

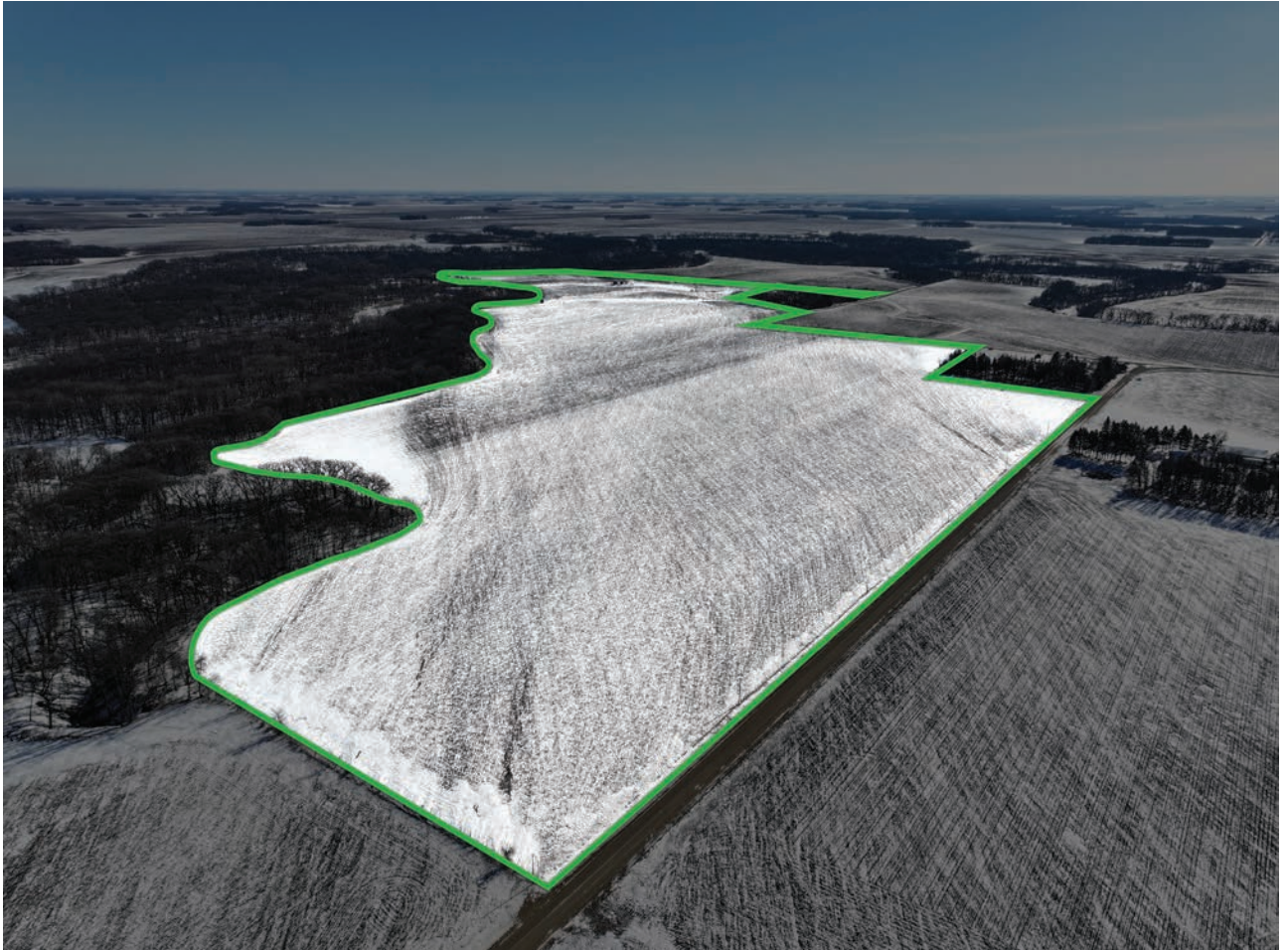
FARMLAND FOR SALE



159.49± ACRES

Rita Cornish Farm

Vernon Center Township, Blue Earth County, Minnesota



FOR SALE
