

**BARN SITE FOR SALE**



**5.59± ACRES**

## **Legred Hog Barn Site**

Brush Creek Township, Faribault County, Minnesota



**FOR SALE**

**\$550,000**



FOR ADDITIONAL INFORMATION CONTACT:

**Geoff Mead, ALC, Licensed Broker**

AUCTIONEER #83-50

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

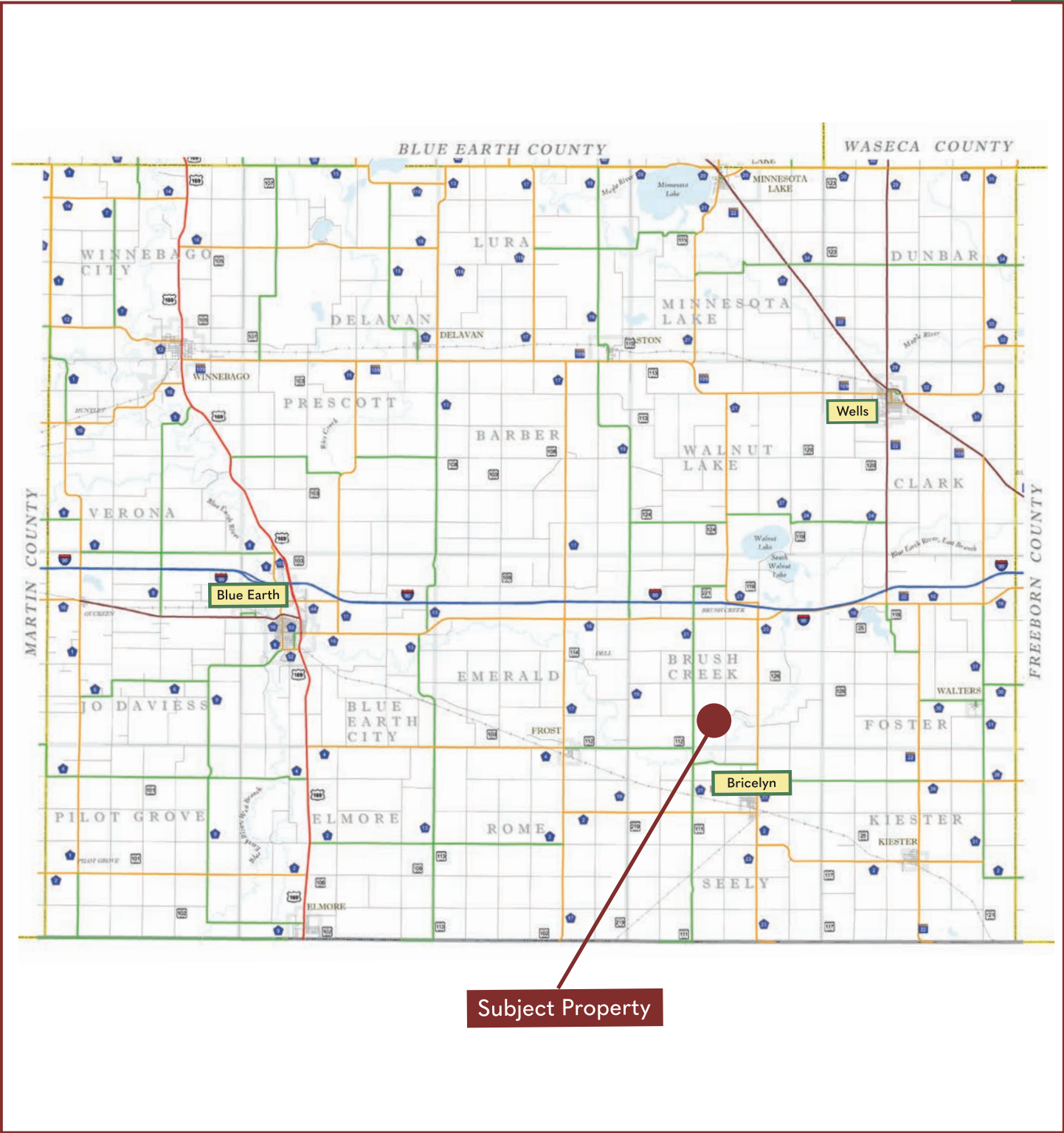
C: 507.317.6266 | O: 507.248.5263

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





**Faribault County**  
Minnesota



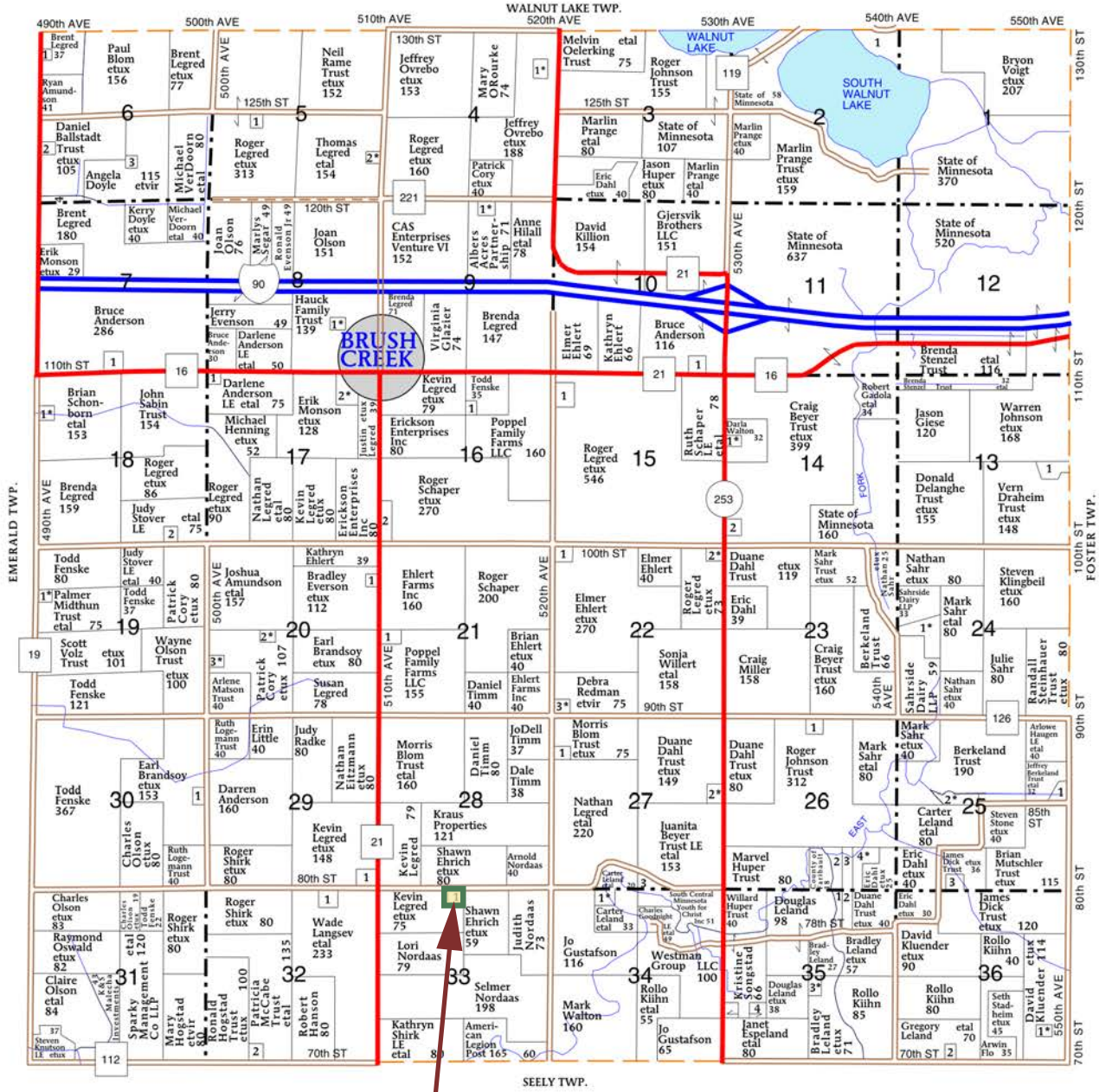
# Brush Creek Township

## Faribault County | T102N-R25W

T-102-N

BRUSH CREEK PLAT

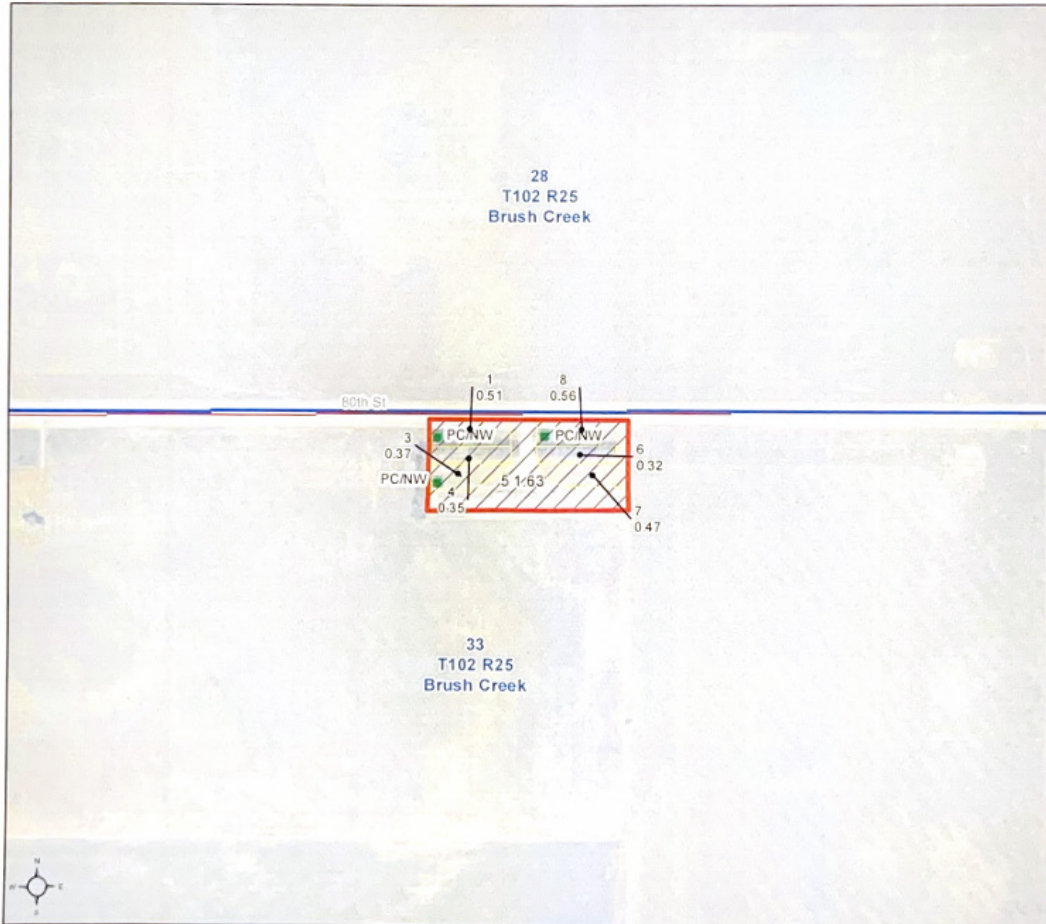
R-25-W



**Subject Property**

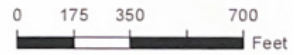
# FSA Aerial Map

USDA United States Department of Agriculture  
Faribault County, Minnesota



**Farm 11743**  
**Tract 10040**

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  
