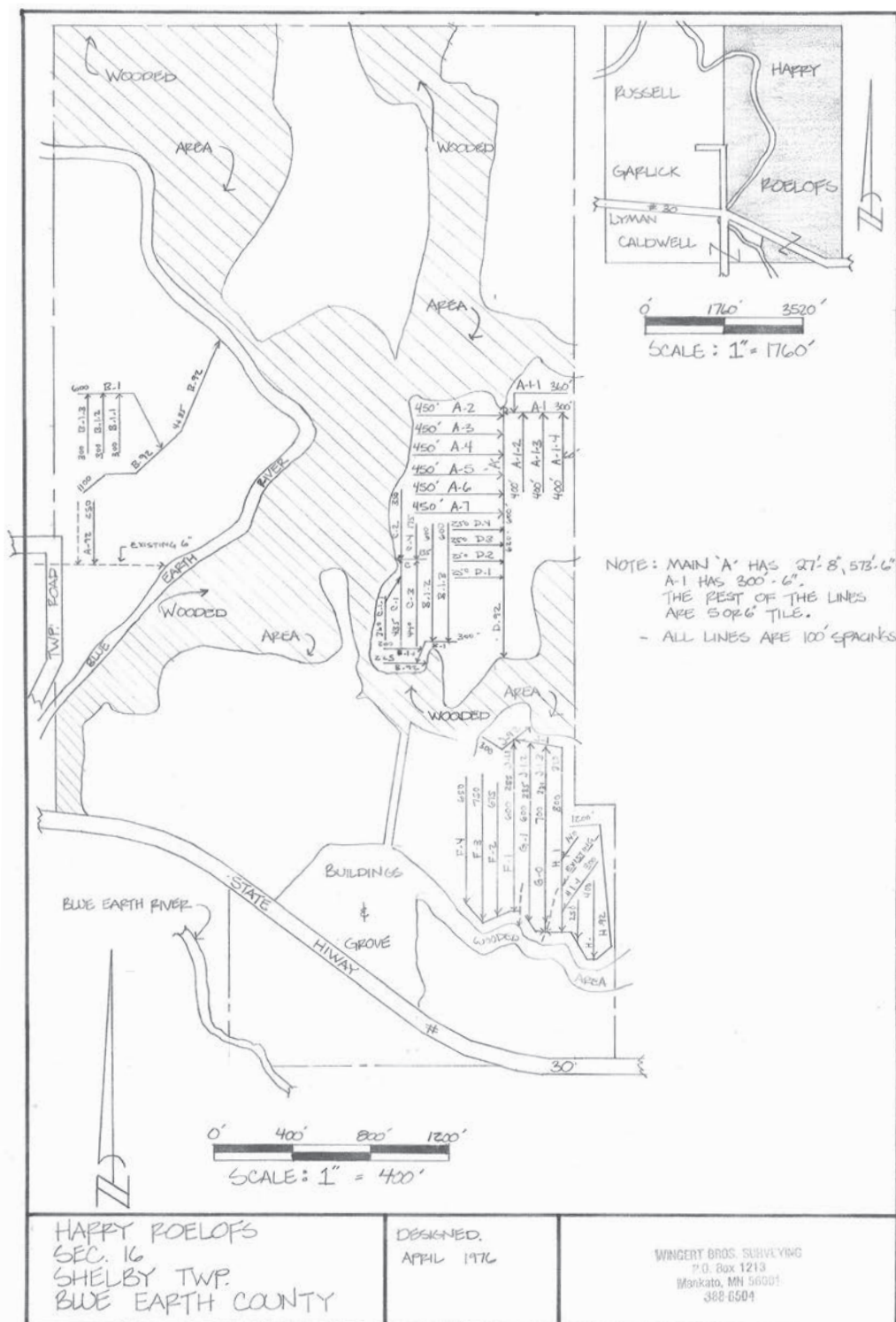
| Code             | Soil Description  | Acres | Percent of field | PI Legend | Restrictive Layer | Soil Drainage           | Non-Irr Class *c | Productivity Index | *n NCCPI Overall |
|------------------|---|-------|------------------|-----------|-------------------|-------------------------|------------------|--------------------|------------------|
| 363              | Minneopa loamy fine sand, occasionally flooded, 0 to 3 percent slopes | 15.34 | 78.6%            |           | > 6.5ft.          | Moderately well drained | IIIIs            | 51                 | 65               |
| 1001             | Alluvial land, occasionally flooded                                   | 3.76  | 19.2%            |           | > 6.5ft.          | Poorly drained          | IIW              | 86                 | 81               |
| 17               | Minneopa sandy loam, 0 to 3 percent slopes                            | 0.34  | 1.7%             |           | > 6.5ft.          | Moderately well drained | IIIIs            | 51                 | 59               |
| 101C             | Truman silt loam, 6 to 12 percent slopes                              | 0.10  | 0.5%             |           | > 6.5ft.          | Well drained            | IIIe             | 92                 | 80               |
| Weighted Average |   |       |                  |           |                   |                         | 2.81             | 57.9               | *n 68.1          |

\*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.