\$1,600,000



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

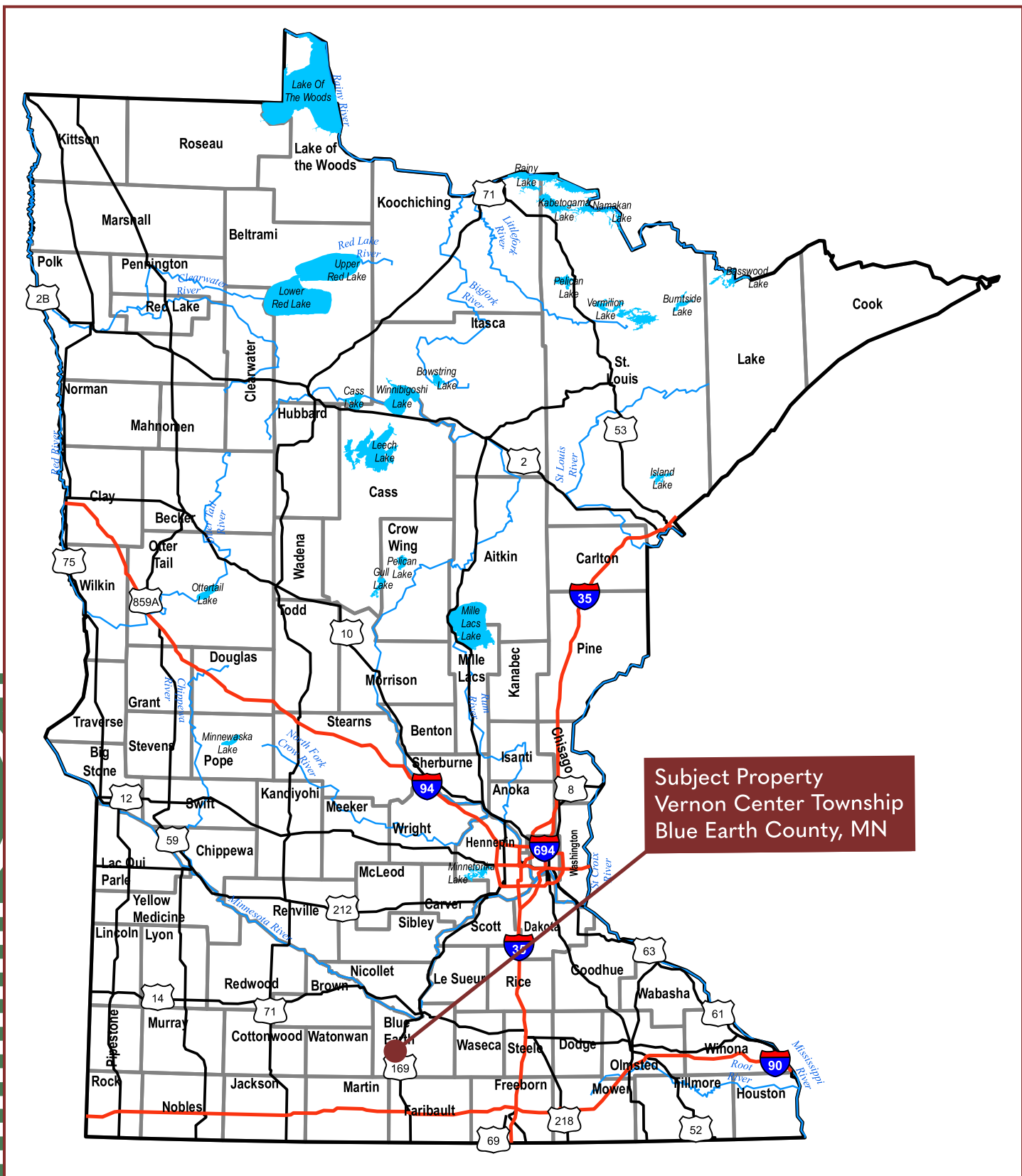
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

