

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

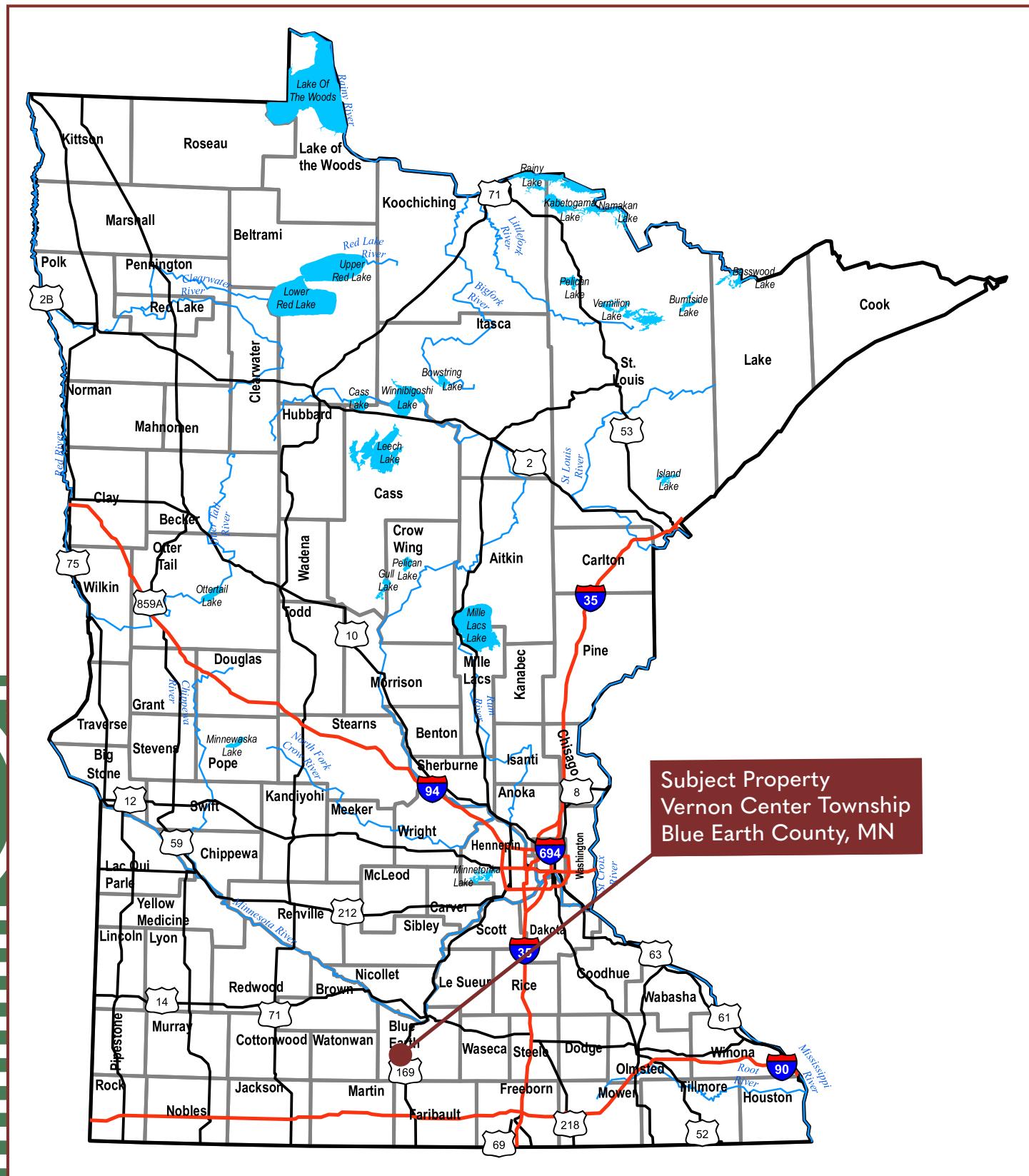
AUCTIONEER #83-50

