

We are pleased to present
Schirmer Farm
49.37± Acres
Minnesota Lake Township, Faribault County



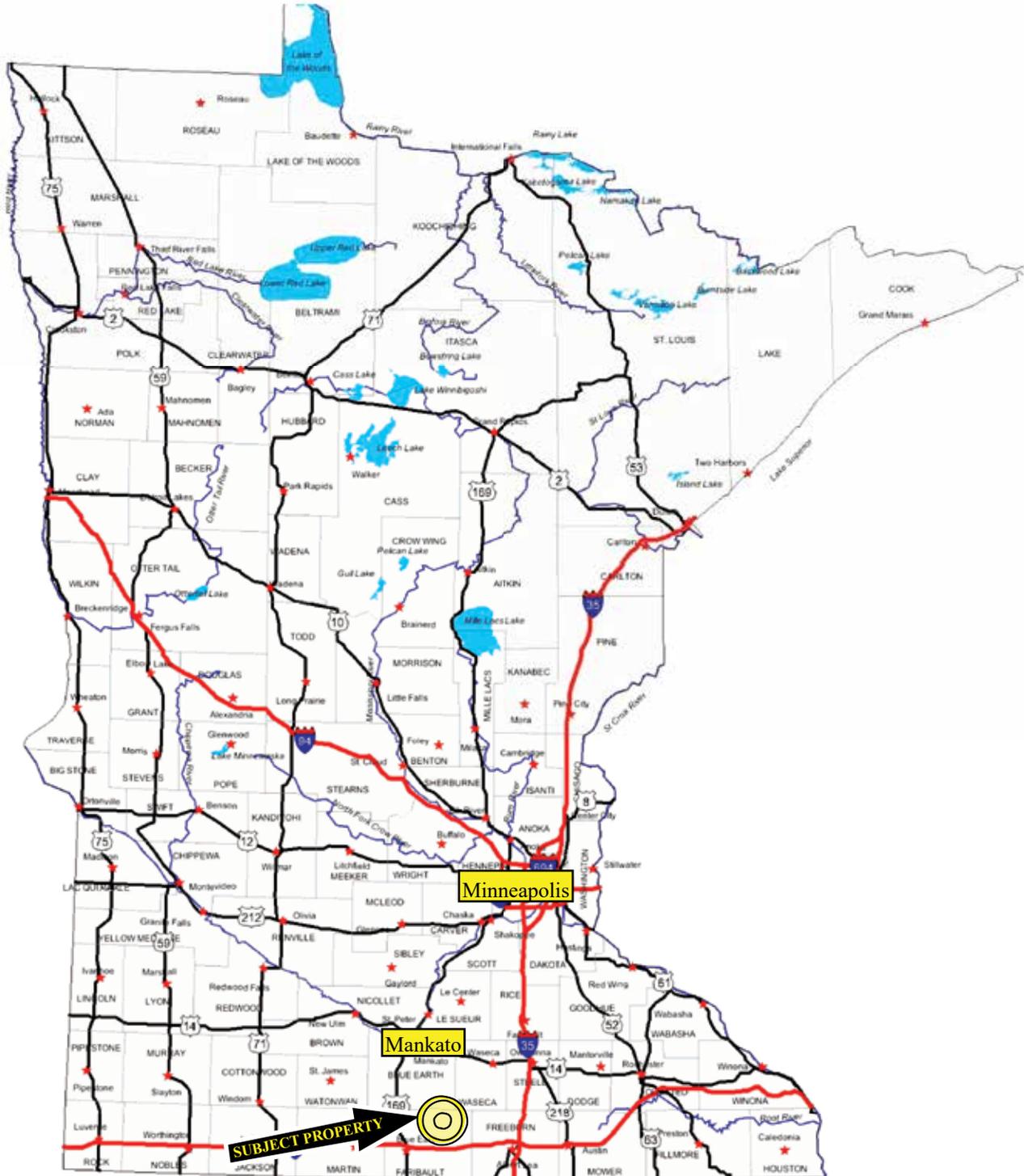
For Sale: \$294,000.00

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Toll Free: 800-730-LAND (5263)
Direct: 507-381-9790
