

LAND FOR SALE



**76.47± ACRES**  
**Wrucke Estate LLC**

Lyra Township, Blue Earth County, Minnesota



**FOR SALE**  
**\$325,000**



FOR ADDITIONAL INFORMATION CONTACT:

**Geoff Mead, ALC, Licensed Broker**

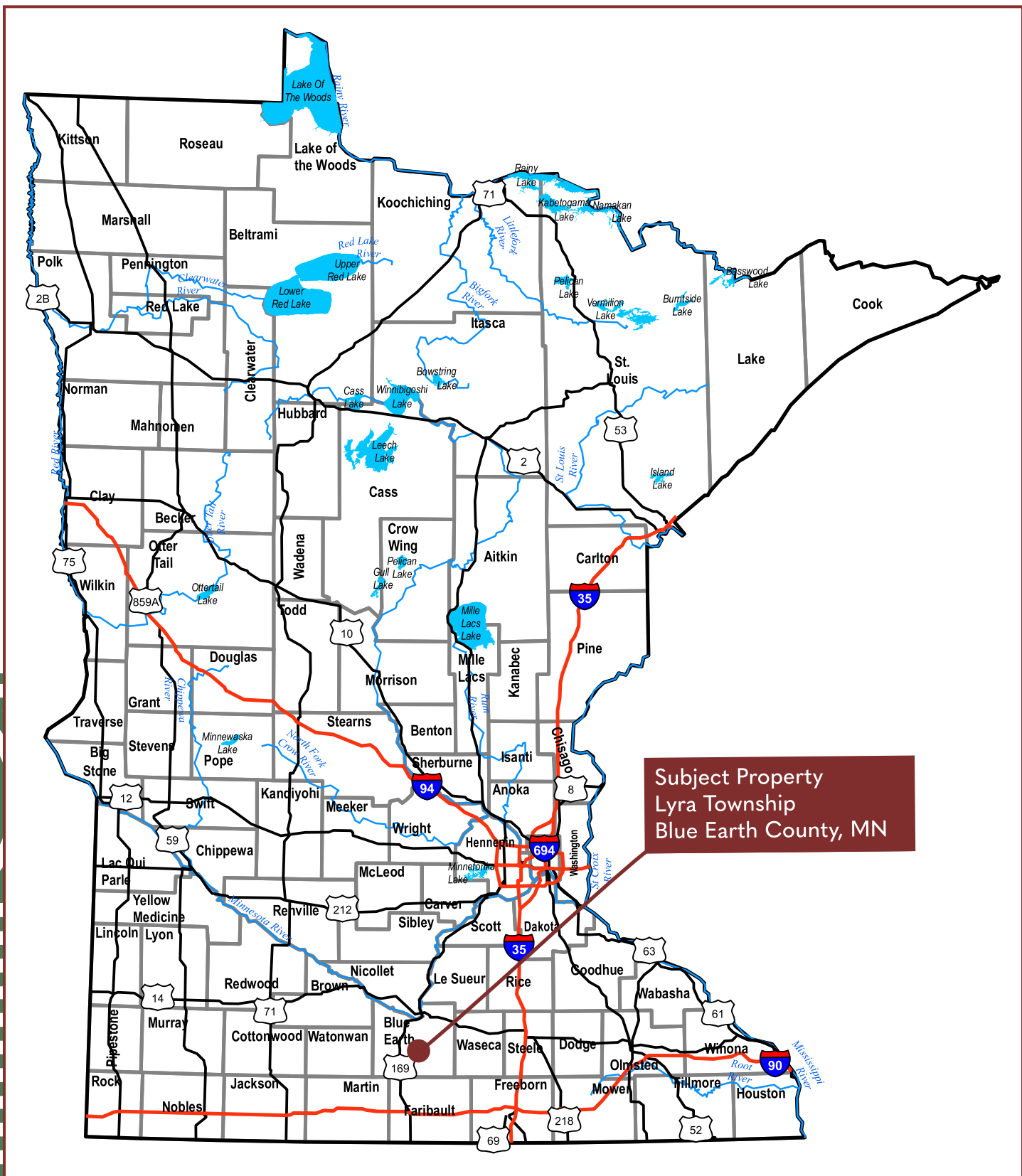