geoff@wingertlandservices.com

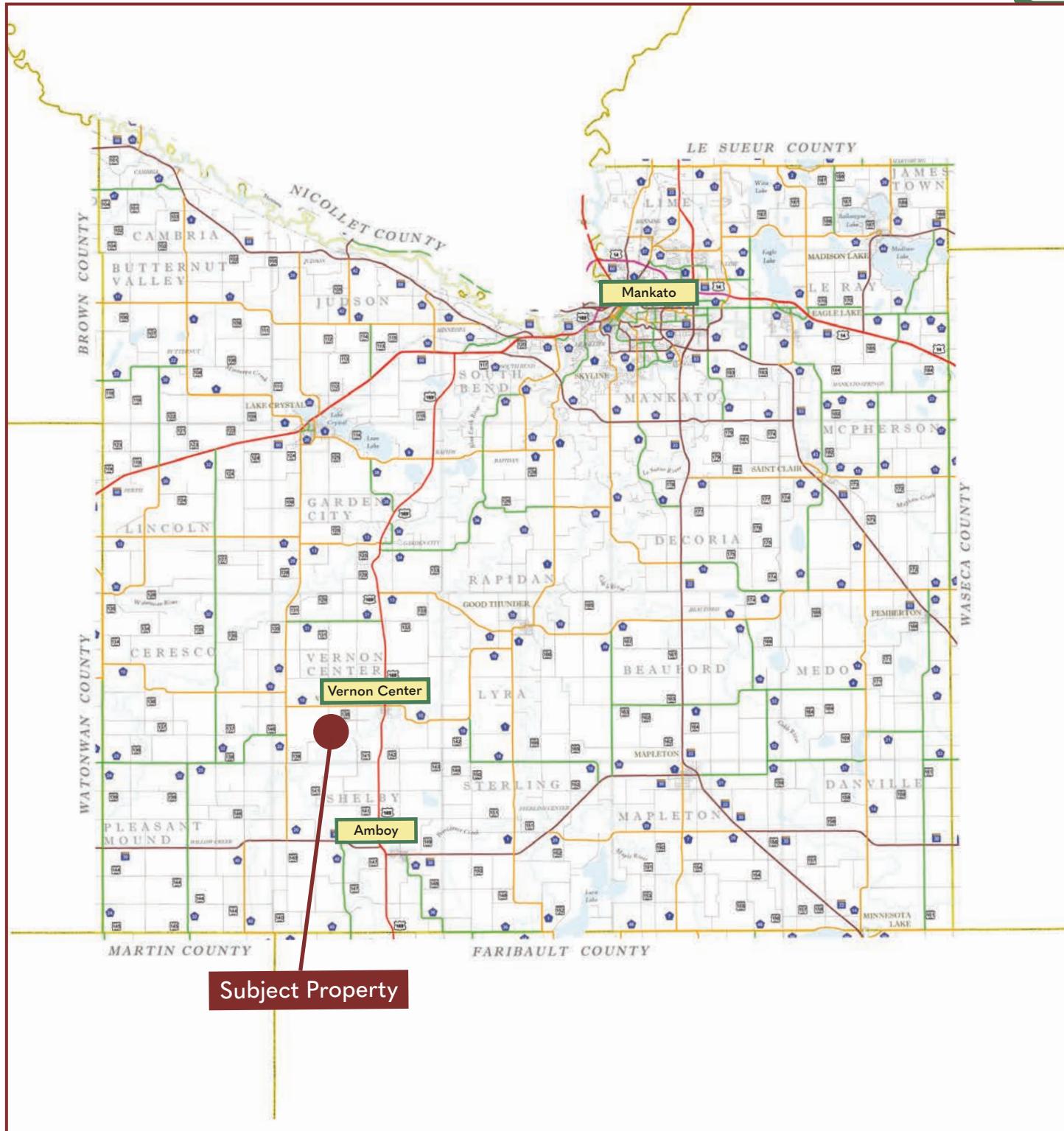
C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com

