

LAND FOR SALE



**160.44± ACRES**

**Adrianna Evers**

**Recreational Property**

Cambria Township, Blue Earth County, Minnesota



**FOR SALE**

**\$361,000**

FOR ADDITIONAL INFORMATION CONTACT:

**Chuck Wingert, ALC, Licensed Broker**

AUCTIONEER #07-24-12

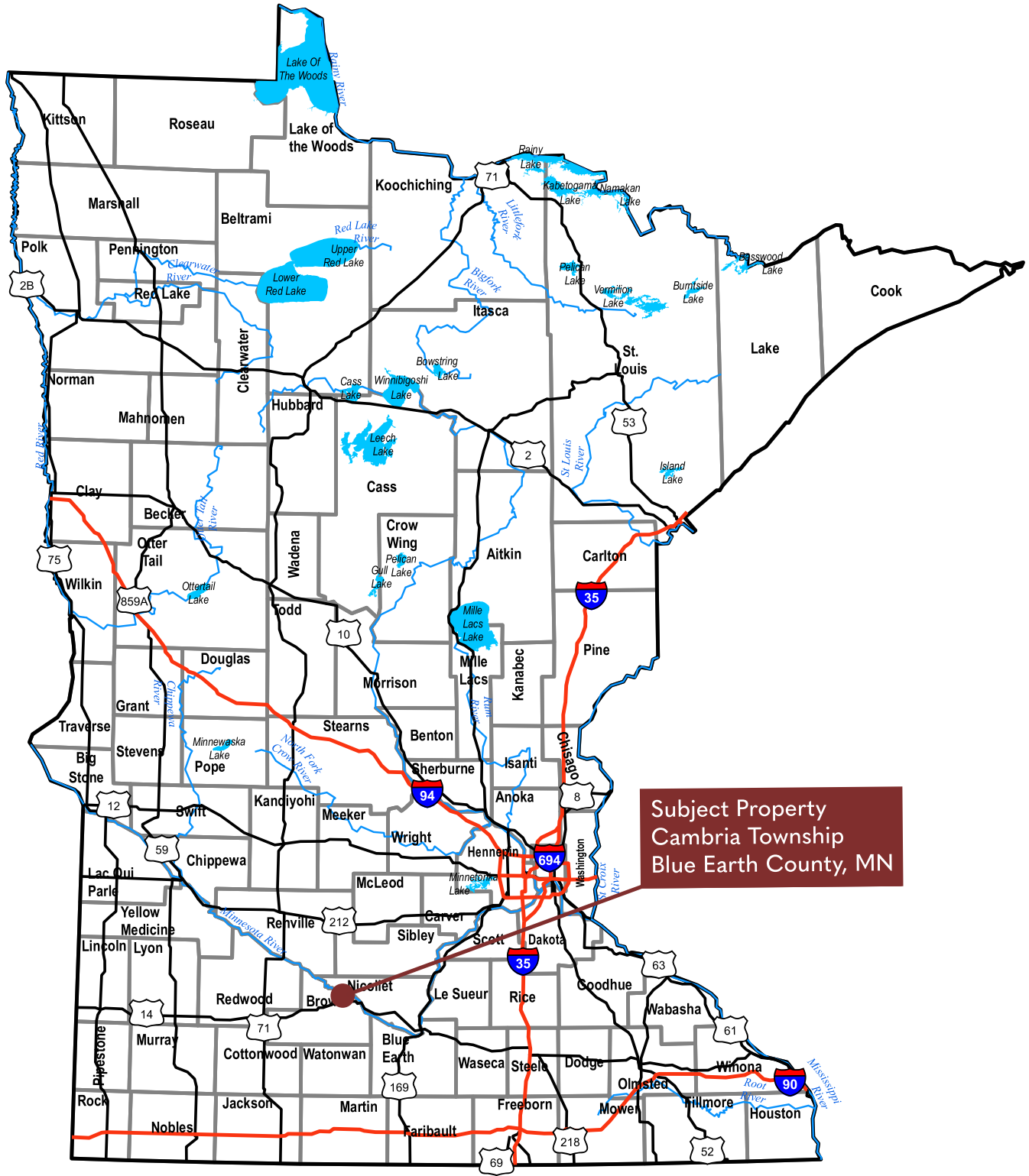
[charles@wingertlandservices.com](mailto:charles@wingertlandservices.com)