# Tile Map



This map has been scaled to fit the page and is not shown at true scale.  
This tile map is an approximation. No guarantee is made of tile condition,  
location, size, grade, depth or existence of the tile.



Low Elevation High

Source: USGS 10 meter dem  
Interval(ft): 1  
Min: 968.5  
Max: 1,041.1  
Range: 72.6  
Average: 1,008.1  
Standard Deviation: 24.9 ft

0ft 791ft 1582ft

N  
W E  
S  
6/9/2025

16-105N-28W  
Blue Earth County  
Minnesota

Boundary Center: 43° 53' 55.9, -94° 11' 36.67

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



# Property Images

SE Corner Looking NW



NW Corner Looking SE







NE Corner Looking SW



SW Corner Looking NE

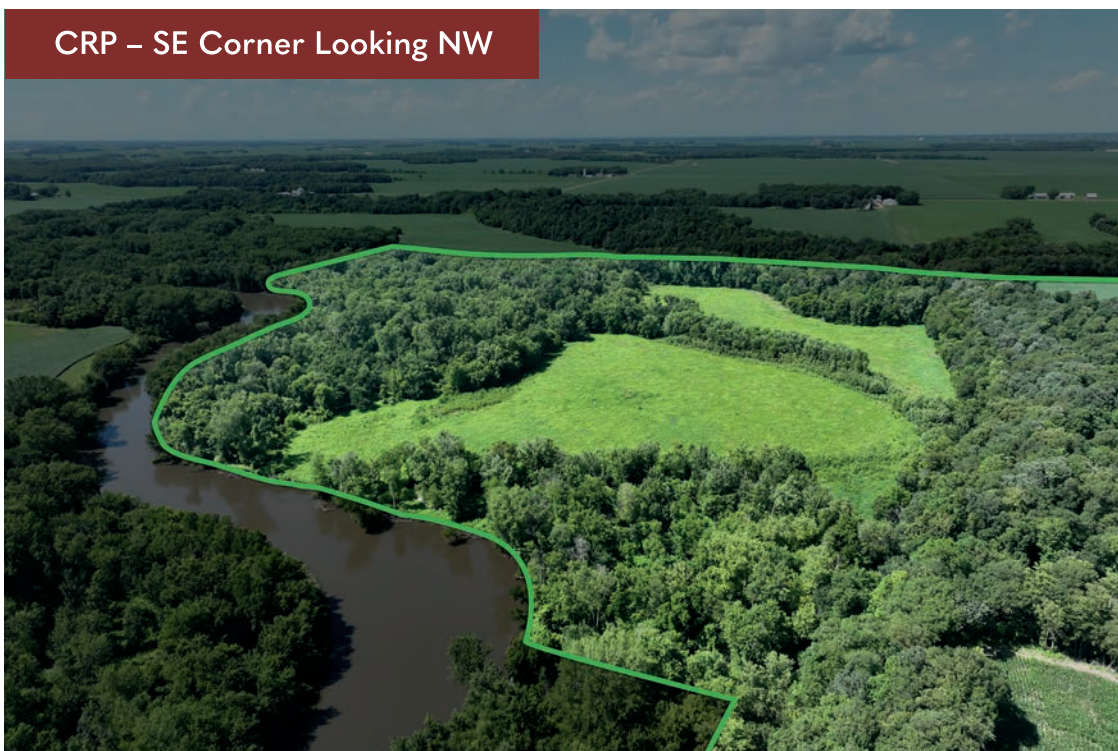




CRP – SW Corner Looking NE



CRP – SE Corner Looking NW







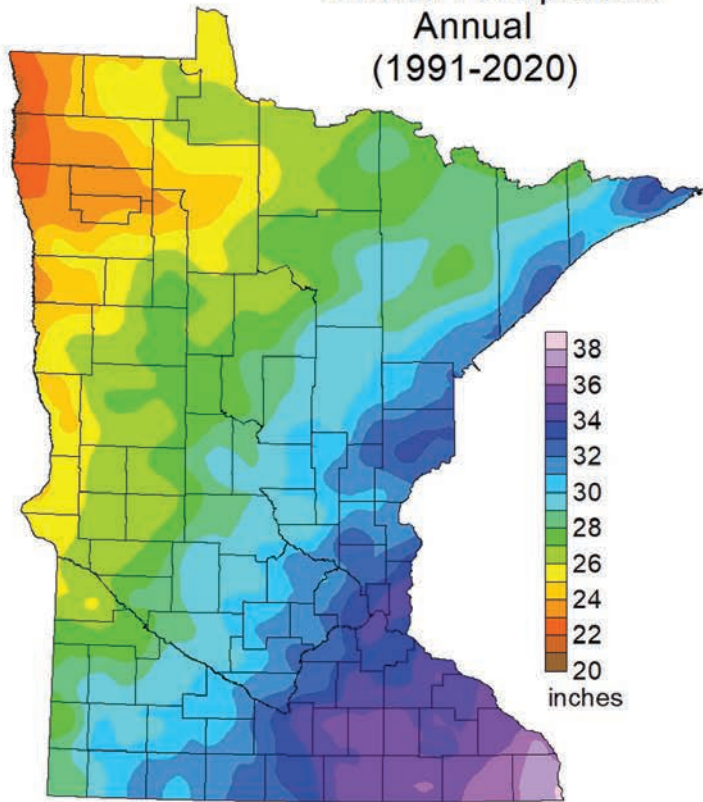
S Looking N



River Farm – NW Corner Looking SE

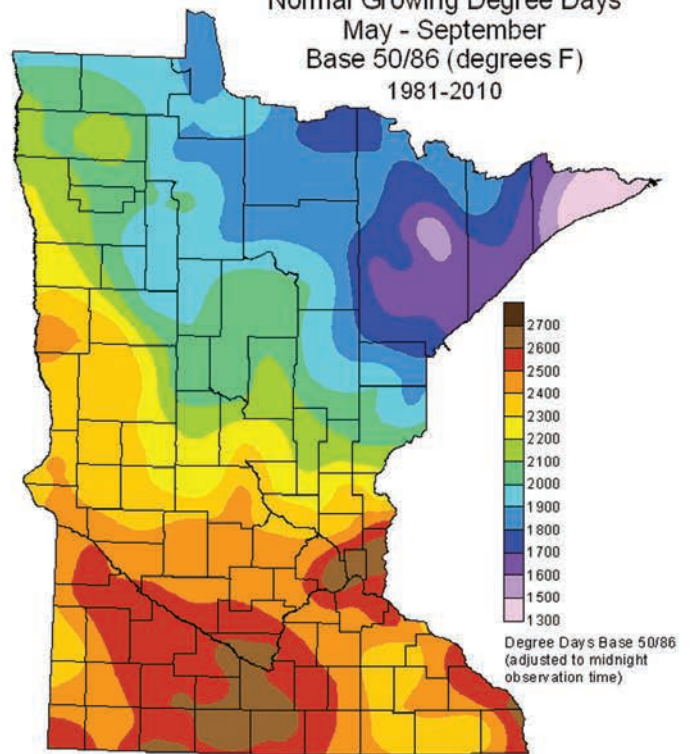


# Normal Precipitation Annual (1991-2020)



DNR State Climatology Office, April 16, 2021