ALC
ACCREDITED
LAND CONSULTANT



Faribault County Minnesota



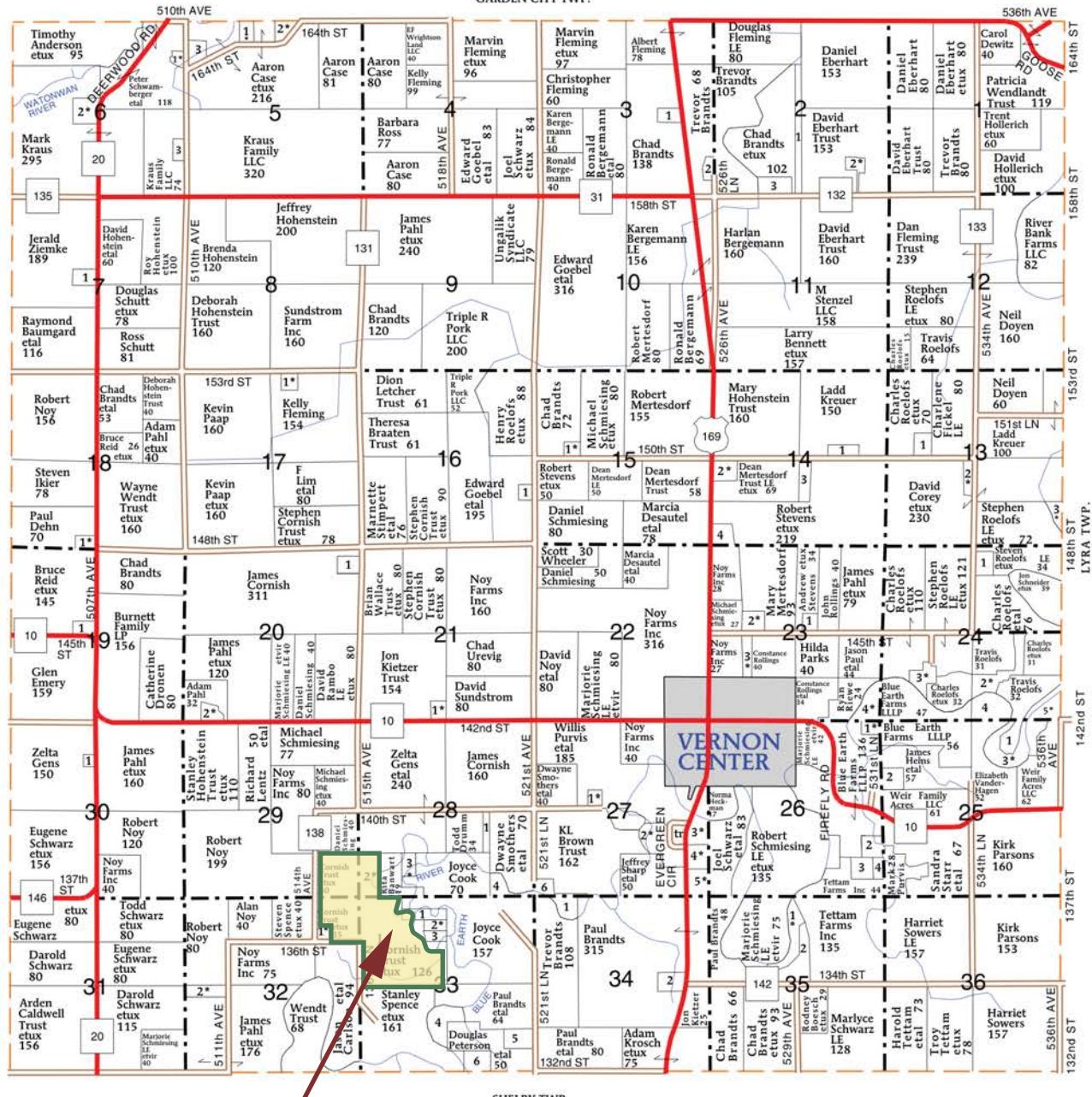
Vernon Center Township

Blue Earth County | T106N-R28W

T-106-N

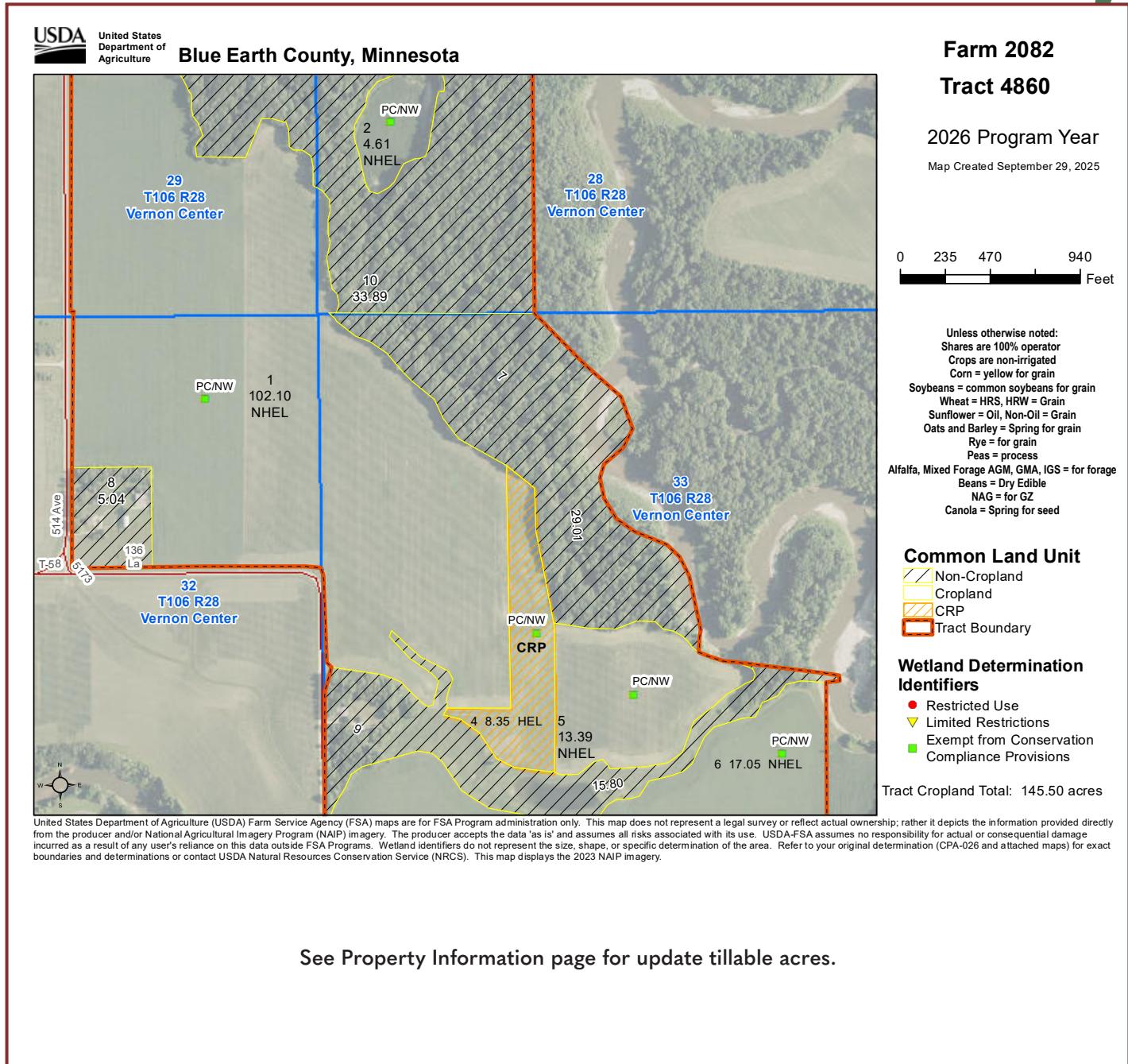
VERNON CENTER PLAT

R-28-W



Subject Property

FSA Aerial Map



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

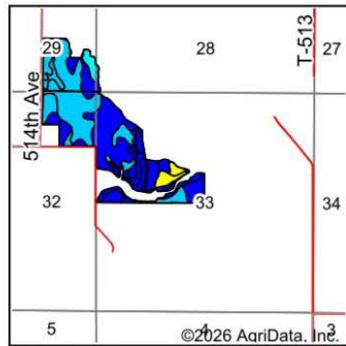