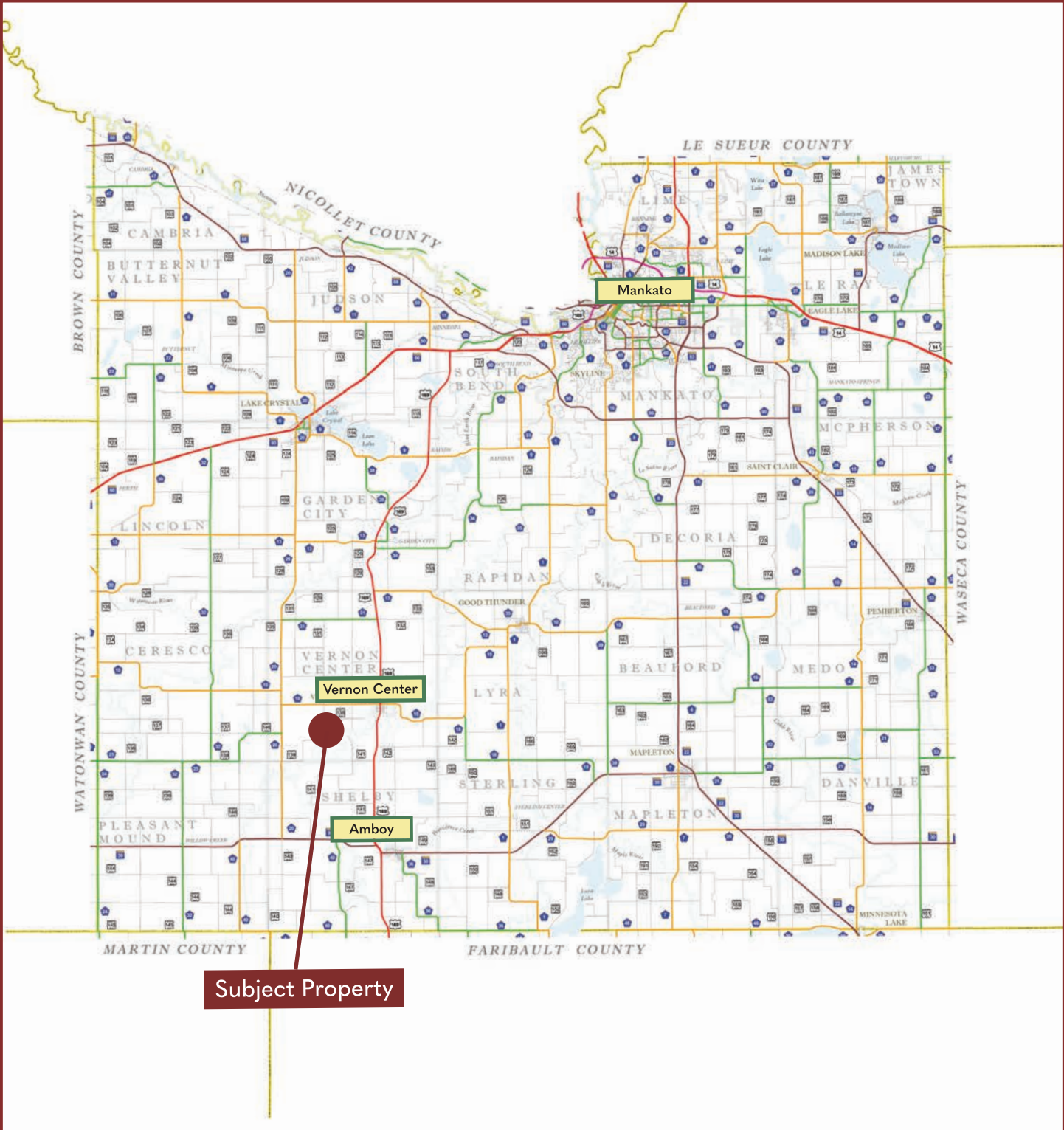
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Subject Property
 Vernon Center Township
 Blue Earth County, MN