AUCTIONEER #83-50

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

C: 507.317.6266 | O: 507.248.5263

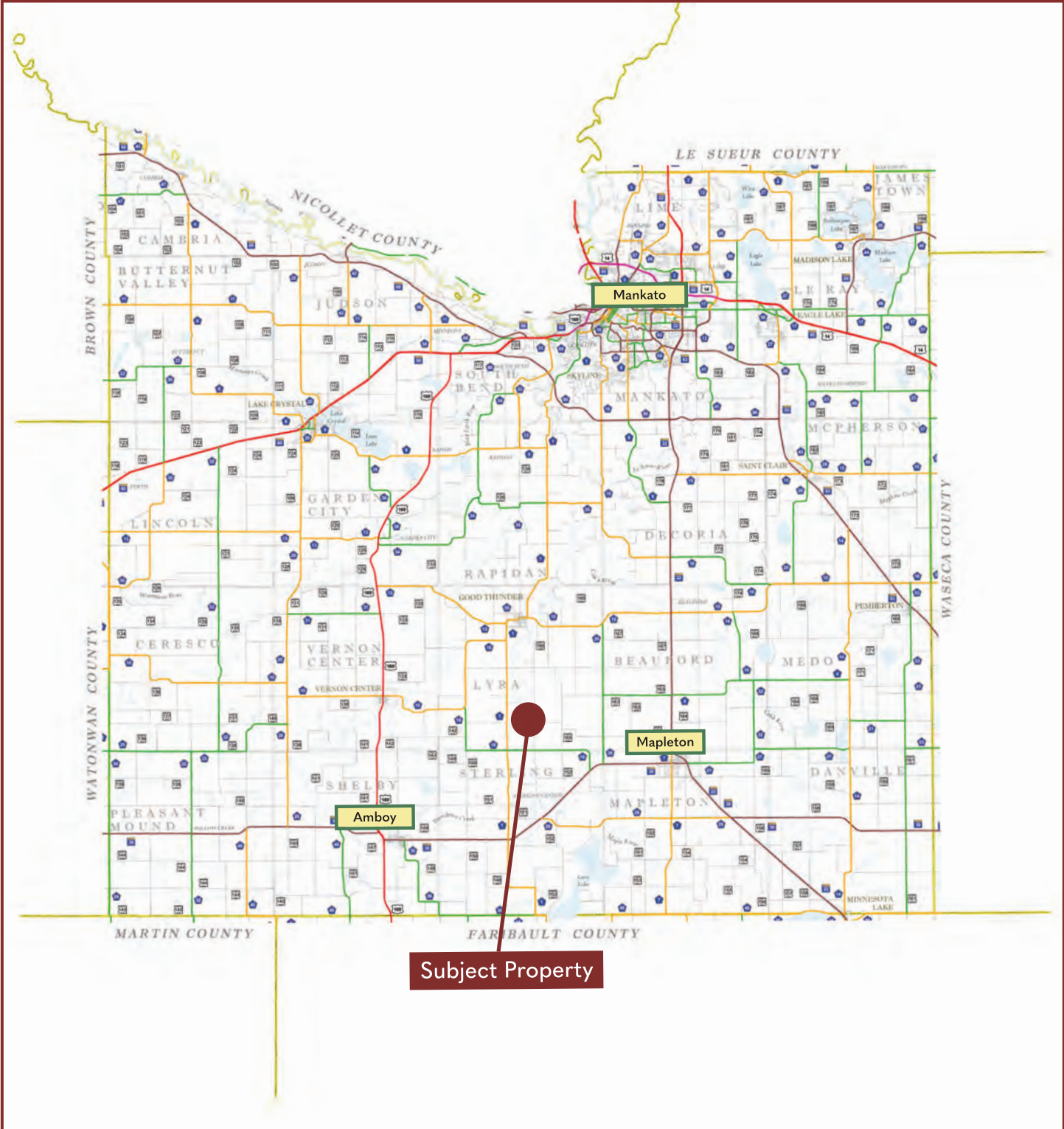
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Subject Property  
 Lyra Township  
 Blue Earth County, MN

