

**FARMLAND FOR SALE**



**WINGERT**  
LAND SERVICES

**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**

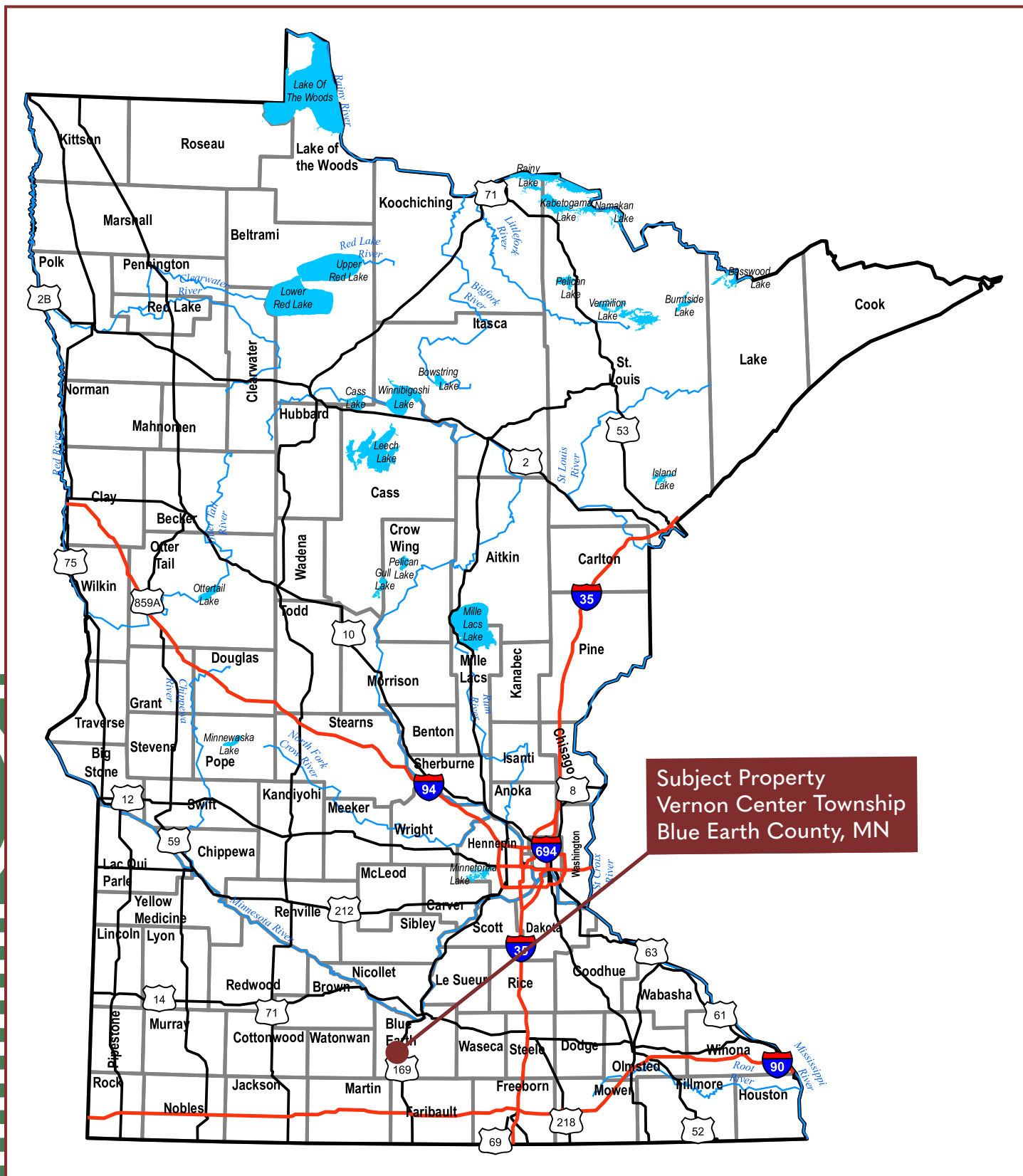
AUCTIONEER #83-50