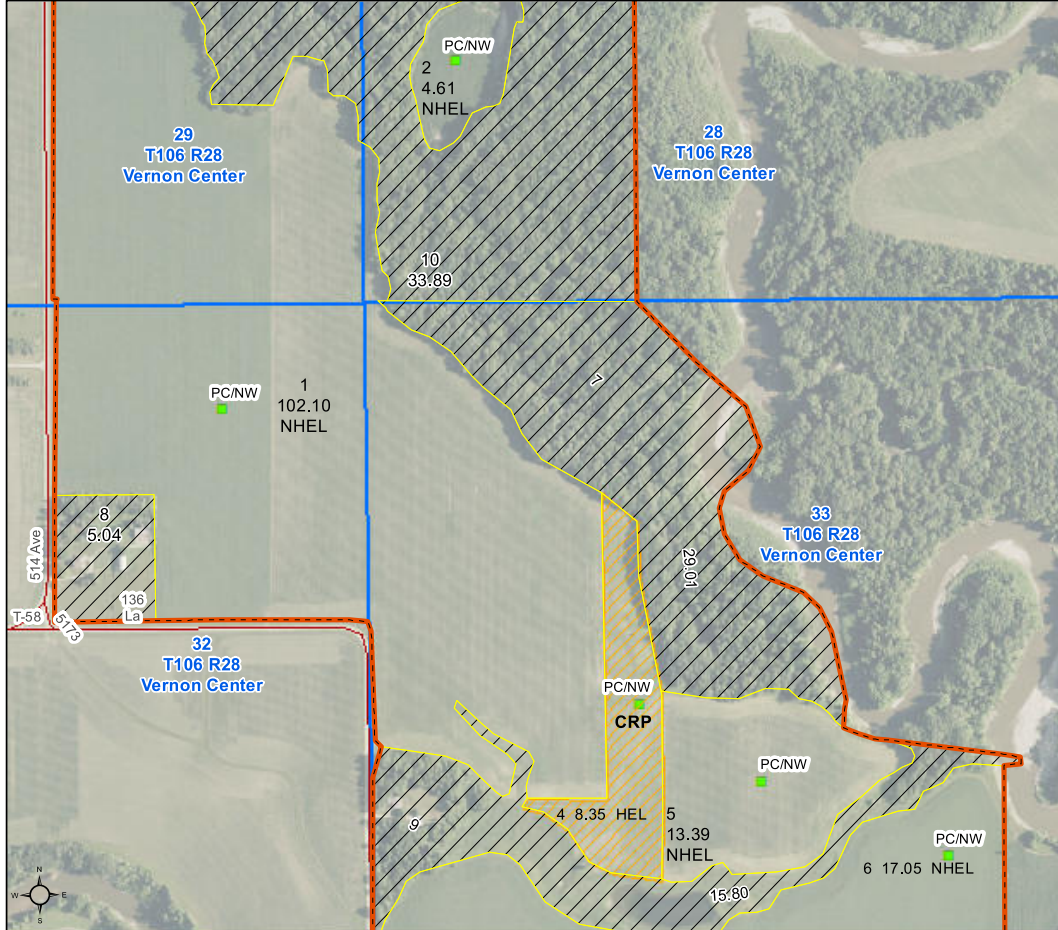
Blue Earth County Minnesota



FSA Aerial Map



Blue Earth County, Minnesota

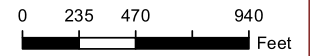


Farm 2082

Tract 4860

2026 Program Year

Map Created September 29, 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

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 145.50 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.

See Property Information page for update tillable acres.