Auctioneer #07-18-10
Charles@WingertRealty.com
www.WingertRealty.com
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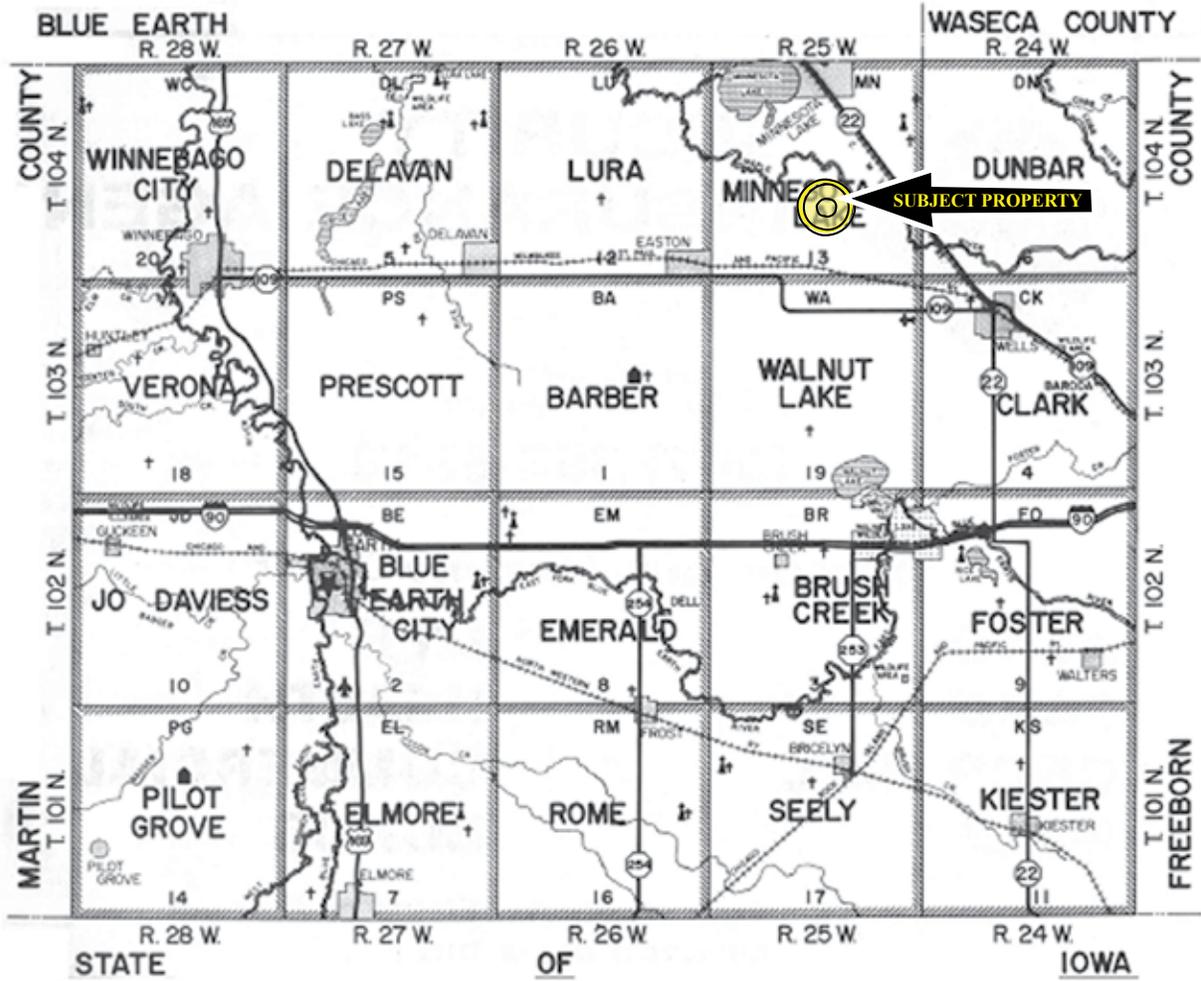
WINGERT REALTY
&
LAND SERVICES, INC.

State Highway Map



WINGERT REALTY
&
LAND SERVICES, INC.