# Blue Earth County Minnesota



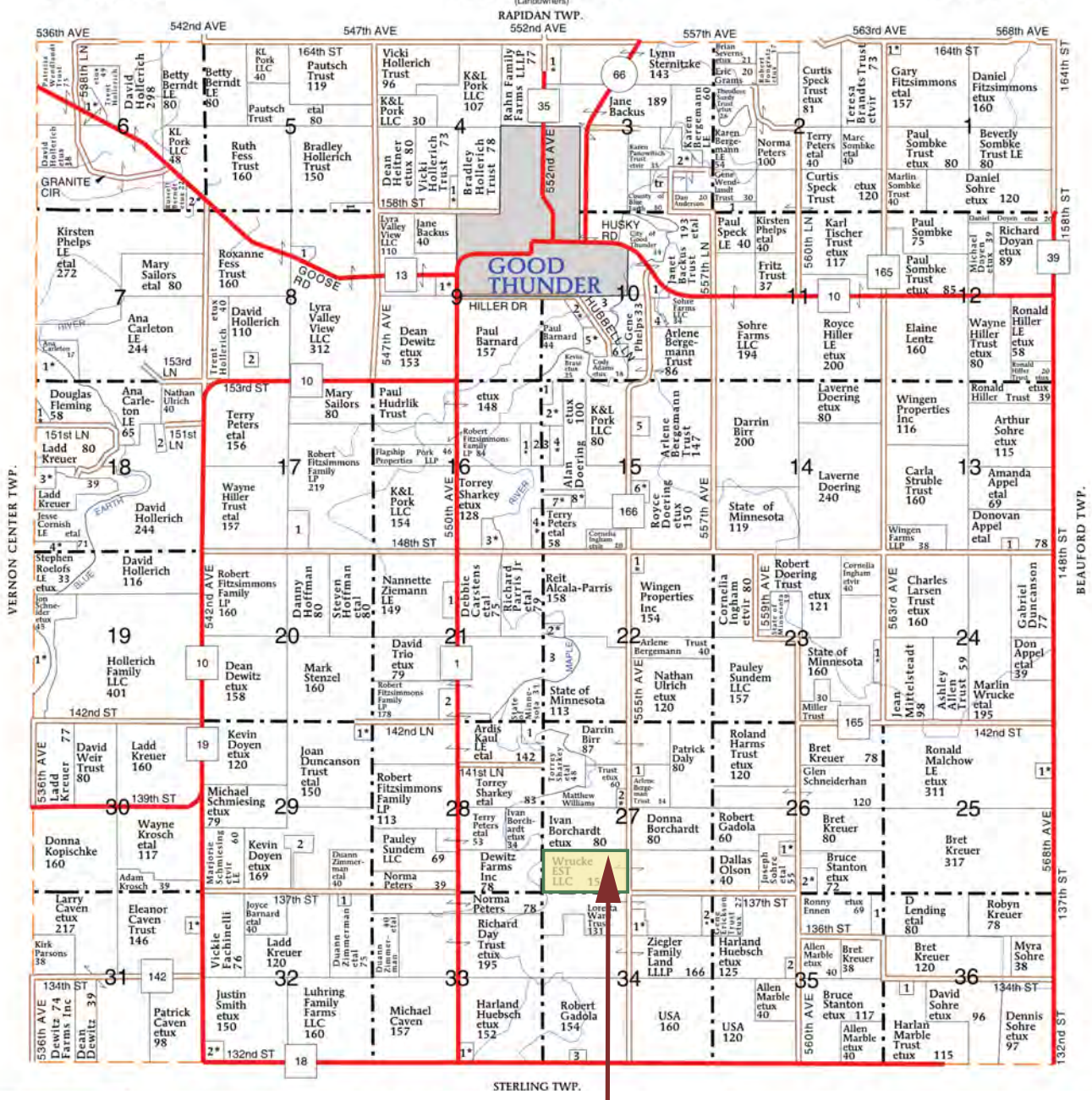
# Lyra Township

## Blue Earth County | T106N-R27W

T-106-N

LYRA PLAT

R-27-W



Subject Property

## FSA Aerial Map

### Tract 15357