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

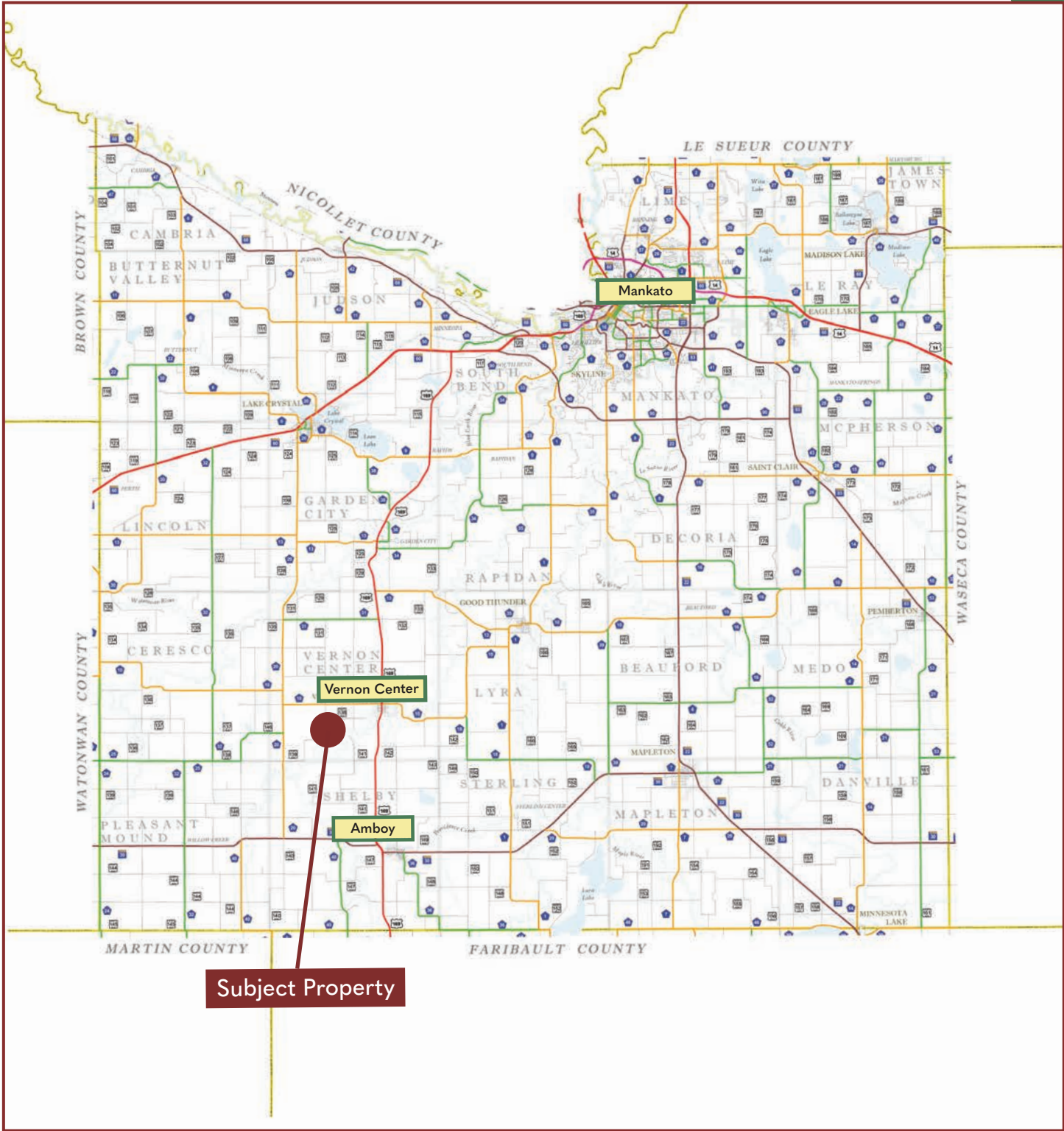
C: 507.317.6266 | O: 507.248.5263

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**Faribault County**  
Minnesota