C: 507.381.9790

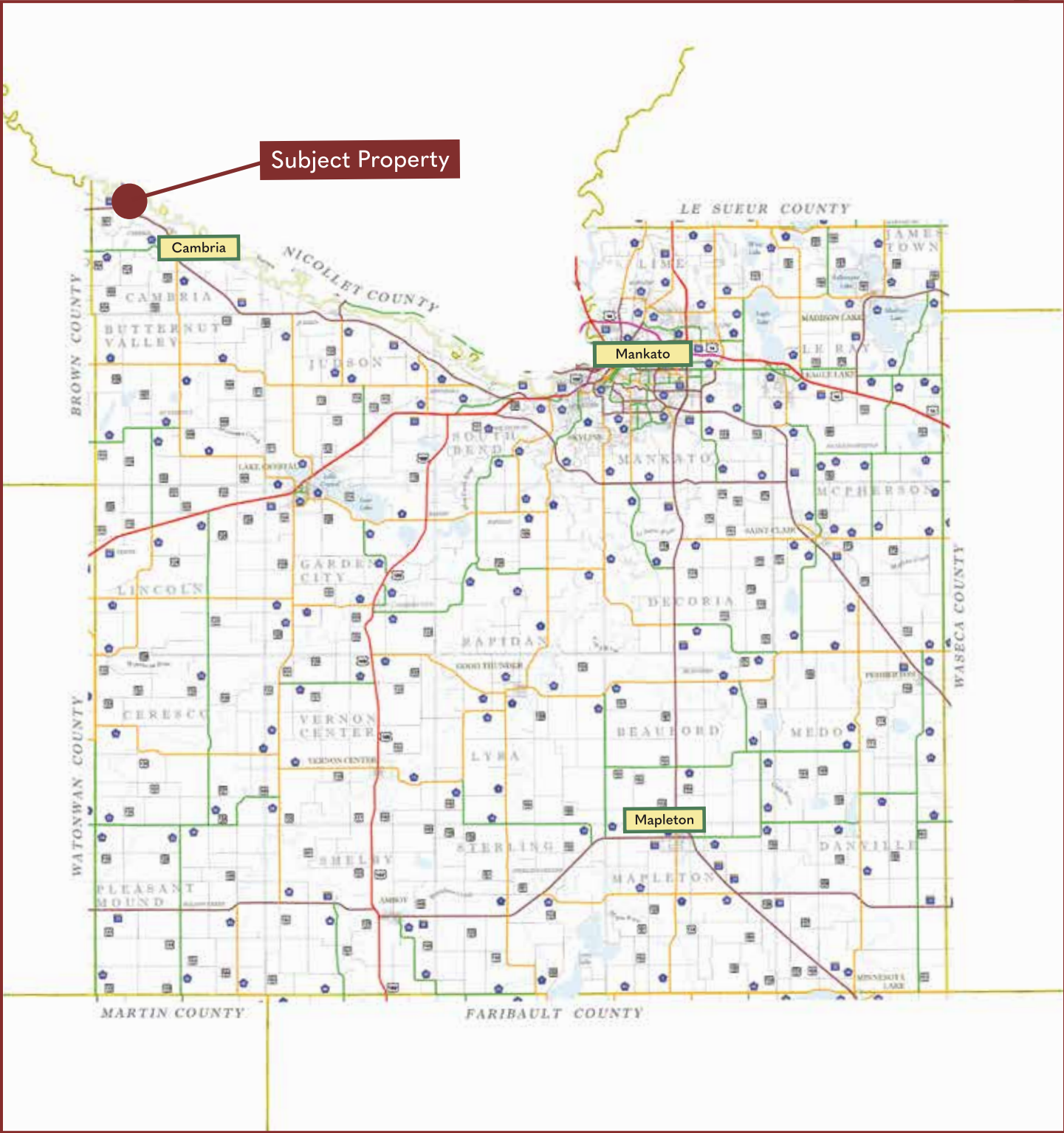
O: 507.248.5263

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





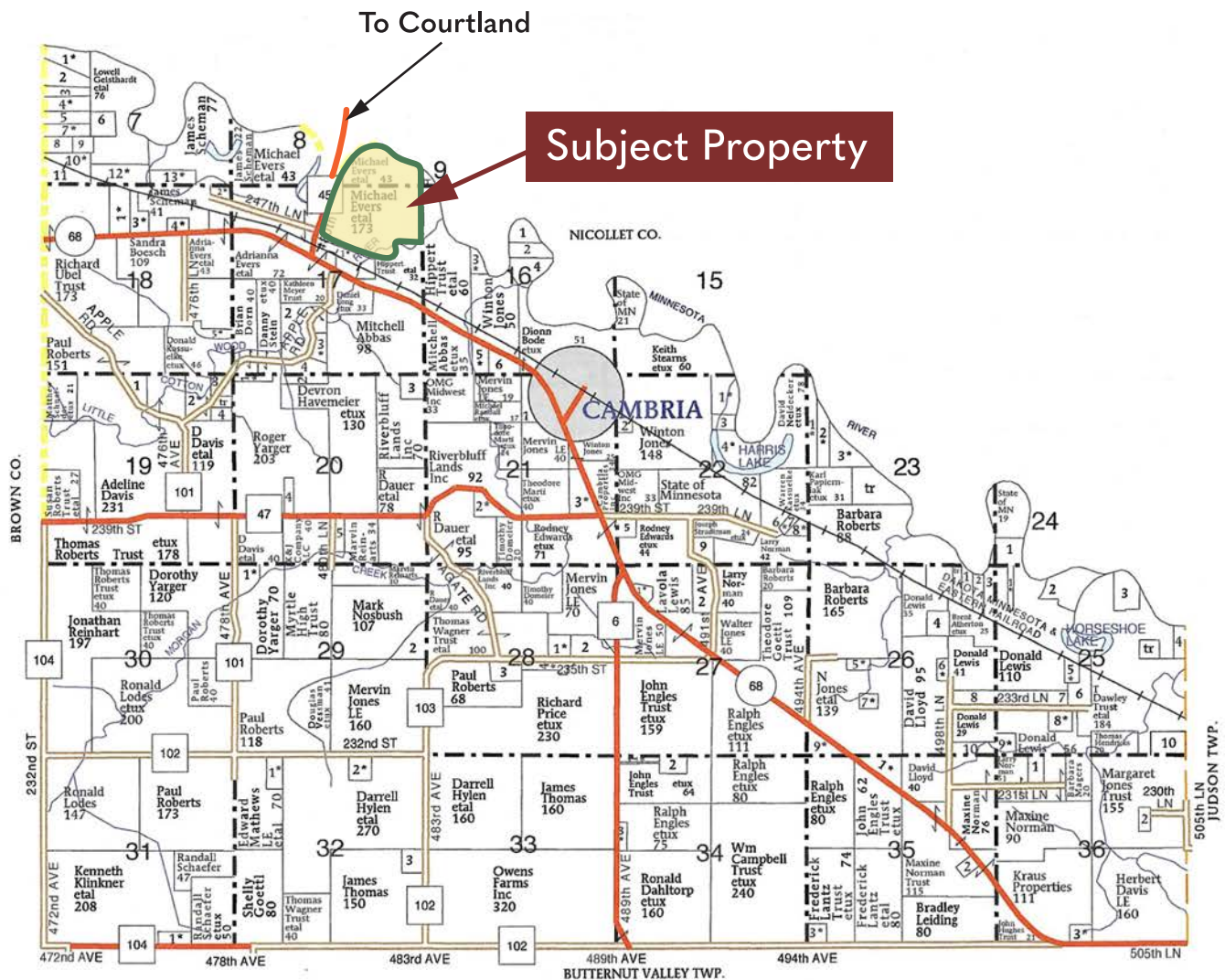
# Blue Earth County Minnesota





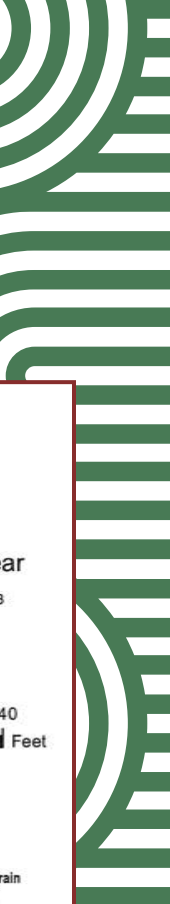
# Cambria Township

## Blue Earth County | T109N-R29W



# FSA Aerial Map

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United States  
Department of  
Agriculture

