

**FARMLAND FOR SALE**



**77.02± ACRES**

**Dvorak Property**

Helena Township, Scott County, Minnesota

2721 230th St W  
Jordan, MN 55352



**FOR SALE**  
**\$1,544,000**



FOR ADDITIONAL INFORMATION CONTACT:

**Geoff Mead, ALC, Licensed Broker**

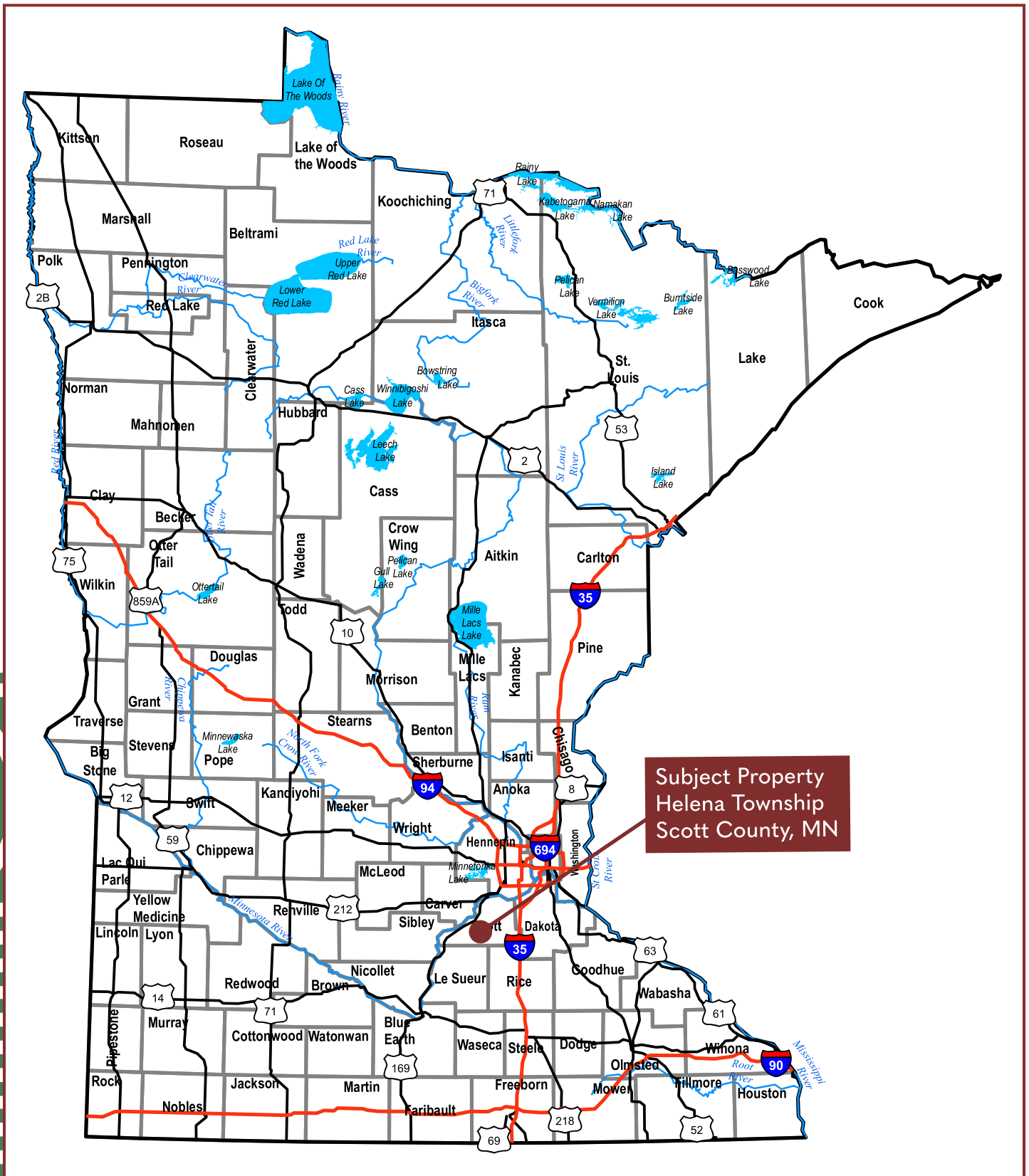