## Blue Earth County | T106N-R28W

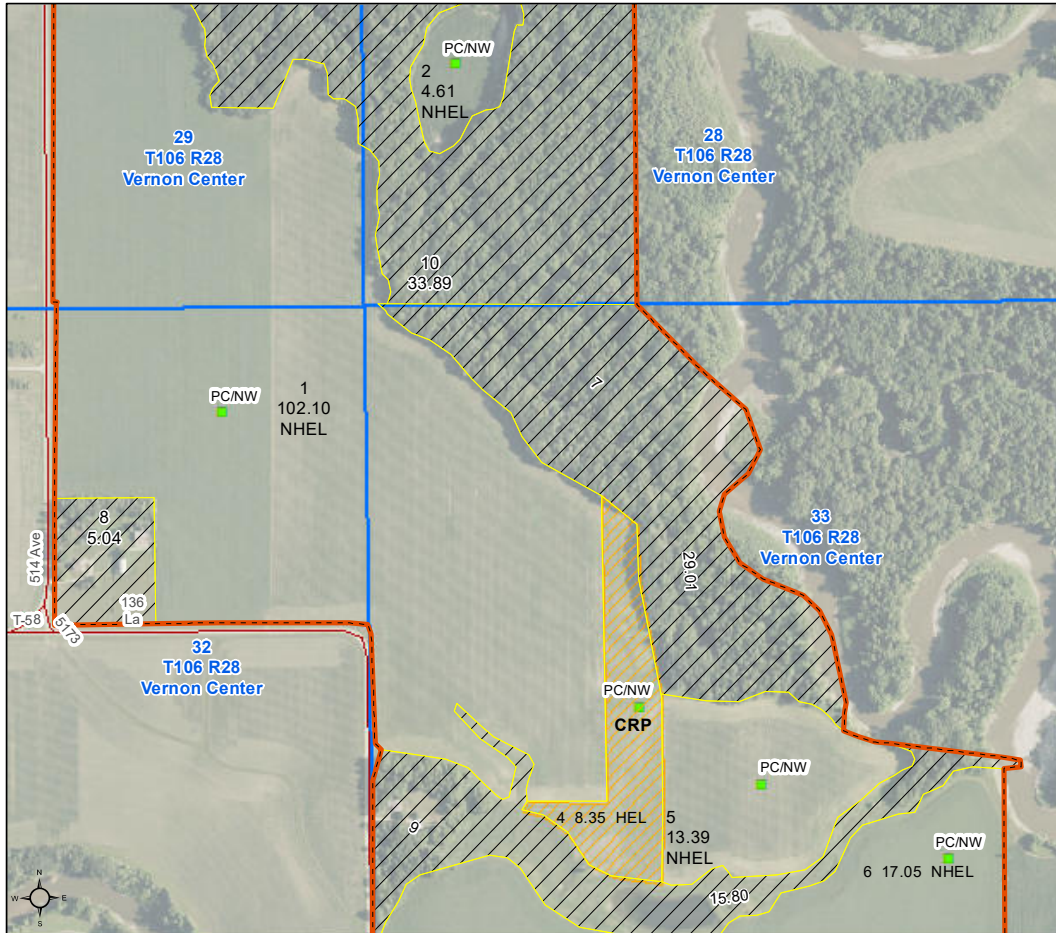


# FSA Aerial Map

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**Blue Earth County, Minnesota**