Tract Boundary

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 0.00 acres

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# Property Information

<b>DESCRIPTION:</b>	5.59 acres in NE corner NW ¼ Sec33-T102N-R25W (SURVEY LEGAL TO GOVERN).	
<b>TAX ID#:</b>	030330401	
<b>REAL ESTATE TAXES:</b>	2025 Estimated Ag Non-Homestead Taxes	\$292.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$292.00
<b>BARN DESCRIPTION:</b>	Curtain sided W-F barns built in 1998	
<b>BARN CAPACITY:</b>	2,480 head based on typical stocking rates of 8.2 SF/hd	
<b>PERMITTING:</b>	Site is permitted for 2,400 head of swine between 55 and 300 pounds (720 AU's)	
<b>CONTRACT STATUS:</b>	Turn by Turn	
<b>BARN DIMENSIONS:</b>	West Barn: 200'L x 41'W Middle Barn: 116'L x 41'W Office: 20'L x 41'W East Barn: 200'L x 41'W	
<b>PIT DIMENSIONS:</b>	Full 8' concrete	
<b>INSULATION:</b>	R-40	
<b>FENCING &amp; GATES:</b>	AP horizontal solid metal rod fencing	
<b>FANS:</b>	24" and 36" end/sidewall fans and 24" pit fans	
<b>GENERATOR:</b>	45 KW Katolight generator with an automatic transfer switch	
<b>WELL:</b>	One private well; Unique Well ID: 581144	
<b>SLATS:</b>	Middle Building: new slats and beams 2023 East & West Buildings: new slats and beams 2018	
<b>ROOF:</b>	East Building: new 2024 Middle & West Building: new 2025; reinforced rafters w/ plywood and stainless steel nails	
<b>OTHER:</b>	Buyer shall include the manure in pits with the sale of the hog barns. Manure pits are full and manure testing was completed 9/8/2025. Reports are available upon request. Please contact listing agent, Geoff Mead 507-317-6266, geoff@wingertlandservices.com	

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.