# Normal Growing Degree Days May - September Base 50/86 (degrees F) 1981-2010



State Climatology Office - MNDNR

## Thank you.

Thank you for allowing us the opportunity to present this property to you. We hope the information provided was thorough and that the property captured your attention.

If this property doesn't align with your needs, please let us know—we're committed to finding a perfect match for your requirements. Additionally, if this property isn't a fit for you, we'd greatly appreciate it if you could share this package with a friend or colleague who might find it of interest.

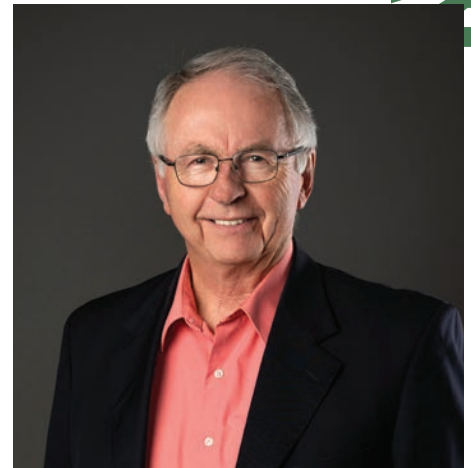
We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



**Chuck Wingert, ALC**  
Licensed Broker  
charles@wingertlandservices.com  
507.381.9790



**Geoff Mead, ALC**  
Licensed Broker  
geoff@wingertlandservices.com  
507.317.6266



**Rick Hauge, ALC**  
Licensed Broker and Appraiser  
rick@wingertlandservices.com  
507.829.5227





507.248.5263 | [wingertlandservices.com](http://wingertlandservices.com)