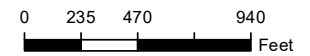


**Farm 2082**

**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

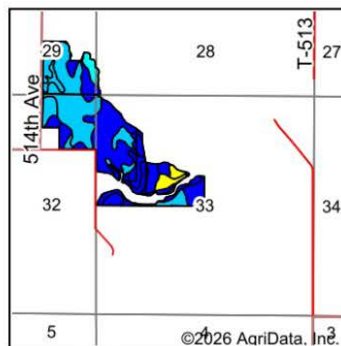
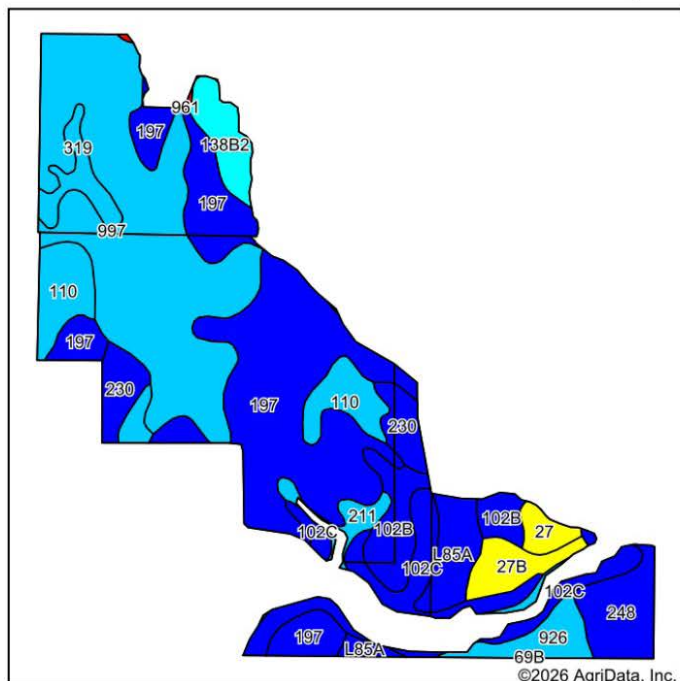
DESCRIPTION:	See Survey; This property has been surveyed to include an owned access for the seller to maintain access to the wooded acres on the north and east of the property.		
TAX ID#:	R521729400002; R521732200001; R521733100002		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$8,872.00
	Special 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.