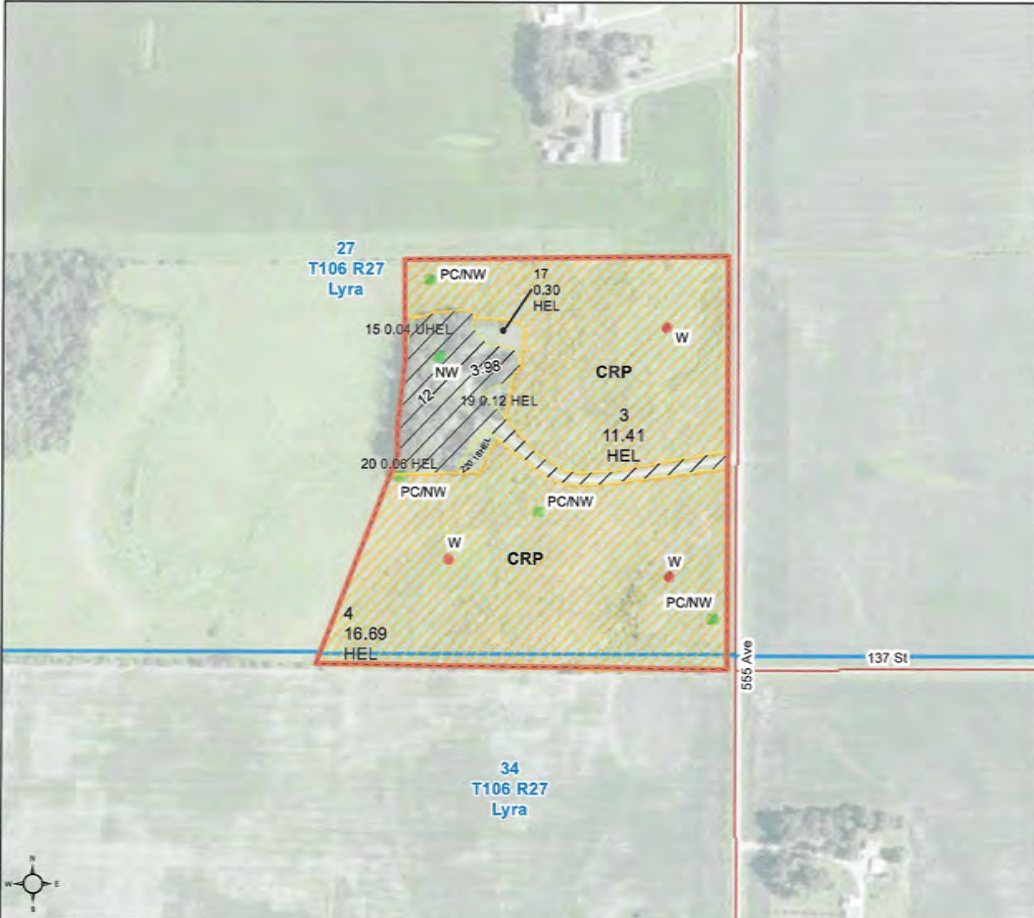
Blue Earth County, Minnesota

Farm 12267

Tract 15357

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: 28.80 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.