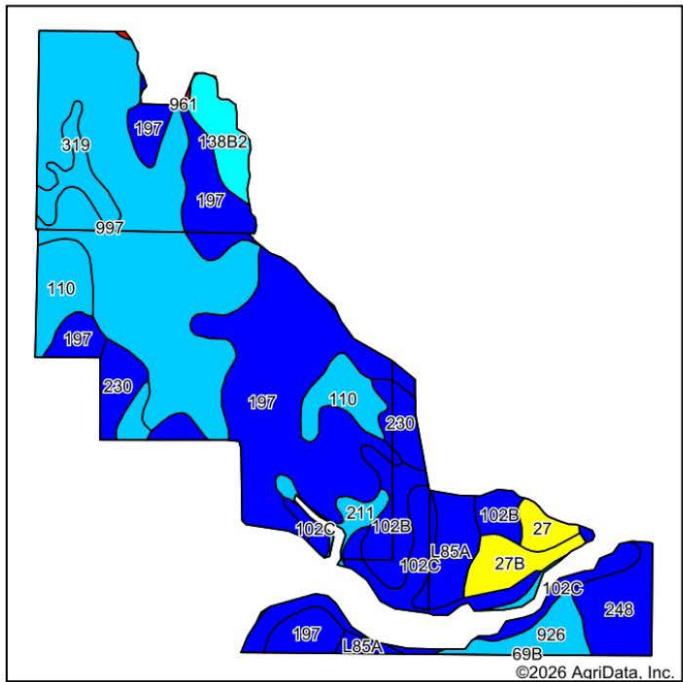
NRCS CLASSIFICATION ON TILLABLE ACRES:

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

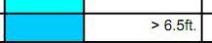
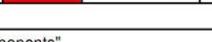


State: Minnesota
 County: Blue Earth
 Location: 33-106N-28W
 Township: Vernon Center
 Acres: 140.81
 Date: 1/20/2026