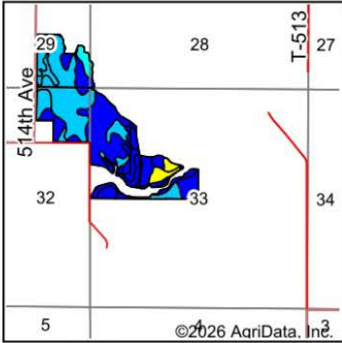
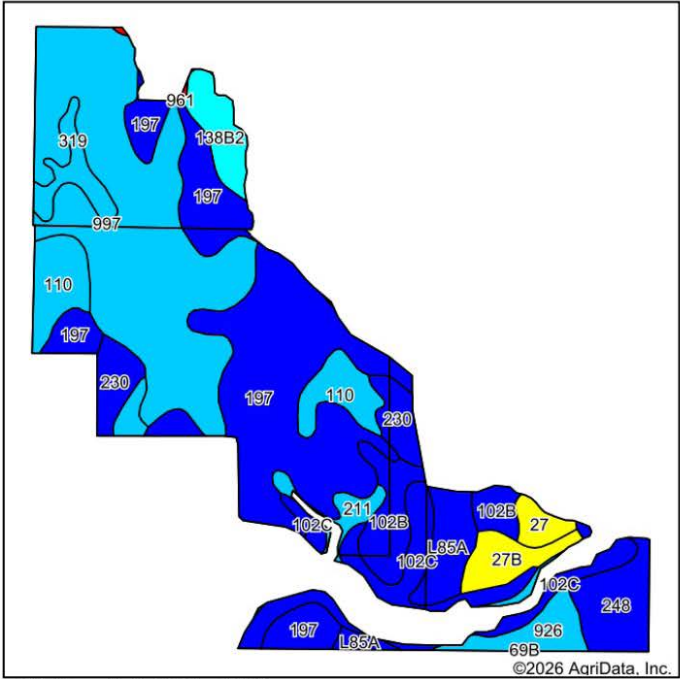
Property Information

DESCRIPTION:	See Survey; This property has been surveyed to include an owned access for the seller to maintain access to the wooded acres on the north and east of the property.	
TAX ID#:	R521729400002; R521732200001; R521733100002	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$8,872.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$8,872.00
	Taxes are based on 2026 tax estimate from Blue Earth County and subject to change.	
FSA INFORMATION:	Total Acres	159.49± acres
	FSA Tillable Acres	129.18± acres
	Corn Base Acres	66.62± acres
	Corn PLC Yield	149.00± bushels
	Soybean Base Acres	62.56± acres
	Soybean PLC Yield	44.00± bushels
	Tillable and base acres are estimate based on survey and 156-EZ and are subject to change upon FSA reconstitution.	
RENT/LEASE INFORMATION:	Farm is open to farm or lease in 2026.	
SOIL DESCRIPTION:	Marna-Barbet complex, Kingston silty-clay loam, Marna silty clay loam, Clarion loam, Lomax loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	90.6 CPI	
TOPOGRAPHY:	Level to gently rolling.	
DRAINAGE:	Private mains and laterals present with ravine and wetland outlets.	
CRP:	8.35±, Contract expires 9-30-2030, Annual Contract Payment: \$1,412.00; Rental Rate Per Acre: \$169.06/ac	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetlands NHEL - No Highly Erodible Lands HEL - Highly Erodible Lands	

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



State: **Minnesota**
 County: **Blue Earth**
 Location: **33-106N-28W**
 Township: **Vernon Center**
 Acres: **140.81**
 Date: **1/20/2026**