# FSA Aerial Map

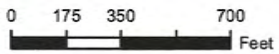
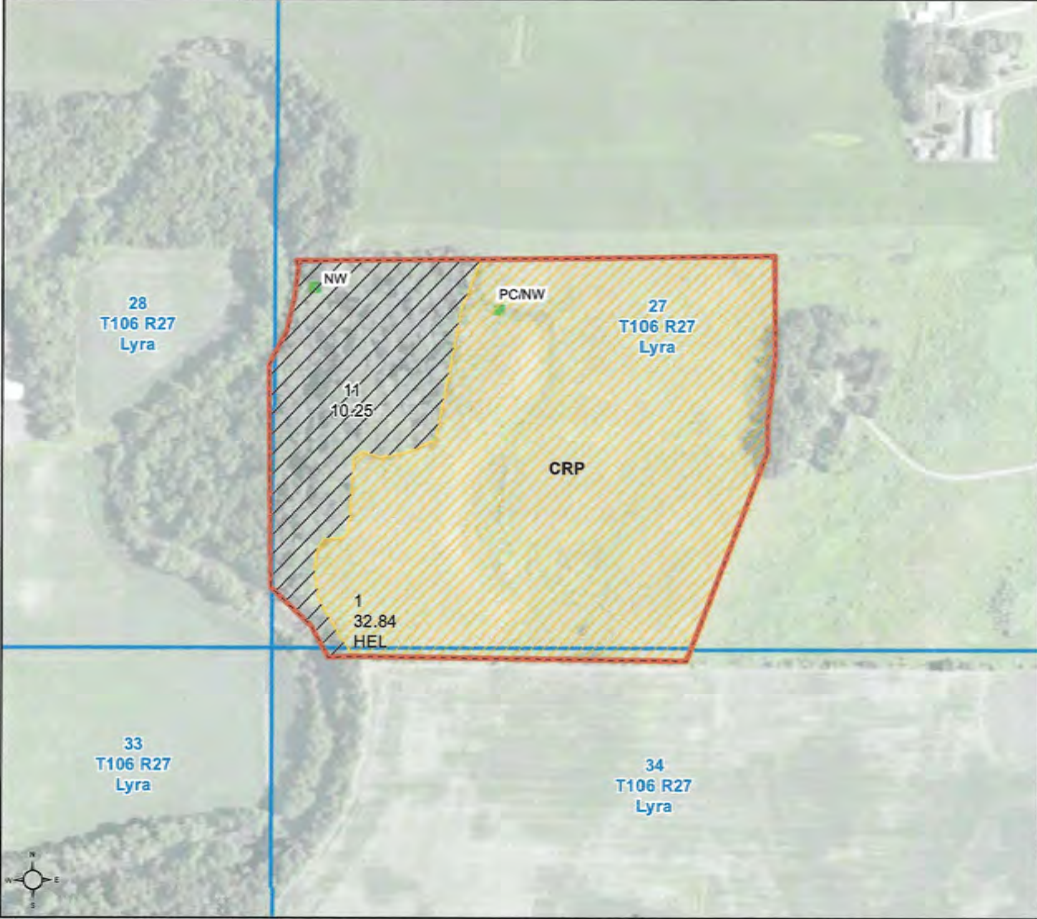
## Tract 12185



Faribault County, Minnesota

**Farm 11109**  
**Tract 12185**

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  
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 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: 32.84 acres