Faribault County Minnesota

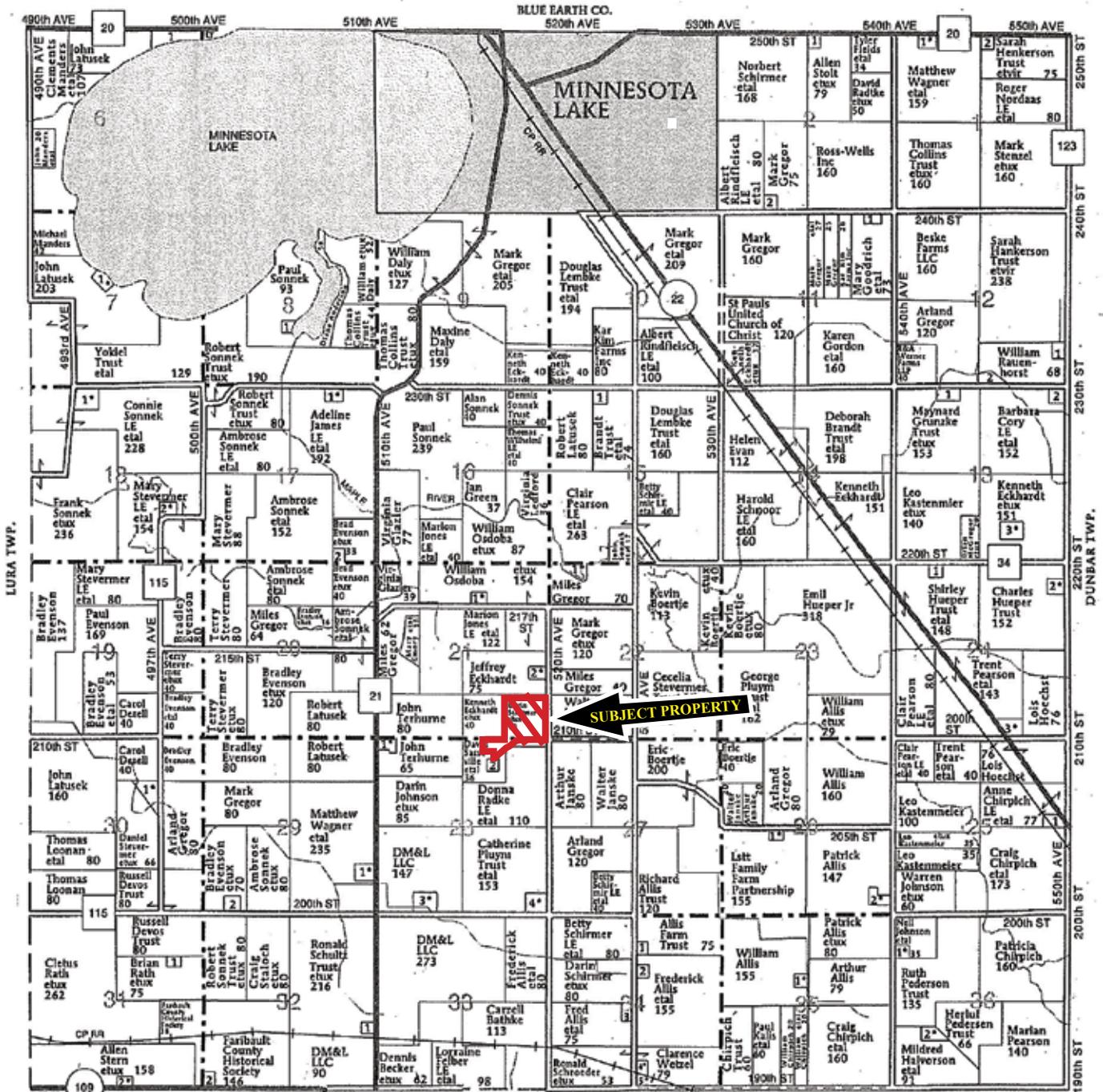
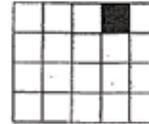


Minnesota Lake Township Faribault County

T-104-N

MINNESOTA LAKE PLAT

R-25-W



FSA Aerial View



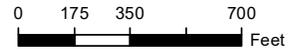
Faribault County, Minnesota

Farm 10435

Tract 11526

2019 Program Year

Map Created November 13, 2018



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: 38.67 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 2017 NAIP imagery.

Property Information

DESCRIPTION: 49.37 ± Total Acres.
40 ± Acres SE¼ OF SE¼ Section 21, T104N-R25W &
9.37 ± Acres TR COM 787.43'S 1660.41'W & 154.98'N OF NE COR NE
1/4 TH N 245.02'W344.5' N387.42' E 2002.72' S10'W618.11'WLY 238.79'
SWLY 184.06' ON CURVE SWLY 69.76' SWLY 154.6' ON CURVE
SWLY 79.31' SWLY 107.67' ON CURVE SWLY 188.71' SWLY 129.3'
SWLY 94.27' ON CURVE TO PT OF BEG Section 28, T104N-R25W
(not to be used on legal documents) (Minnesota Lake Twp., Faribault Co., MN)

TAX PID #: 130210400 (40 ± Acres) & 130280601 (9.37 ± Acres)

BUILDINGS: None

REAL ESTATE TAXES: 2018 Total Taxes = \$376.00
130210400 (40 ± Acres) Hmstd Ag = \$366.00
30280601 (9.37 ± Acres) Ag Non Hmstd Rural Vacant = \$ 10.00
Special Assessments = \$ 0.00

FSA INFORMATION: Total acres = 49.37 ± acres
FSA Tillable acres = 38.67 ± acres
Corn base acres = 20.85 ± acres
Corn PLC Yield = 173 ± bushels
Soybean base acres = 14.95 ± acres
Soybean PLC Yield = 46 ± bushels
Farm Program Info - Enrolled into Agricultural Risk Coverage (ARC)
County

SOIL DESCRIPTION: Guckeen, Marna, Clarion, Okoboji, Brownton, Kamrar. See Soils Map.

CPI: Crop Productivity Index = 90.7

TOPOGRAPHY: Level to rolling

DRAINAGE: Outlet: Wetland. Tile: Private mains and laterals. See tile map.