AUCTIONEER #83-50

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

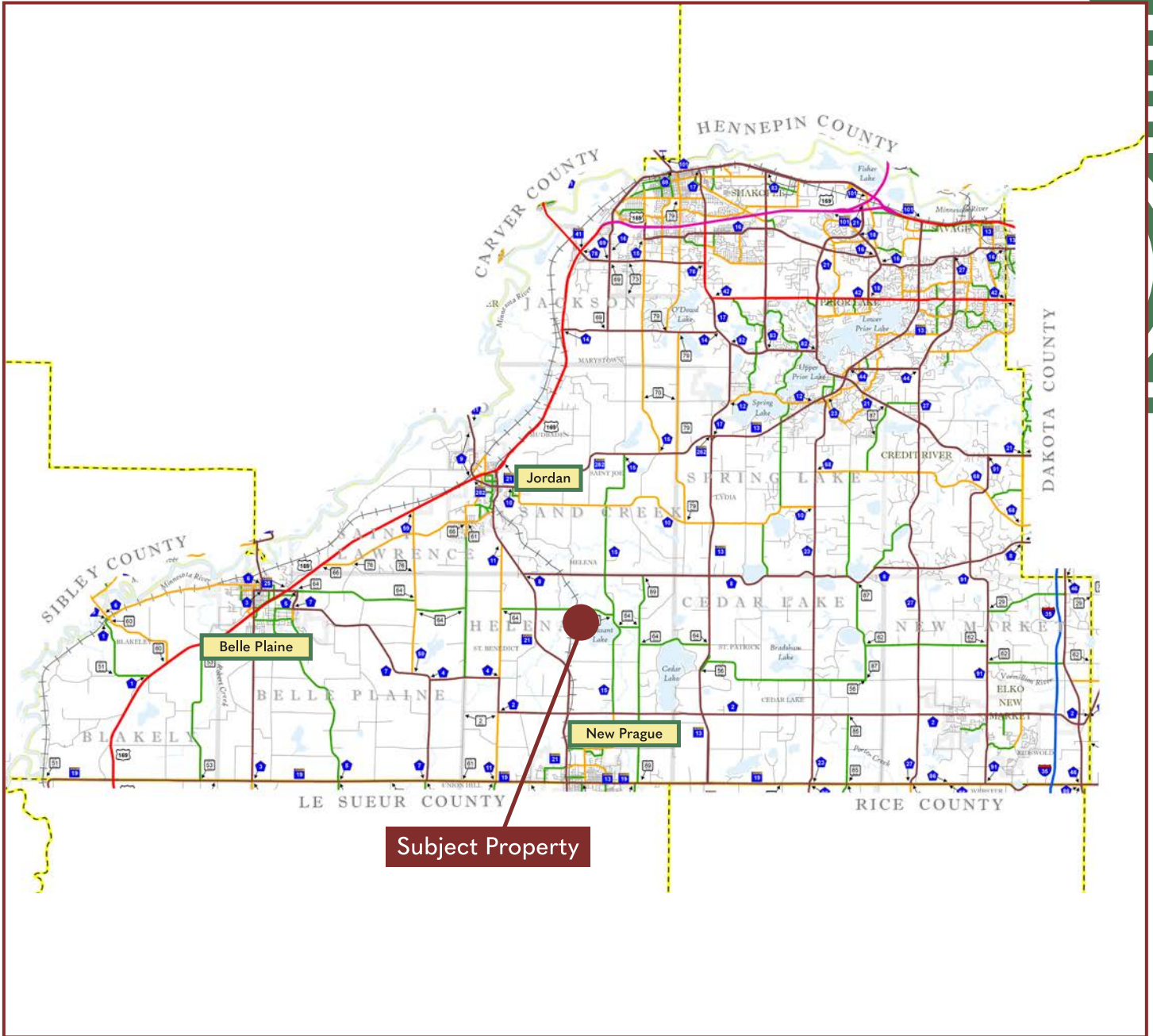
C: 507.317.6266 | O: 507.248.5263

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# Scott County Minnesota



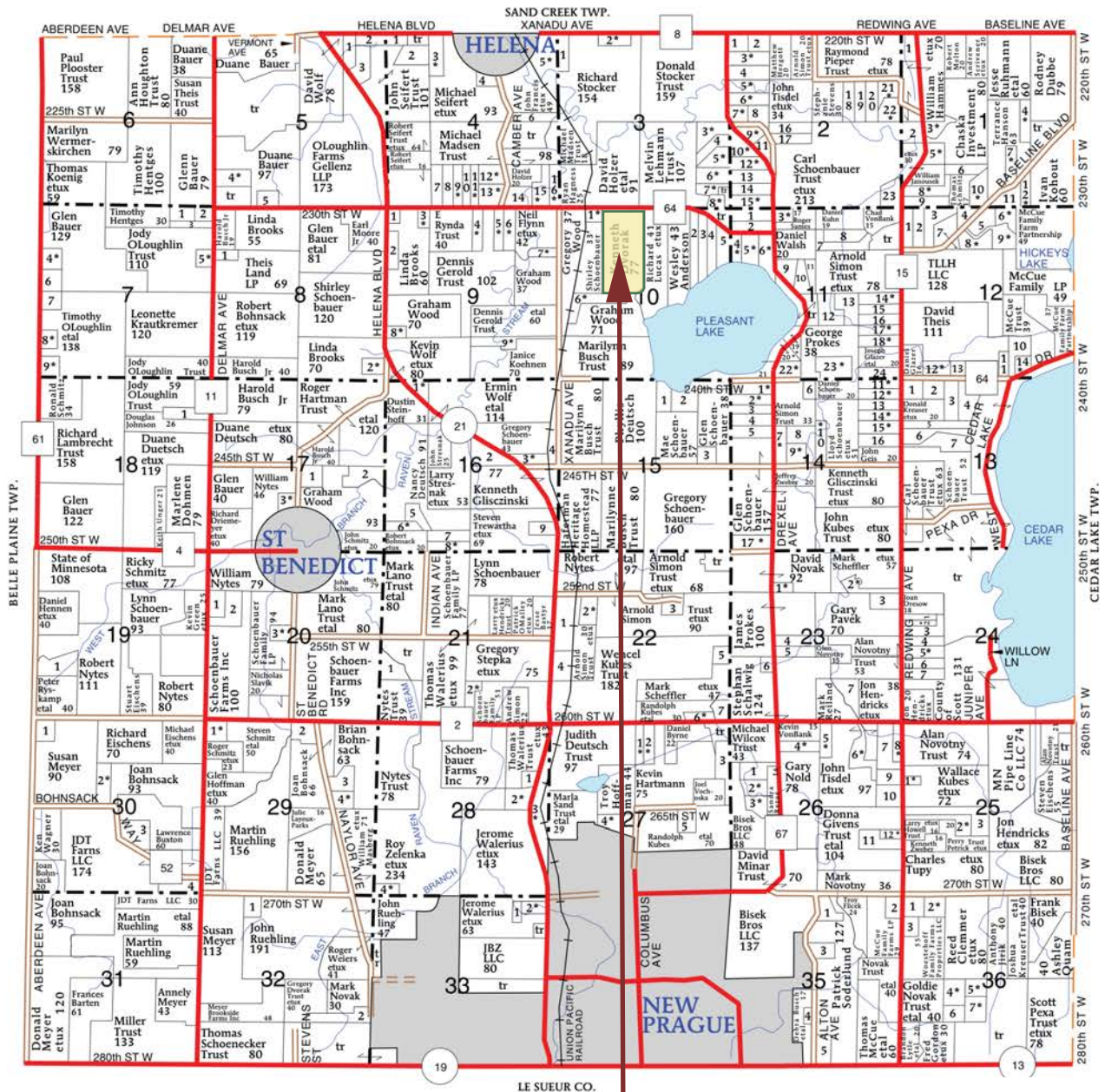
# Helena Township

## Scott County | T113N-R23W

T-113-N