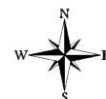


# Soils Map



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

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

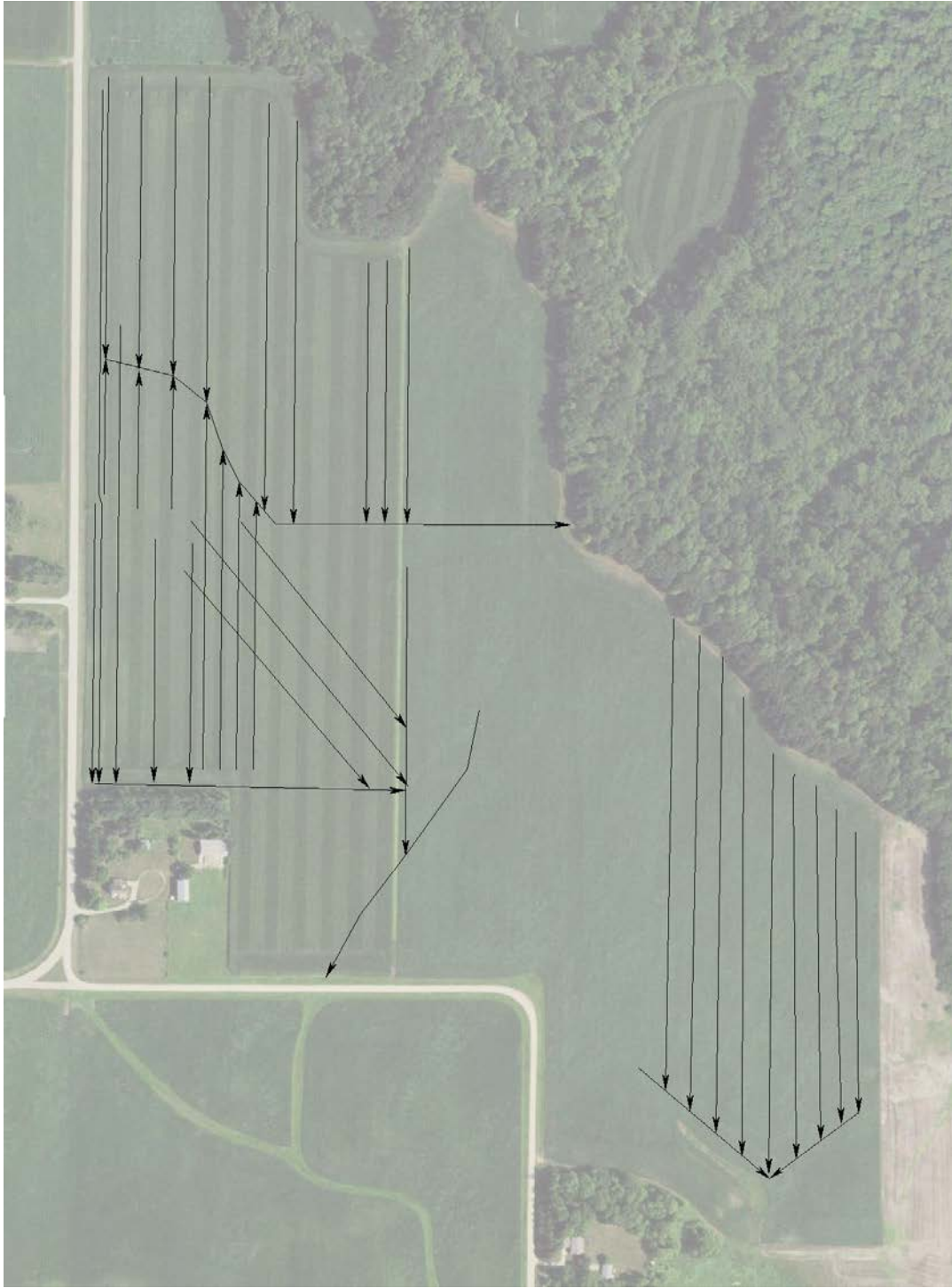
Area Symbol: MN013, Soil Area Version: 23

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	IIw	85	79
197	Kingston silty clay loam, 1 to 3 percent slopes	39.68	28.2%		> 6.5ft.	Somewhat poorly drained	Iw	100	91
102C	Clarion loam, 6 to 10 percent slopes	10.33	7.3%		> 6.5ft.	Well drained	IIIe	92	79
110	Marna silty clay loam, 0 to 2 percent slopes	9.30	6.6%		> 6.5ft.	Poorly drained	IIw	87	77
102B	Clarion loam, 2 to 6 percent slopes	6.45	4.6%		> 6.5ft.	Moderately well drained	Ile	95	83
248	Lomax loam, 1 to 3 percent slopes	5.91	4.2%		> 6.5ft.	Well drained	I	98	75
230	Guckeen silty clay loam, 1 to 3 percent slopes	5.35	3.8%		> 6.5ft.	Somewhat poorly drained	IIw	95	80
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.18	3.7%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	3.85	2.7%		> 6.5ft.	Somewhat poorly drained	Ile	80	78
926	Darfur-Webster loams	3.59	2.5%		> 6.5ft.	Poorly drained	IIw	86	78
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	3.53	2.5%		> 6.5ft.	Well drained	IIIe	60	68
319	Barbert silt loam	3.10	2.2%		> 6.5ft.	Very poorly drained	IIw	86	83
211	Lura silty clay, 0 to 1 percent slopes	2.29	1.6%		> 6.5ft.	Very poorly drained	IIIw	81	59
27	Dickinson fine sandy loam, 0 to 2 percent slopes	1.75	1.2%		> 6.5ft.	Well drained	IIIs	60	69
961	Storden complex, very steep	0.18	0.1%		> 6.5ft.	Well drained	VIIe	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.







# 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.



**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)