NRCS CLASSIFICATIONS

ON TILLABLE ACRES: Tract contains a wetland or farmed wetland
NHEL - Non-Highly Erodible Land

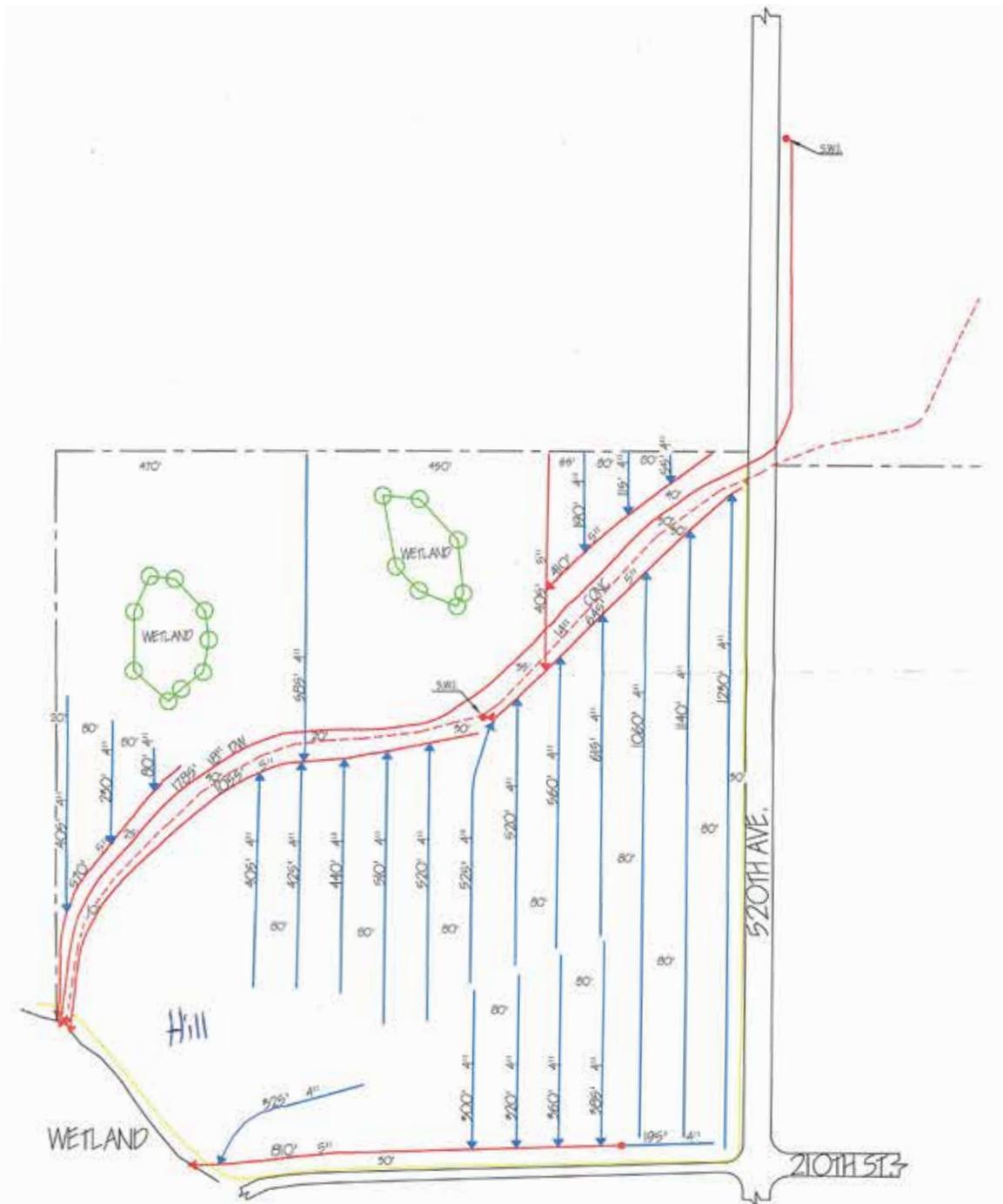
WINGERT REALTY & LAND SERVICES, INC. stipulates that they are representing the seller exclusively in this transaction.

The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Realty & Land Services, Inc., 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".

Tile Map

This tile map is an approximation.

Wingert Realty & Land Services, Inc. does not guarantee tile maps, footage, tile condition, location, size, grade or depth.