HELENA PLAT

R-23-W



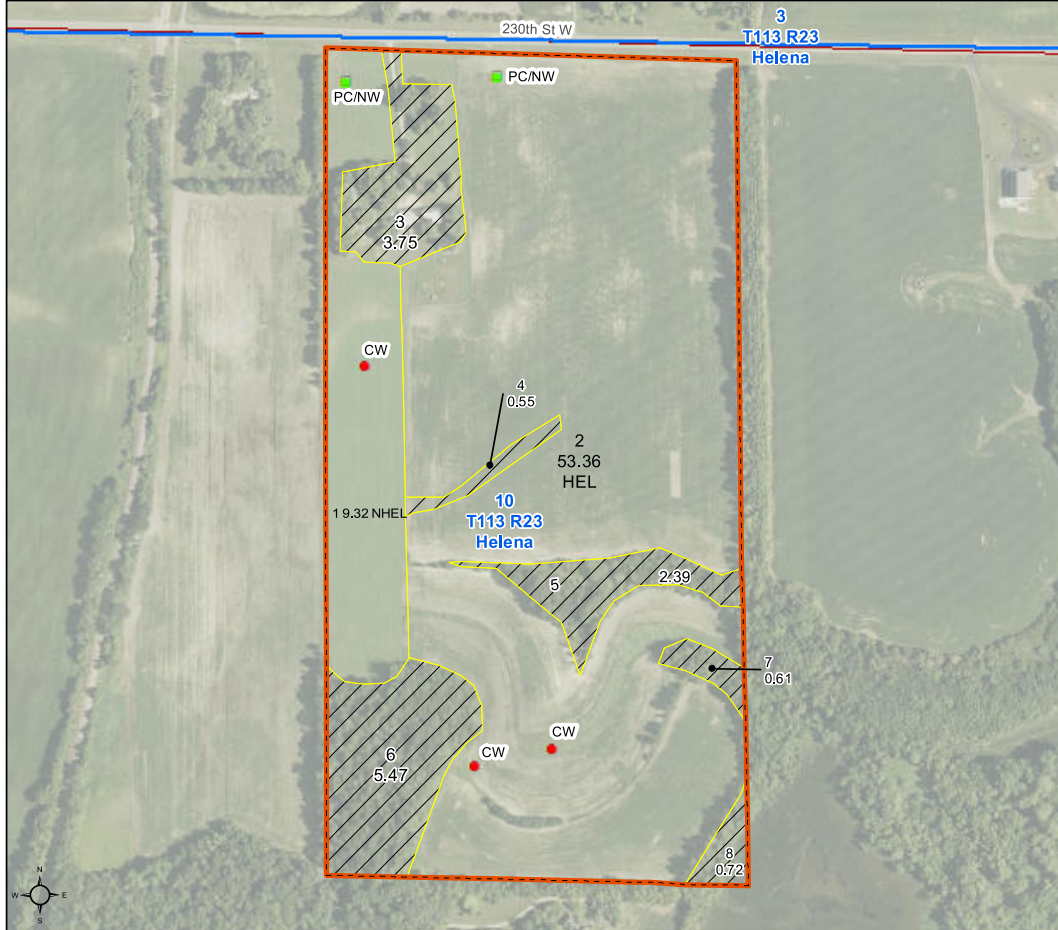
Subject Property

# FSA Aerial Map



United States  
Department of  
Agriculture

Le Sueur County, Minnesota

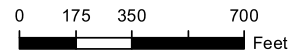


**Farm 8340**

**Tract 24570**

2025 Program Year