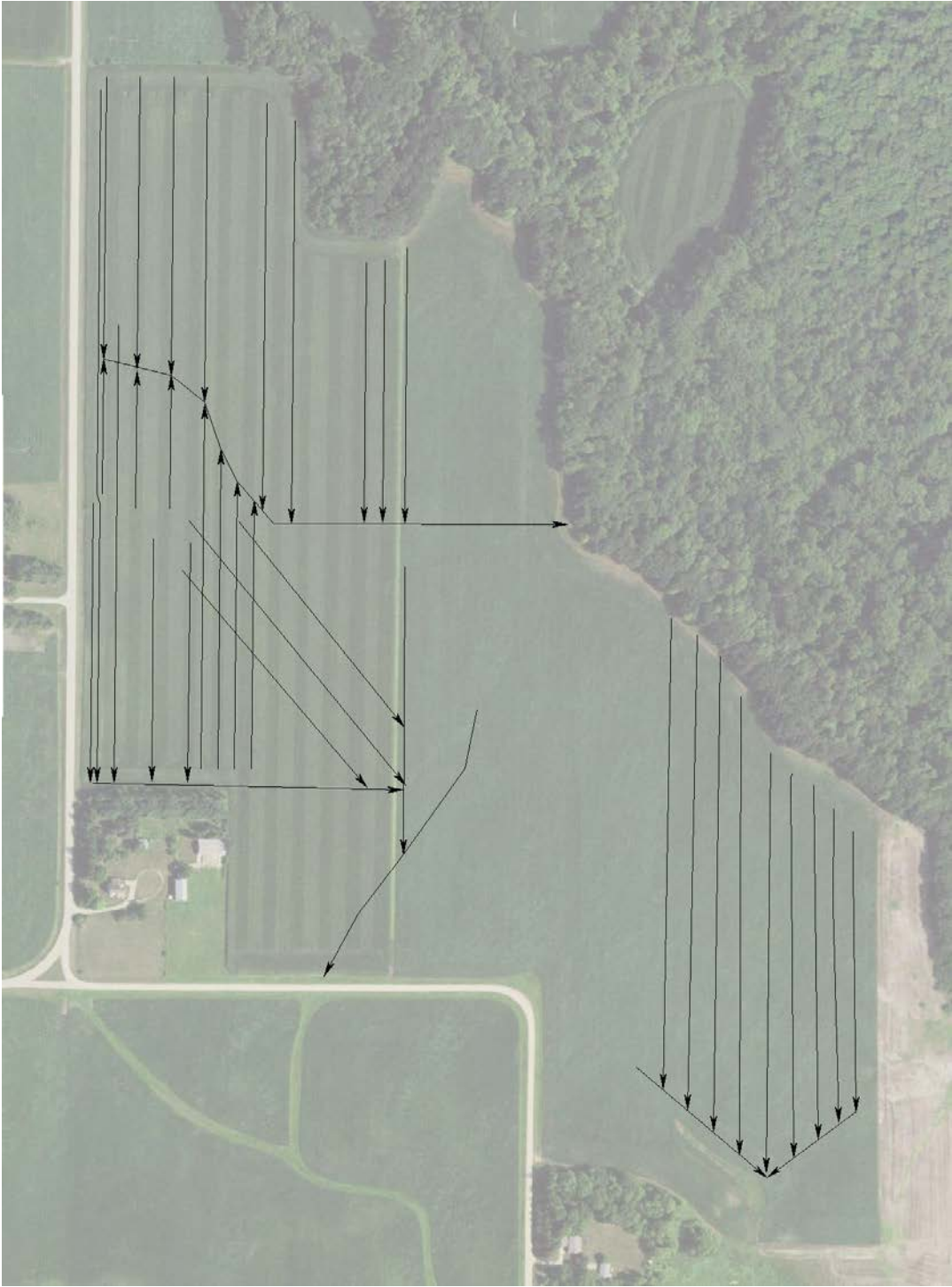


Soils data provided by USDA and NRCS.

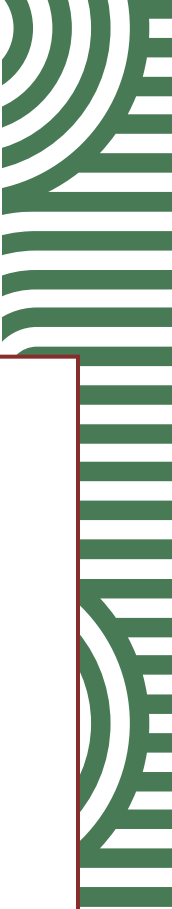
Area Symbol: MN013, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
997	Marna-Barbert complex	40.32	28.8%		> 6.5ft.	Poorly drained	llw	85	79
197	Kingston silty clay loam, 1 to 3 percent slopes	39.68	28.2%		> 6.5ft.	Somewhat poorly drained	lw	100	91
102C	Clarion loam, 6 to 10 percent slopes	10.33	7.3%		> 6.5ft.	Well drained	llle	92	79
110	Marna silty clay loam, 0 to 2 percent slopes	9.30	6.6%		> 6.5ft.	Poorly drained	llw	87	77
102B	Clarion loam, 2 to 6 percent slopes	6.45	4.6%		> 6.5ft.	Moderately well drained	lle	95	83
248	Lomax loam, 1 to 3 percent slopes	5.91	4.2%		> 6.5ft.	Well drained	l	98	75
230	Guckeen silty clay loam, 1 to 3 percent slopes	5.35	3.8%		> 6.5ft.	Somewhat poorly drained	llw	95	80
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.18	3.7%		> 6.5ft.	Somewhat poorly drained	lw	99	81
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	3.85	2.7%		> 6.5ft.	Somewhat poorly drained	lle	80	78
926	Darfur-Webster loams	3.59	2.5%		> 6.5ft.	Poorly drained	llw	86	78
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	3.53	2.5%		> 6.5ft.	Well drained	llle	60	68
319	Barbert silt loam	3.10	2.2%		> 6.5ft.	Very poorly drained	lllw	86	83
211	Lura silty clay, 0 to 1 percent slopes	2.29	1.6%		> 6.5ft.	Very poorly drained	lllw	81	59
27	Dickinson fine sandy loam, 0 to 2 percent slopes	1.75	1.2%		> 6.5ft.	Well drained	llls	60	69
961	Storden complex, very steep	0.18	0.1%		> 6.5ft.	Well drained	vllle	4	16
Weighted Average							1.79	90.6	*n 81.6