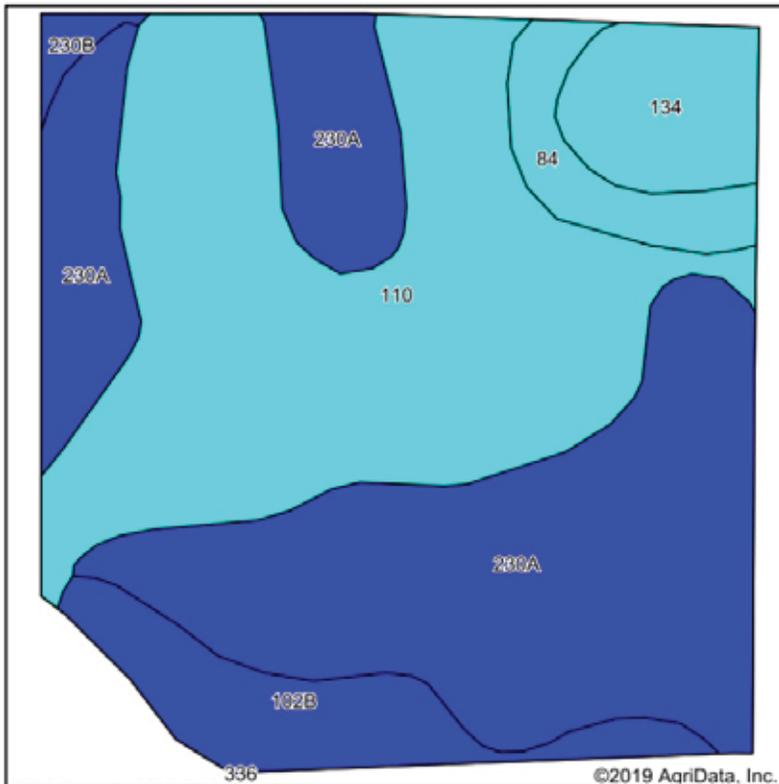


GREGOR TILING Co.

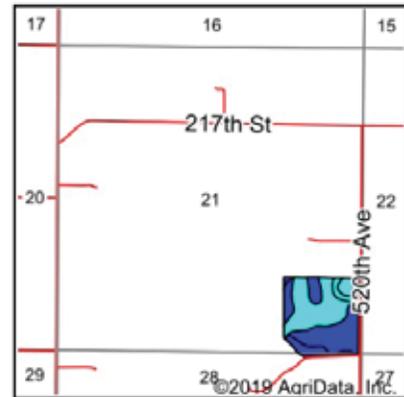
TOTAL FOOTAGE 2010	LANDOWNER: STENCIL, ALICE	LINETYPES
4" - 1,199'	LOCATION: SE 4 of the SW 4	- EXISTING
2" - 5,299'	SECTION: 21	- NEW PLASTIC
6" -	TOWNSHIP: MINNESOTA LAKE	- PROPERTY
8" -	COUNTY: FARREST	- FIELD EDGE
TOTAL - 5,290'	DATE: 10/21/2010	- BLUE - LATERALS
	DRAWER: DHP	- RED - HAND

NOTES
 - INSTALLED TILE AT 4" AVG. DEPTH
 - 4" TILES - MINIMUM 20 GRADE
 - 2" TILES - MINIMUM 10 GRADE

Soils Map



Soils data provided by USDA and NRCS.



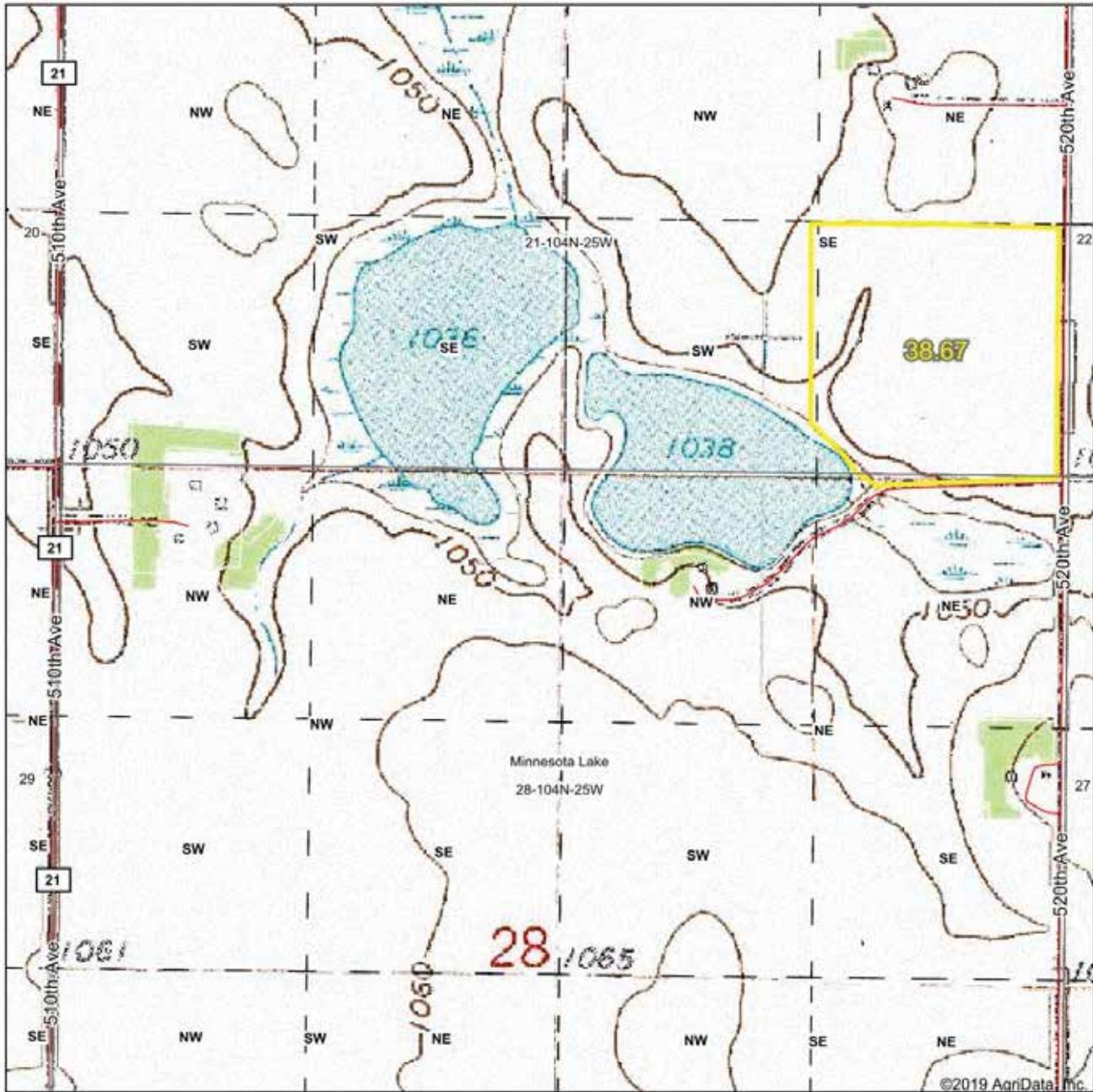
State: **Minnesota**
 County: **Faribault**
 Location: **28-104N-25W**
 Township: **Minnesota Lake**
 Acres: **38.67**
 Date: **2/6/2019**