Maps Provided By

 © AgriData, Inc. 2025 www.AgroDataInc.com

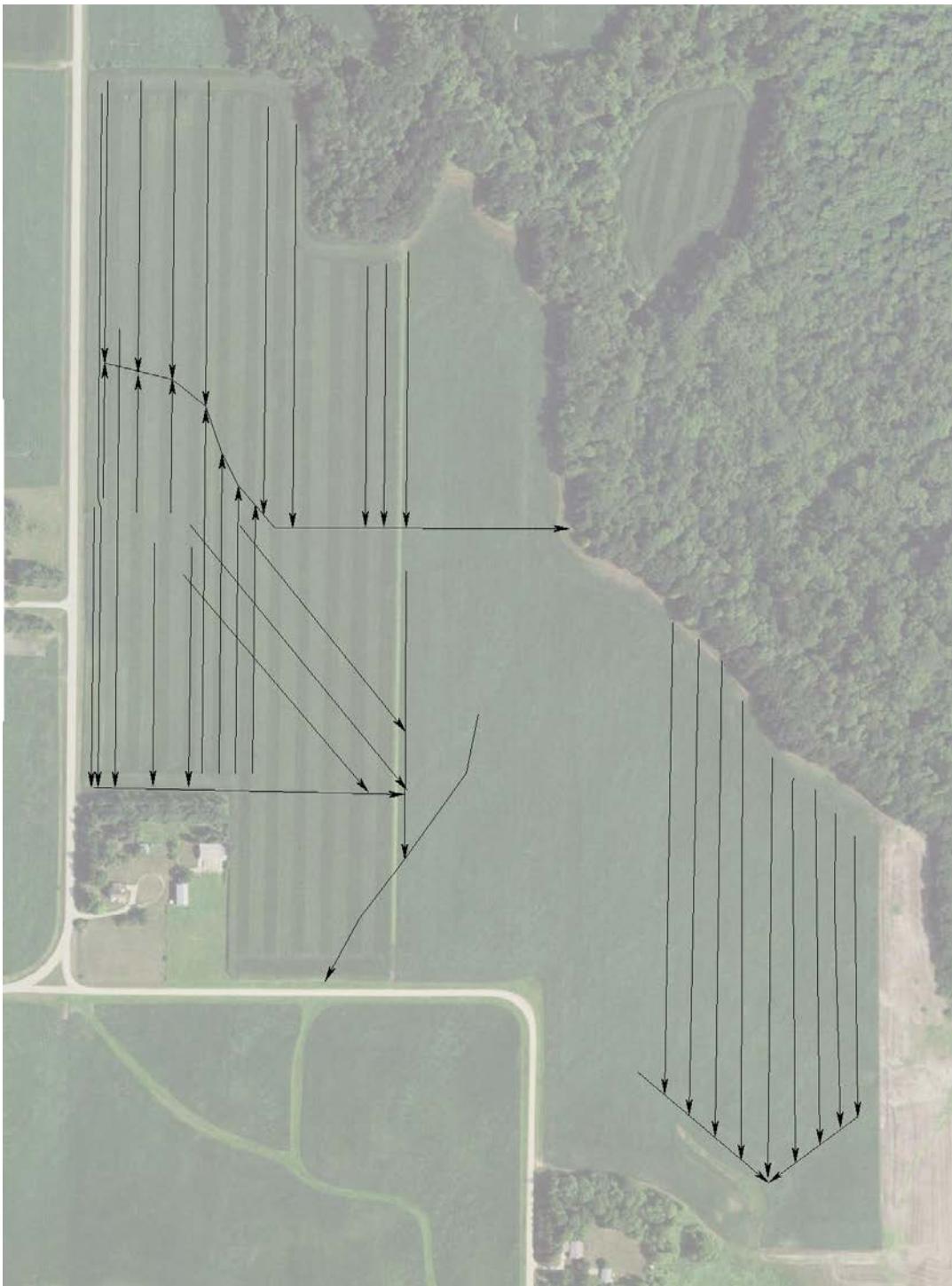


Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
997	Marna-Barbert complex	40.32	28.8%		> 6.5ft.	Poorly drained	IIw	85	79
197	Kingston silty clay loam, 1 to 3 percent slopes	39.68	28.2%		> 6.5ft.	Somewhat poorly 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	IIe	