Map Created May 05, 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
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 62.68 acres

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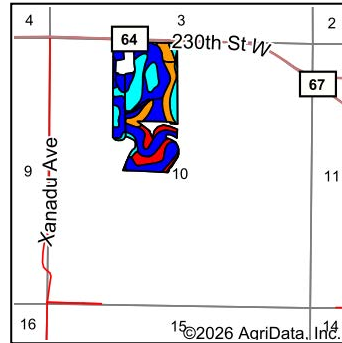
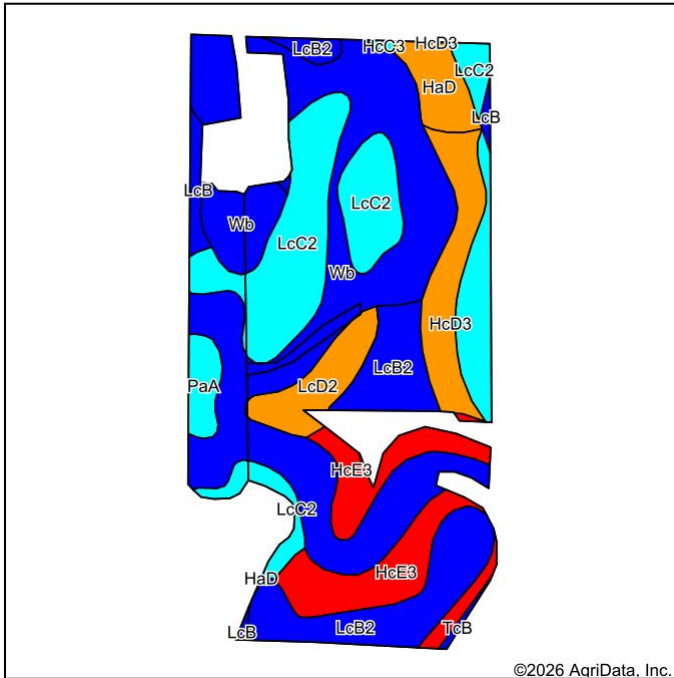
# Property Information