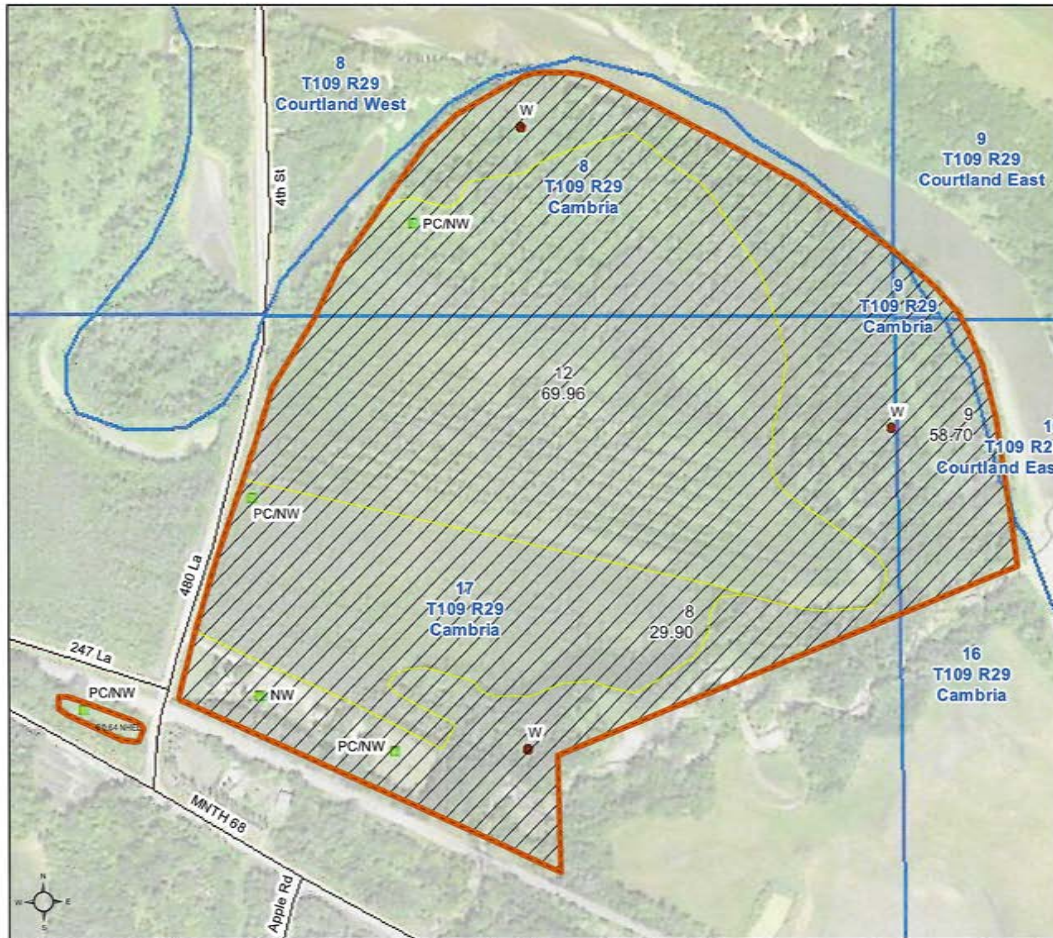
Blue Earth County, Minnesota

**Farm 10475**

**Tract 14047**

**2023 Program Year**

Map Created April 24, 2023



0 235 470 940  
Feet

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.

# Property Information

<b>PROPERTY CHARACTERISTICS:</b>	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.	
<b>DESCRIPTION:</b>	117.80a in NE1/4 Section 17 T109N-R29W 42.74a in Govt Lot 7 and meandered riverbed adj Section 8 T109N-R29W	
<b>TAX ID#:</b>	R32.01.17.200.013 – 117.80 acres; County EMV = \$277,700.00 R32.01.08.400.005 – 42.74 acres; County EMV = \$59,300.00	
<b>REAL ESTATE CLASSIFICATION:</b>	Both parcels are classified as 2A-Agricultural Non-Homestead and 2B-Rural Vacant Land/Non-Productive, Non-Homestead.	
<b>REAL ESTATE TAXES:</b>	R32.01.17.200.013	\$1,256.00
	R32.01.08.400.005	\$278.00
	Total Estimated Tax	\$1,534.00
<b>SWCD INFORMATION:</b>	The northerly 65 acres of former tillable were enrolled in the Reinvestment in Minnesota (RIM) Perpetual Easement with the State of Minnesota, Board of Water and Soil Resources in 1998.  The southerly 31.9 acres of former were enrolled in the Reinvestment in Minnesota (RIM) Perpetual Easement with the State of Minnesota, Board of Water and Soil Resources in 2001. RIM document will be provided upon request.	
<b>SOIL DESCRIPTION:</b>	Le Sueur loam, one to three percent slopes, Dorchester loam, occasionally flooded, Lomax loam, one to three percent slopes, Oshawa silt loam, Alluvial land, gently sloping, Chaska loam. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	61.5 CPI	
<b>TOPOGRAPHY:</b>	Level to slightly rolling.	