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	IIe	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	IIIw	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



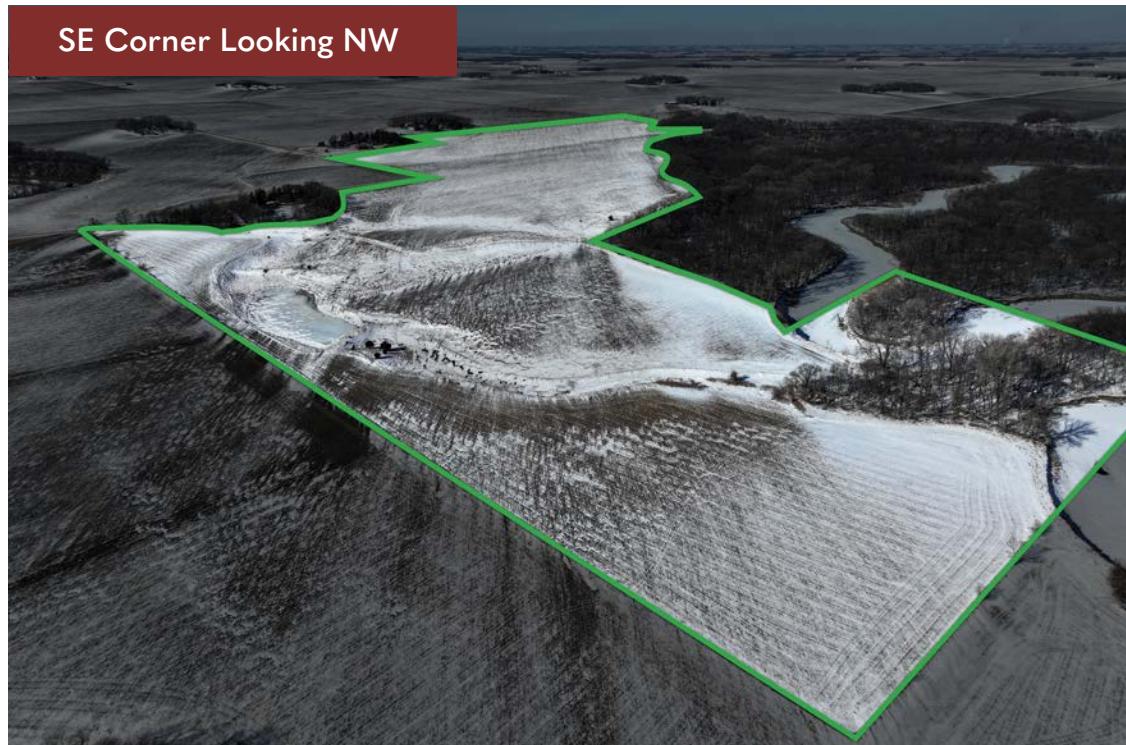
This tile map is an approximation.

Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Survey



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.



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