Area Symbol: MN043, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
230A	Guckeen silty clay loam, 1 to 3 percent slopes	16.15	41.8%		llw	95	76
110	Marna silty clay loam, 0 to 2 percent slopes	15.24	39.4%		llw	87	70
102B	Clarion loam, 2 to 6 percent slopes	3.13	8.1%		lle	95	83
134	Okoboji silty clay loam, 0 to 1 percent slopes	2.25	5.8%		lllw	86	77
84	Brownton silty clay loam, 0 to 2 percent slopes	1.59	4.1%		llw	81	64
230B	Kamrar clay loam, 2 to 6 percent slopes	0.31	0.8%		lle	95	70
Weighted Average						90.7	*n 73.7

Topography

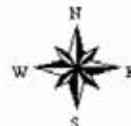


map center: 43° 47' 18.85, -93° 50' 15.83

0ft 814ft 1627ft



28-104N-25W
Faribault County
Minnesota



2/6/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Descriptions

GUCKEEN SERIES - Soil # 230A

The Guckeen series consists of deep moderately well and somewhat poorly drained soils that formed in a 20 to 40 inch thick mantle of clayey glacial lacustrine sediments and in underlying loamy calcareous glacial till on ground moraines or till plains. These soils have moderate and moderately slow permeability. They have slopes of 1 to 18 percent. Mean annual precipitation is about 28 inches, and mean annual temperature is about 48 degrees F.

TYPICAL PEDON: Guckeen silty clay loam with a 2 percent slightly convex slope on a clayey mantled ground moraine, cultivated field.

GEOGRAPHIC SETTING: These soils have plane or slightly convex on nearly level to moderately steep till plains or ground moraines. Slope gradients are 1 to 18 percent. These soils formed in a 20 to 40 inch thick mantle of clayey lacustrine sediments and in underlying loamy calcareous glacial till or modified glacial till. These deposits are Late Wisconsinan in age. Mean annual temperature is approximately 45 to 52 degrees F, and mean annual precipitation is approximately 26 to 32 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: The main ones are the well drained Kamrar, the poorly drained Marna, and the very poorly drained Lura soils. These soils formed in materials similar to that of Guckeen. Kamrar soils are on higher or more sloping terrain. Marna soils are on adjacent nearly level or level terrain. Lura soils are in depressions.

DRAINAGE AND PERMEABILITY: Moderately well and somewhat poorly drained. Surface runoff is medium to rapid. Permeability is slow or moderately slow.

MARNA SERIES - Soil # 110

The Marna series consists of very deep poorly drained soils that formed in a clayey glacial lacustrine mantle and the underlying calcareous loamy glacial till on lacustrine plains and ground moraines. These soils have slow permeability. Their slopes range from 0 to 2 percent. Mean annual precipitation is about 28 inches. Mean annual air temperature is about 47 degrees F.

TYPICAL PEDON: Marna silty clay with a nearly level slope on a lacustrine mantled till plain in a cultivated field.

GEOGRAPHIC SETTING: Marna soils have slightly concave to slightly convex slopes on lake plains and clayey-mantled ground moraines. Their slopes range from 0 to 2 percent. They formed primarily in 24 to 40 inches of clayey glacial lacustrine sediments and calcareous loamy glacial till. The deposits are late Wisconsinan in age. The climate is humid continental with warm summers and cold winters. Mean annual air temperature ranges from 45 to 50 degrees F. Mean annual precipitation ranges from 26 to 32 inches. Elevation above sea level ranges from 900 to 1200 feet. Frost-free days range from 124 to 172.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the Kamrar, Guckeen, Brownton, and Lura soils which are members of a hydrosequence with the Marna soils. The well drained Kamrar and the moderately well drained and somewhat poorly drained Guckeen soils are on backslopes, shoulders and summits. The poorly drained calcareous Brownton soils are on nearby low rises and rims of depressions. The very poorly drained Lura soils are in depressions and swales.