# West Barn Improvements

## 200'L x 41'W

- New hog slats and beams, 2023
- Reinsulated to R-40, 2018
- Reinforced rafters with plywood and SS nails, 2018
- Gates: AP solid rod with PVC solid planking as pen dividers every 20 feet
- Curtains:
  - New south curtain with SS bird netting and SS curtain holder, 2022
  - New north curtain with SS bird netting and SS curtain holder, 2023
  - New hog panel curtain protectors, 2023
- Medicator plumbed in
- Pressure washer plumbed in with drops (pressure washer not included)
- New steel on end wall in 2022 and new exterior door
- Ventilation:
  - Three AP 24" pit fans with removable SS transitions for cleaning
  - Two AP 24" wall fans controlled by AP TC 8 computer
  - One AP 36" wall fan controlled by backup thermostat, 2018
  - Two 250,000 BTU LB white furnaces controlled by computer
  - Two 250,000 BTU LB white furnaces controlled by backup thermostat, 2018
  - Infrared heater plumbing with drops and central thermostat
  - Sprinkler or soak system controlled by computer
- Feed:
  - Two 9-ton bins, one new in 2025
  - One 6-ton bin, 2024
- Rail with winch for deadstock removal
- New roof, 2025
- New steel on end walls, 2025

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# Middle Barn Improvements

## 100'L x 41'W

- New hog slats and beams, 2018
- Reinsulated to R-40, 2018
- Reinforced rafters with plywood and SS nails, 2018
- Gates: new hog slat with posts, 2018
- Medicator plumbed in
- Pressure washer plumbed in with drops (pressure washer not included)
- Ventilation:
  - Four AP 24" pit fans with removable SS transitions for cleaning. Connected to AP TC5 computer
  - Six AP 24" wall fans
  - Four 125,000 BTU LB white furnaces controlled by computer, 2018
  - One 250,000 BTU LB white furnaces connected to backup thermostat, 2018
  - Infrared heater plumbing with drops and central thermostat
  - Sprinkler or soak system controlled by computer
- Feed:
  - Two 6-ton bins connected to both feed lines
  - Auto fill with max run timer
- Rail with winch for deadstock removal
- New roof, 2025

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# East Barn Improvements

## 200'L x 41'W

- New hog slats and beams, 2018
- Reinsulated to R-40, 2018
- Reinforced rafters with plywood and SS nails, 2018
- Gates: AP solid rod
- Curtains:
  - New south curtain with SS bird netting and SS curtain holder, 2022
  - New north curtain with SS bird netting and SS curtain holder, 2023
  - New hog panel curtain protectors, 2023
- Medicator plumbed in
- Pressure washer plumbed in with drops (pressure washer not included)
- New steel on outer end wall in 2020 and new exterior door
- Ventilation:
  - Three 24" pit fans with removable SS transitions for cleaning
  - Two 24" wall fans
  - One 36" wall fan on thermostat, not controlled by computer
  - AP TC8 Computer
  - Two 250,000 BTU LB white furnaces connected to computer
  - Two 250,000 BTU LB white furnaces connected to backup thermostat, 2018
  - Infrared heater plumbing with drops and central thermostat
  - Sprinkler or soak system controlled by computer
- Feed:
  - Two 9-ton bins and one 6-ton bin, 2025
  - Auto fill with max run timer
- Rail with winch for deadstock removal
- New roof, 2024