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

System Tile Map



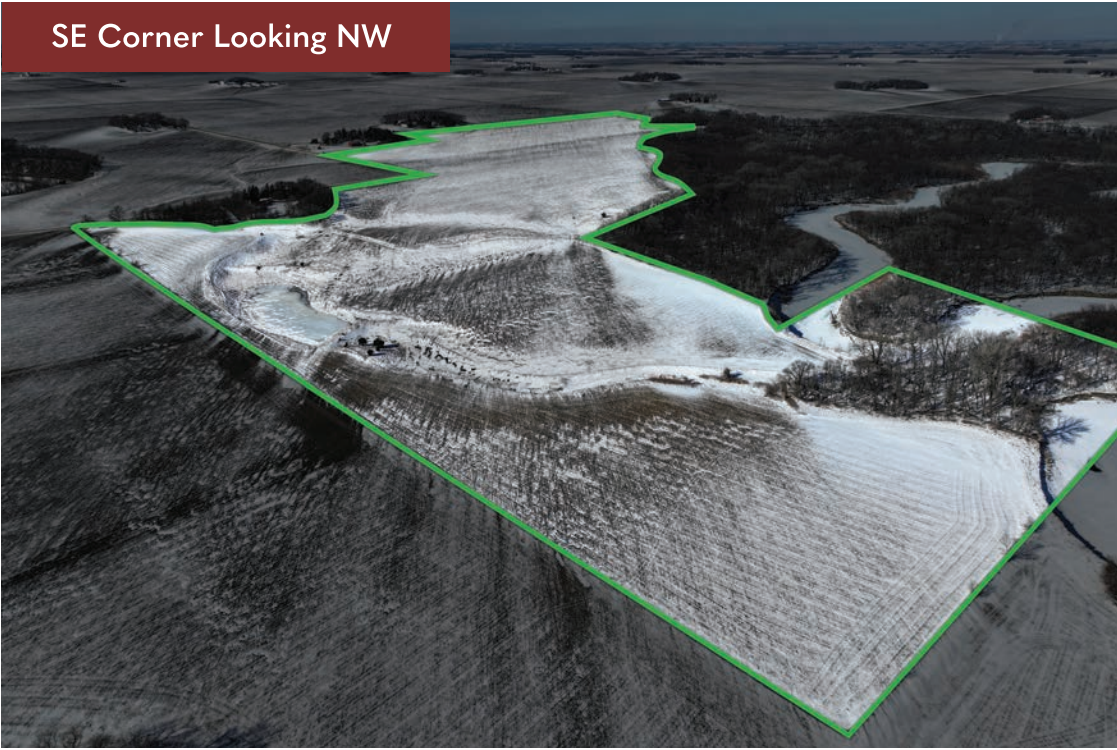
This tile map is an approximation.
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.