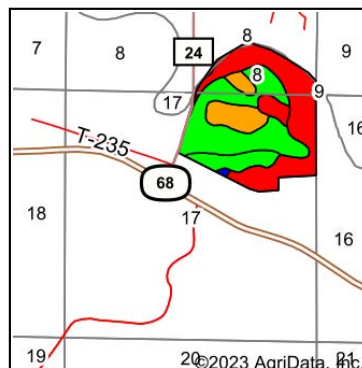
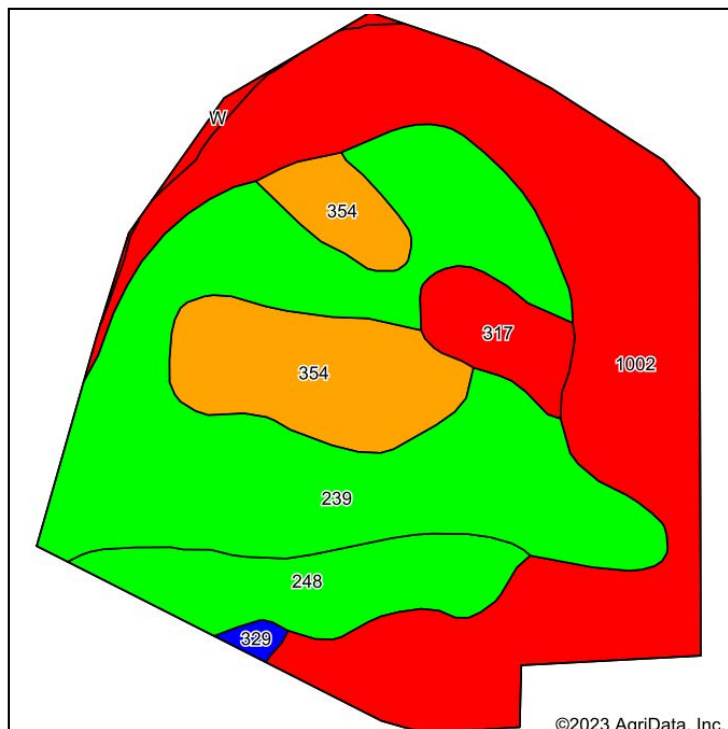
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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

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State: **Minnesota**  
County: **Blue Earth**  
Location: **17-109N-29W**  
Township: **Cambria**  
Acres: **154.36**  
Date: **11/8/2023**

Maps Provided By:



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%		I	98	75	75	59	52
317	Oshawa silt loam	5.91	3.8%		VIw	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.

# Property Images







NE Corner Looking SW



Photo taken August 1, 2025

W Side Looking E



Photo taken August 1, 2025



Little Cottonwood River Running Through Property – Looking S



Photo taken August 1, 2025





## 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.

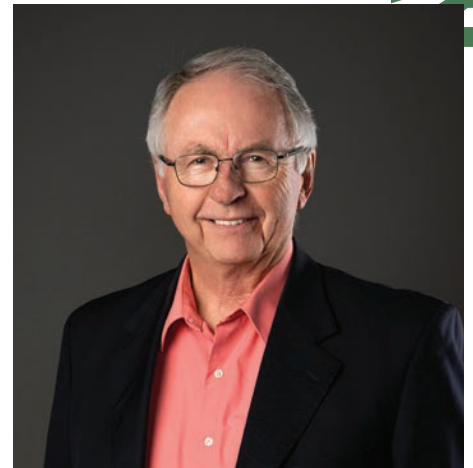
We're here to assist you every step of the way. Please don't hesitate to reach out with any questions or further needs.



**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



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