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# Property Information

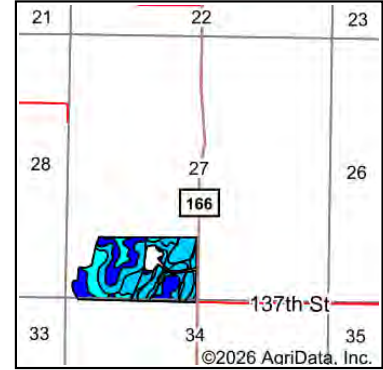
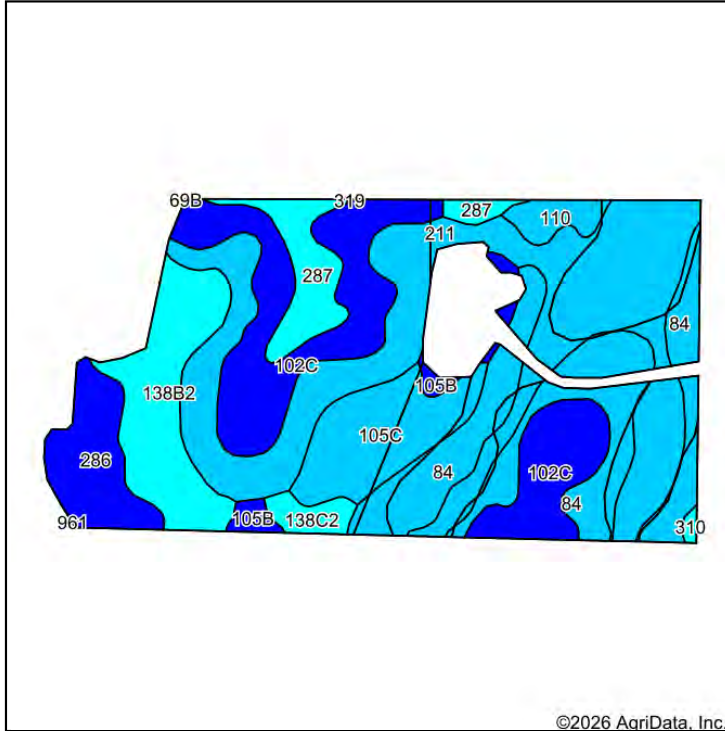
<b>DESCRIPTION:</b>	S 1/2 SW 1/4 ex 3.53 acre building site Section27-T106-R27	
<b>TAX ID#:</b>		
<b>REAL ESTATE TAXES:</b>	Estimated Ag Non-Homestead Taxes	\$3,632.00
	Special Assessment	\$56.44
	Total Estimated Tax & Specials	\$3,688.44
<b>FSA INFORMATION:</b>	Total Acres	76.47± acres
	FSA Tillable Acres	61.44± acres
	Corn Base Acres	14.56± acres
	Corn PLC Yield	164.00± bushels
	Soybean Base Acres	8.48± acres
	Soybean PLC Yield	43.00± bushels
<b>LEASE/RENT INFORMATION:</b>	N/A - See CRP Contract Information	
<b>SOIL DESCRIPTION:</b>	Lura silty clay, Clarion loam, Brownton silty clay loam, Lerdal silty clay loam. See Soils Map.	
<b>CROP PRODUCTIVITY INDEX (CPI):</b>	84.4 CPI	
<b>TOPOGRAPHY:</b>	Rolling	
<b>DRAINAGE:</b>	Outlet to JD#20. See Tile Map.	
<b>CRP:</b>	60.74± acres	
	<b>Contract 11174A: 28.1 acres</b>	
	– Annual Payment: \$8,646	
	– Expires 9/30/2026 - Contract has been renewed at \$255.85/ac estimated annual payment \$7,189 annually.	
	<b>Contract 11418: 32.84 acres</b>	
	– Annual Payment: \$7,619 (\$232/ac)	
	– Expires 9/30/2033	
<b>NRCS CLASSIFICATION ON TILLABLE ACRES:</b>	Tract contains a wetland, HEL determinations not completed for all fields on tract	
<b>OTHER:</b>	Please do not drive onto the residential driveway located on this property. The west 40 acres include an eligible building site. Please contact Blue Earth County to confirm your plans.	

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: **27-106N-27W**  
 Township: **Lyra**  
 Acres: **61.63**  
 Date: **2/14/2026**