<b>DESCRIPTION:</b>	NE 1/4 and LOT #3 EX .5A Sec10-T113N-R23W	
<b>TAX ID#:</b>	059100050	
<b>REAL ESTATE TAXES:</b>	Estimated Homestead Taxes	\$2,310.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$2,310.00
<b>FSA INFORMATION:</b>	Total Acres	77.02± acres
	FSA Tillable Acres	62.82± acres
	Corn Base Acres	5.03± acres
	Corn PLC Yield	126.00± bushels
	Soybean Base Acres	4.69± acres
	Soybean PLC Yield	30.00± bushels
<b>RENT/LEASE INFORMATION:</b>	Farm is open to farm or lease in 2026.	
<b>SOIL DESCRIPTION:</b>	Webster-Glencoe silty clay loams, Lester loam, Hayden soils. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	77:1 CPI	
<b>TOPOGRAPHY:</b>	Rolling	
<b>DRAINAGE:</b>	Natural drainage	
<b>CRP:</b>	N/A	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	Tract contains a wetland, HEL field on tract	
<b>OTHER:</b>	Zoning Class: Transition Reserve (1 per 10 Cluster). Contact Scott County Planning & Zoning to verify intended use.	
	School District: ISD 0721 – New Prague Area Schools	
	Well: Present. Contact Geoff Mead for well report.	
	Septic: Present. Deemed non-compliant.	
	Dwelling: Home is unlivable. Located on Pleasant Lake.	

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: **Scott**  
 Location: **10-113N-23W**  
 Township: **Helena**  
 Acres: **64.2**  
 Date: **3/1/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN139, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
Wb	Webster-Glencoe silty clay loams	23.54	36.6%	[Blue]	> 6.5ft.	Poorly drained	IIw	91	80
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	14.06	21.9%	[Cyan]	> 6.5ft.	Well drained	IIIe	76	77
LcB2	Lester loam, 2 to 6 percent slopes, moderately eroded	8.51	13.3%	[Blue]	> 6.5ft.	Well drained	IIe	91	78
HcE3	Hayden soils, 18 to 25 percent slopes	6.91	10.8%	[Red]	> 6.5ft.	Well drained	VIe	29	53
HcD3	Hayden soils, 12 to 18 percent slopes, severely eroded	3.98	6.2%	[Orange]	> 6.5ft.	Well drained	IVe	62	60
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.65	4.1%	[Orange]	> 6.5ft.	Well drained	IVe	67	73
HaD	Hayden loam, 10 to 22 percent slopes	2.00	3.1%	[Orange]	> 6.5ft.	Well drained	IVe	62	80
PaA	Klossner muck, 0 to 1 percent slopes	1.24	1.9%	[Cyan]	> 6.5ft.	Very poorly drained	IIIw	77	84
LcB	Lester loam, 2 to 6 percent slopes	1.07	1.7%	[Blue]	> 6.5ft.	Well drained	IIe	91	82
TcB	Terril loam, 2 to 6 percent slopes	0.14	0.2%	[Blue]	> 6.5ft.	Well drained	IIe	99	88
HcC3	Hayden soils, 6 to 12 percent slopes, severely eroded	0.10	0.2%	[Cyan]	> 6.5ft.	Well drained	IIIe	71	64
<b>Weighted Average</b>							<b>2.94</b>	<b>77.1</b>	<b>*n 74.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Property Images

SE Corner Looking NW



NW Corner Looking SE



# Property Images



SW Corner Looking NE



NE Corner Looking SW



# Property Images

Building Site View 1



Building Site View 2



# Property Images



# Property Images

Lake View 1



Lake View 2



# Property Images



# 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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