DRAINAGE AND PERMEABILITY: Poorly drained. The apparent seasonal high water table is at 1 to 2.5 feet at some time during November to June in most years. Surface runoff is slow. Permeability is slow.

Soil Descriptions

CLARION SERIES - Soil # 102B

The Clarion series consists of very deep, well drained, moderately permeable soils formed in glacial till on uplands. Slopes range from 1 to 9 percent. Mean annual air temperature is about 47 degrees F. Mean annual precipitation is about 29 inches.

TYPICAL PEDON: Clarion loam on a convex upland slope of 4 percent gradient - in a cultivated field.

GEOGRAPHIC SETTING: Clarion soils typically are on convex slopes in the relatively undissected, gently undulating to rolling Late Wisconsin till plain. The topography is hilly in some places. Slopes commonly are short and irregular with gradients typically from 2 to 5 percent but range from 1 to 9 percent. The soils formed in calcareous glacial till of the Des Moines Lobe advance. Mean annual air temperature is 45 to 50 degrees F. Mean annual precipitation is 27 to 32 inches. Annual frost free days range from 120 to 180 days. Elevation above sea level ranges from 700 to 1400 feet.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the Nicollet, Omsrud, Storden, and Webster series. Nicollet and Webster soils, which form a drainage sequence with Clarion soils, are the most common associates in undulating to gently rolling landscapes. Omsrud and Storden soils are often associated in rolling or hilly landscapes and are on the steeper or more strongly convex slopes. Storden soils do not have a cambic horizon free of carbonates and Omsrud soils do not have saturation in the lower part of the profile.

DRAINAGE AND PERMEABILITY: Well drained. Surface runoff is medium. Permeability is moderate. The seasonal high water table is at depths of 4 to 6 feet during November to July in most years.

OKOBOJI SERIES - Soil # 134

The Okoboji series consists of very deep, very poorly drained, moderately slowly permeable soils formed in silty alluvium washed from glacial till. They are in depressions on till plains. Slope ranges from 0 to 1 percent. Mean annual temperature is 48 degrees F. Mean annual precipitation is about 30 inches.

GEOGRAPHIC SETTING: Okoboji soils are on till plains in closed depressions which were formerly lakes or ponds and some of which were small size. Slope gradients are less than 1 percent. Okoboji soils formed in about 4 to 12 feet of silty alluvium washed from till on the surrounding slopes. Mean annual temperature ranges from 45 degrees to 50 degrees F. Mean annual precipitation ranges from 28 to 32 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the Canisteo, Harps, Palms, Wacousta, and Webster soils. Canisteo, Webster, and Harps soils are higher in sand content, lower in clay content, and have thinner dark surface layers. They are on concave slopes above the Okoboji soil. In many places, Harps soils form a convex shoreline rim around the Okoboji soils. Palms and Wacousta soils are in landlocked depressions. Palms soils formed in sapric material. Wacousta soils have a thinner A horizon.

DRAINAGE AND PERMEABILITY: Very poorly drained. Runoff is slow to ponded. Permeability is moderately slow.

Soil Descriptions

BROWNTON SERIES Soil # 84

The Brownton series consists of very deep, poorly drained soils that formed in clayey glacial lacustrine sediments or in a mantle of clayey glacial lacustrine sediments and underlying loamy glacial till. These soils are on glacial lacustrine plains or moraines. They have slow permeability. Their slopes are less than 2 percent. Mean annual precipitation is about 28 inches, and mean annual temperature is about 47 degrees F.

TYPICAL PEDON: Brownton silty clay loam with slightly convex slope of less than 1/2 percent on a glacial lake plain in a cultivated field.

GEOGRAPHIC SETTING: These soils have slightly concave to slightly convex slopes with gradients of less than 2 percent on glacial lake plains or lacustrine-mantled glacial moraines. They formed in 30 to 60 or more inches of clayey lacustrine sediments and loamy glacial till. These sediments are from the Des Moines lobe and are Late Wisconsinan in age. Mean annual temperature is 45 to 49 degrees F, and mean annual precipitation is 26 to 30 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the well drained Kamrar soils, the moderately well and somewhat poorly drained Guckeen and Collinwood soils, the poorly drained Barbert, Marna, and Waldorf soils, and the very poorly drained Lura soils. All of these soils formed at least in part from clayey lacustrine sediments. All of these soils do not have carbonates in all parts of their solums.

DRAINAGE AND PERMEABILITY: Poorly drained. Surface runoff is slow. Permeability is slow.

KAMRAR SERIES - Soil # 230B

The Kamrar series consists of deep, well drained, moderately slowly permeable soils formed in moderately fine or fine textured lacustrine sediments and the underlying medium textured glacial till or glacial sediments on uplands. Slopes range from 1 to 18 percent. Mean annual temperature is about 46 degrees F, and mean annual precipitation is about 30 inches.