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

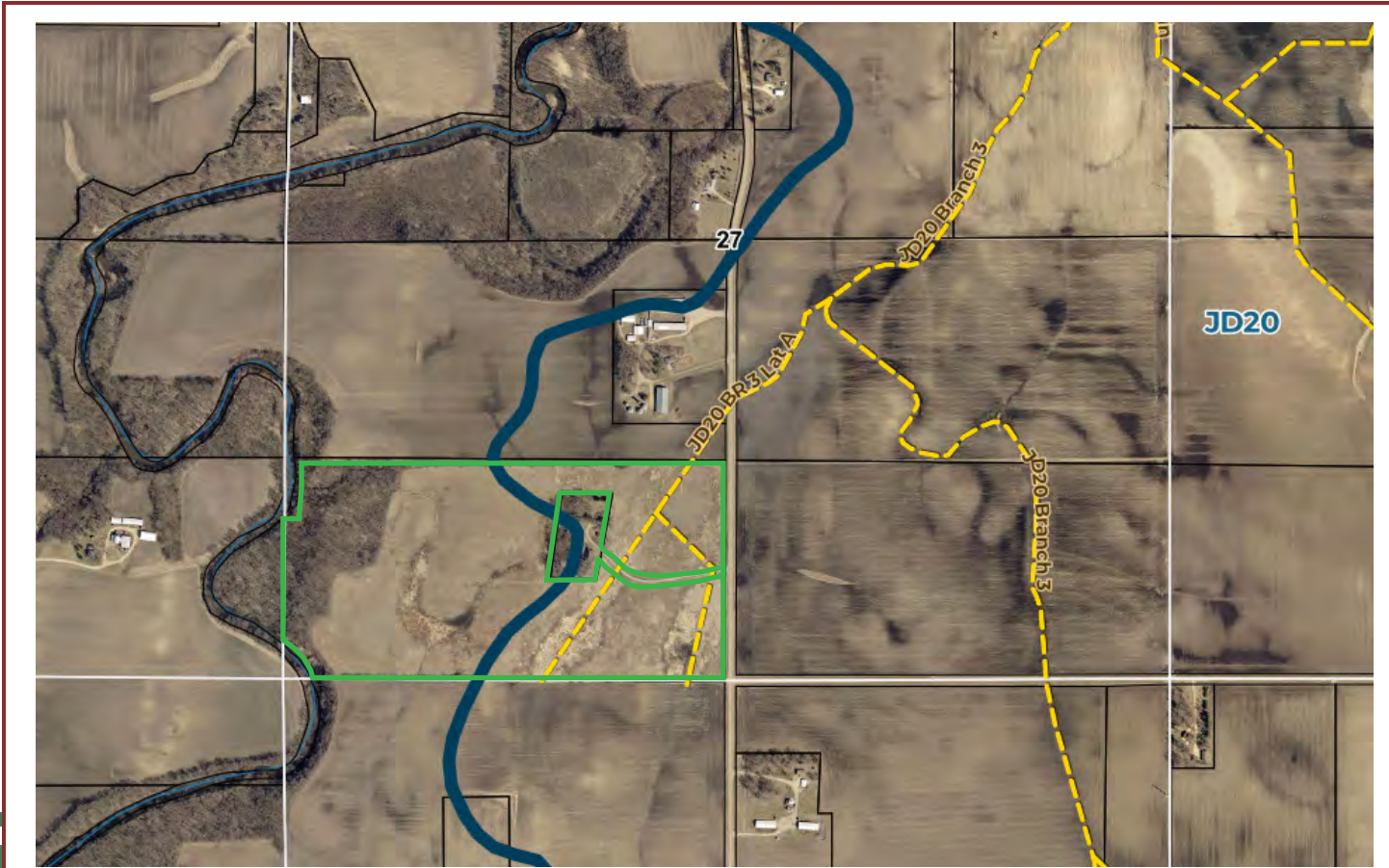
Area Symbol: MN013, Soil Area Version: 23										
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	
211	Lura silty clay, 0 to 1 percent slopes	18.97	30.8%		> 6.5ft.	Very poorly drained	IIlw	81	59	
102C	Clarion loam, 6 to 10 percent slopes	11.60	18.8%		> 6.5ft.	Well drained	IIIe	92	79	
84	Brownton silty clay loam, 0 to 2 percent slopes	10.48	17.0%		> 6.5ft.	Poorly drained	IIlw	81	65	
138B2	Lerdal silty clay loam, 2 to 6 percent slopes, eroded	6.03	9.8%		> 6.5ft.	Somewhat poorly drained	IIe	80	78	
105C	Kamrar silty clay, 6 to 12 percent slopes	4.82	7.8%		> 6.5ft.	Well drained	IIIe	88	69	
286	Shorewood silty clay loam, 1 to 6 percent slopes	3.63	5.9%		> 6.5ft.	Moderately well drained	IIe	95	85	
287	Minnetonka silty clay loam	3.09	5.0%		> 6.5ft.	Poorly drained	IIlw	77	80	
110	Marna silty clay loam, 0 to 2 percent slopes	1.06	1.7%		> 6.5ft.	Poorly drained	IIlw	87	77	
138C2	Lerdal silty clay loam, 6 to 15 percent slopes, eroded	0.91	1.5%		> 6.5ft.	Somewhat poorly drained	IIIe	77	75	
105B	Kamrar clay loam, 2 to 6 percent slopes	0.90	1.5%		> 6.5ft.	Moderately well drained	IIe	95	79	
310	Beauford clay, 0 to 2 percent slopes	0.14	0.2%		> 6.5ft.	Poorly drained	IIlw	77	56	
<b>Weighted Average</b>								<b>2.59</b>	<b>84.4</b>	<b>*n 69.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tile Map