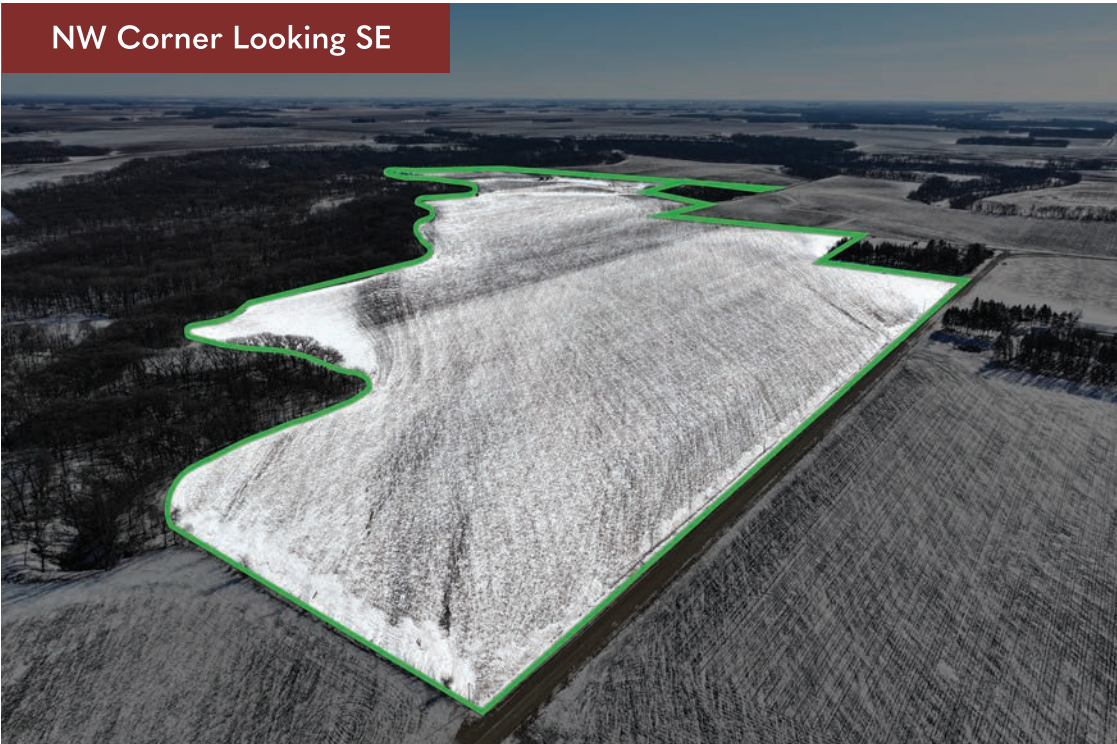
<p>(D) DEED DISTANCE (S) DENOTES DISTANCES AS SHOWN ON COUNTY SURVEYORS RECORDS (P) PLAT DISTANCE (POC) POINT OF COMMENCEMENT (POB) POINT OF BEGINNING</p> <p>NOTE: OWNERSHIP OF LAND BETWEEN DEED LINES AND EXISTING FENCE LINES AND OCCUPATION LINES IS UNCERTAIN. IT IS POSSIBLE TO GAIN OR LOSE OWNERSHIP OF LAND BY ADVERSE POSSESSION, ACQUISITION, PRACTICAL LOCATION OR BY OTHER MEANS.</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p style="text-align: center;"><i>Rita Cornish</i></p> <p>TRAVIS WARNER, L.S. 01557 DATE: 1/29/2026</p>	<p>RITA CORNISH</p> <p>FILE NO. 30643</p> <p>LOCATION: SW1/4 S 28, SE1/4 S 29, NE1/4 S 32, NW1/4 S 33, ALL IN 106-28 COORDINATE SYSTEM: BLUE EARTH COUNTY ZONE (1996 ADJ)</p> <p>MONUMENTS FOUND OR SET PREVIOUSLY MONUMENT SET 3/2" X 4" CAPPED REBAR BOUNDARY LINE SECTION/BLOCK LINE ROAD RIGHT OF WAY LINE FENCE LINE</p> <p>1" = 200' 0' 0" 200'</p> <p>SURVEYED BY: TW DRAWN BY: TW</p>	<p>15071 235-3780</p> <p>MADSEN LAND SURVEYING</p> <p>218 EAST BLUE EARTH AVENUE FAIRMONT, MINNESOTA 56033 WWW.MADSENLANDSURVEYING.COM</p> <p style="text-align: right;">PAGE 1 OF 2</p>
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Property Images

SE Corner Looking NW



NW Corner Looking SE





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.



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