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# Property Images

NW looking SE



SW looking NE



# Property Images



NE looking SW



SE looking NW



# Property Images

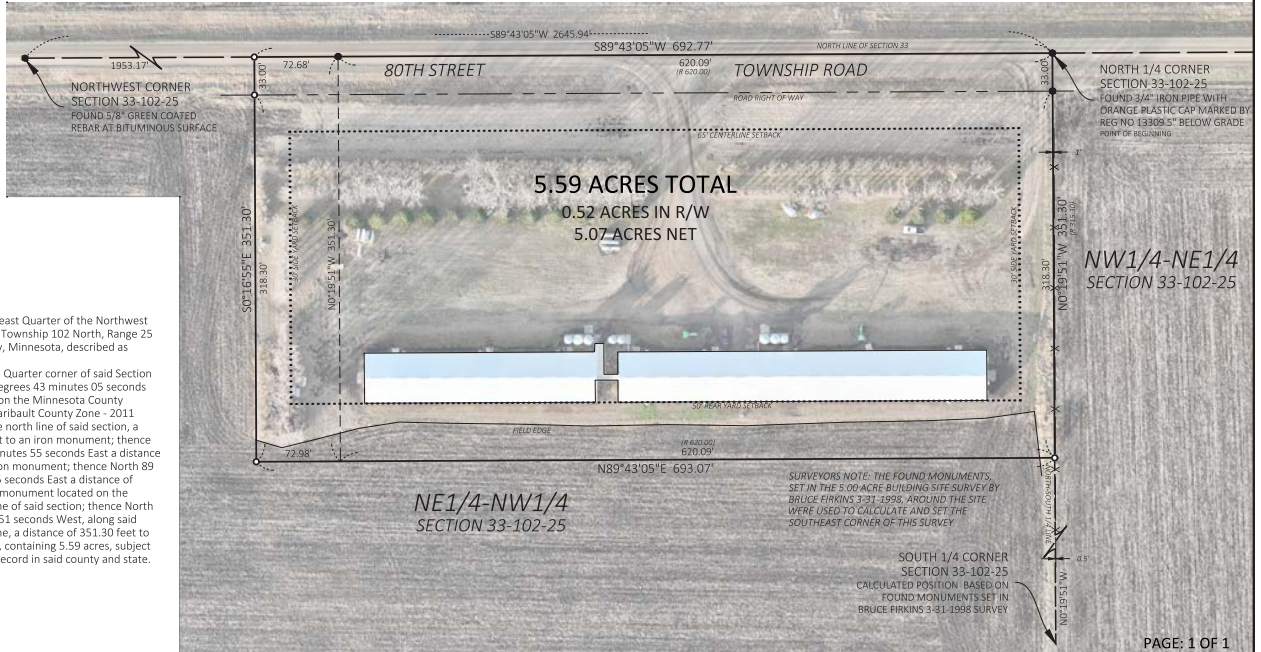


Property Images



# Survey

## SURVEY IN THE NE 1/4 OF THE NW 1/4, SECTION 33, T102N R25W, BRUSH CREEK TOWNSHIP, FARIBAUT COUNTY, MINNESOTA



**LEGAL DESCRIPTION**

That part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 102 North, Range 25 West, Faribault County, Minnesota, described as follows:  
 Beginning at the North Quarter corner of said Section 33; thence South 89 degrees 43 minutes 05 seconds West, bearings based on the Minnesota County Coordinate System - Faribault County Zone - 2011 Mount Point, along the north line of said section, a distance of 692.77 feet to an iron monument; thence South 0 degrees 16 minutes 55 seconds East a distance of 351.30 feet to an iron monument; thence North 89 degrees 43 minutes 05 seconds East a distance of 693.07 feet to an iron monument located on the north-south quarter line of said section; thence North 0 degrees 19 minutes 51 seconds West, along said north-south quarter line, a distance of 351.30 feet to the point of beginning, containing 5.59 acres, subject to easements now of record in said county and state.

**SURVEYORS NOTE:** THE FOUND MONUMENTS, SET IN THE 5.00 ACRE BUILDING SITE SURVEY BY BRUCE FIRKINS 3-31-1998, AROUND THE SITE WERE USED TO CALCULATE AND SET THE SOUTHEAST CORNER OF THIS SURVEY.

**SOUTH 1/4 CORNER SECTION 33-102-25**  
 CALCULATED POSITION BASED ON FOUND MONUMENTS SET IN BRUCE FIRKINS 3-31-1998 SURVEY

- (D) DEED DISTANCE
- (R) DENOTES DISTANCES AS SHOWN ON COUNTY SURVEYORS RECORDS
- (P) PLAT DISTANCE
- (POC) POINT OF COMMENCEMENT
- (POB) POINT OF BEGINNING

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Travis Warner*  
 TRAVIS WARNER, L.S. 61557

DATE: 12/15/2025

**KEVIN LEGRED**

FILE NO. 26026  
 LOCATION:  
 NE 1/4-NW 1/4  
 SECTION 33-102-25  
 COORDINATE SYSTEM:  
 FARIBAUT COUNTY ZONE  
 (2011 ADJ)



- MONUMENTS FOUND OR SET PREVIOUSLY
- MONUMENT SET, 1/2"x24" CAPPED REBAR
- BOUNDARY LINE
- - - SECTION/BLOCK LINE
- · - ROAD RIGHT OF WAY LINE
- X - FENCE LINE



Feet SURVEYED BY: TW DRAWN BY: TW

(507) 235-3780  
**MADSEN**  
 LAND SURVEYING  
 318 EAST BLUE EARTH AVENUE  
 FAIRMONT, MINNESOTA 56031  
 WWW.MADSENLANDSURVEYING.COM

26026 LegredKevin(Section33-102-25)(Drawing12-15-2025).dwg  
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# 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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