**This tile map is an approximation only and not drawn to scale.**

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

# Property Images



NW Corner Looking SE

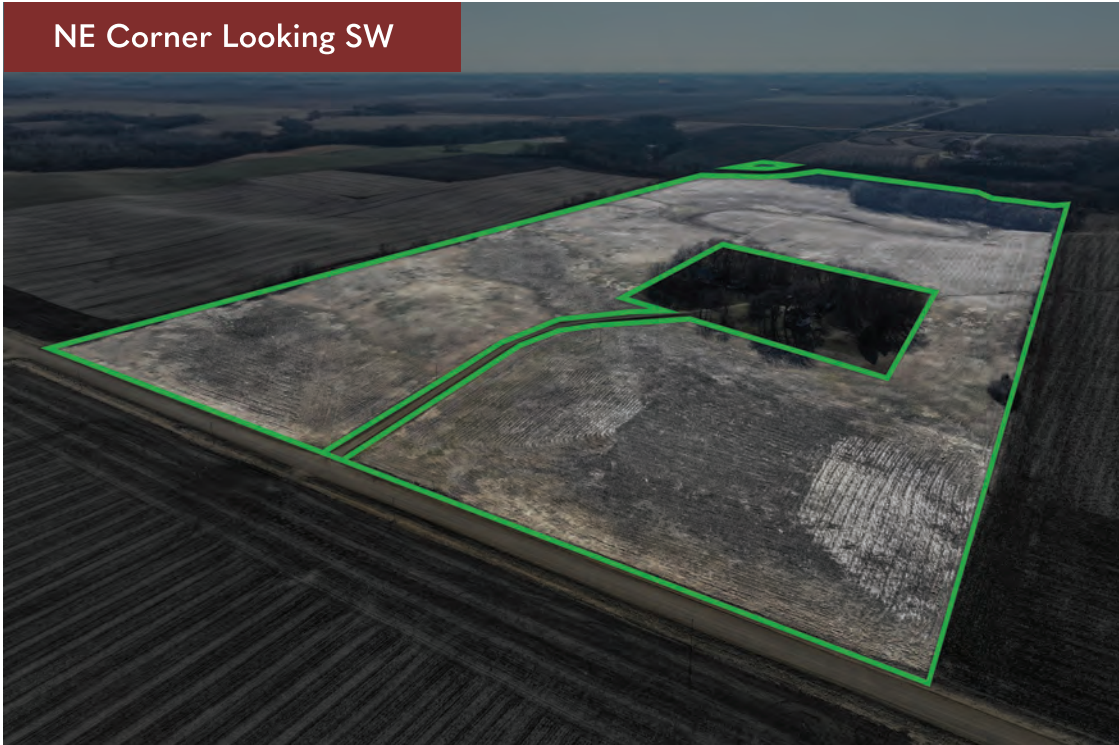


SW Corner Looking NE



# Property Images

NE Corner Looking SW



SE Corner Looking NW





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