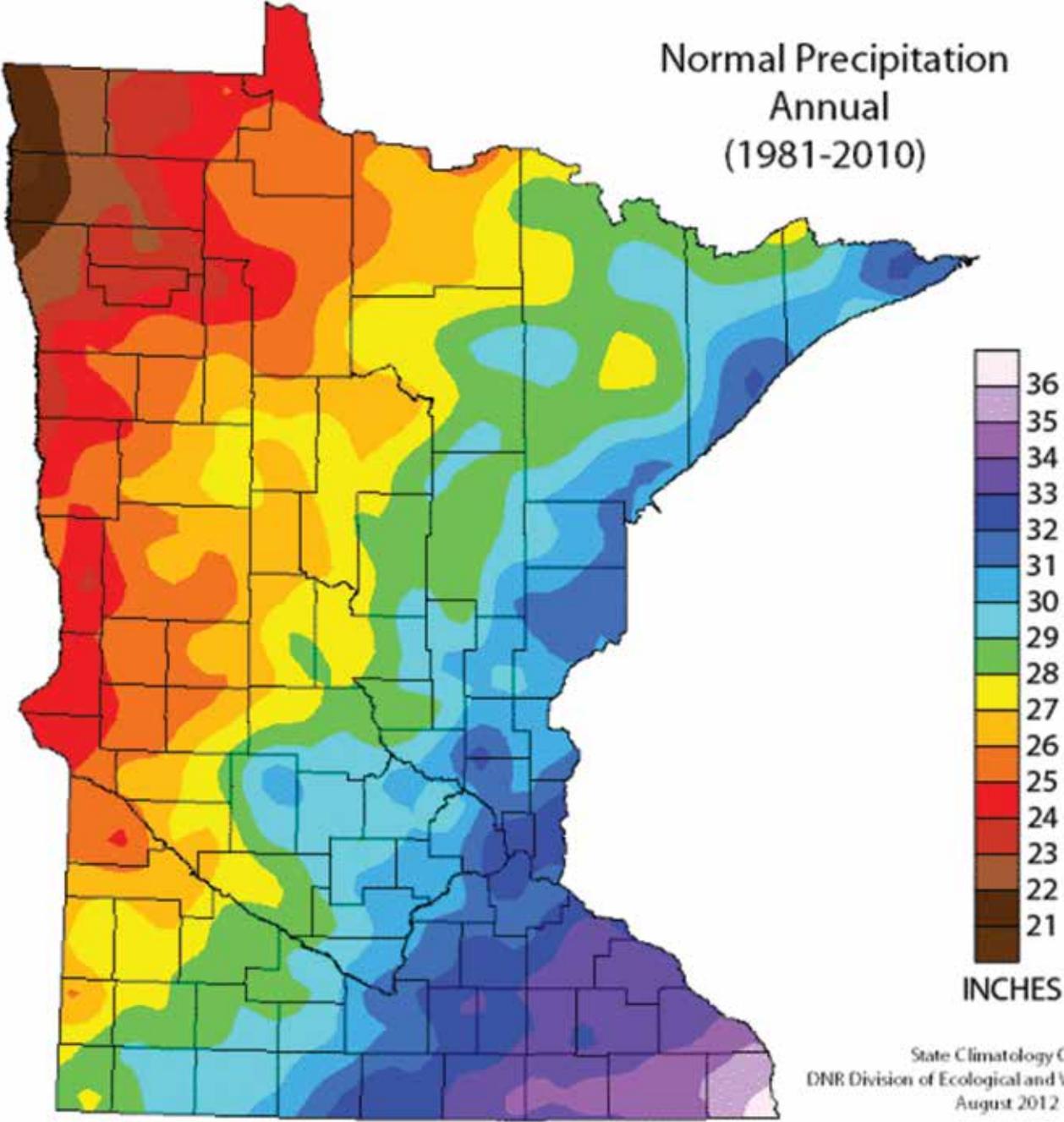
TYPICAL PEDON: Kamrar clay loam with a convex slope of about 6 percent gradient cultivated.

GEOGRAPHIC SETTING: Kamrar soils are on convex knobs and side slopes on glacial moraines. The topography is hummocky with high surface relief. Slope gradients range from 1 to 18 percent. These soils formed in 24 to 40 inches of lacustrine sediments and in the underlying glacial till or glacial sediments. The sediments and the till are dominantly montmorillonitic clay with lesser amounts of illitic clay. Mean annual temperature ranges from 45 to 49 degrees F, and mean annual precipitation ranges from 26 to 32 inches.

GEOGRAPHICALLY ASSOCIATED SOILS: These are the competing Guckeen and Vinje soils and the Marna and Storden soils. Kamrar soils form a hydrosequence with the moderately well drained or somewhat poorly drained Guckeen soils and the poorly drained Marna soils. Guckeen soils are at slightly lower elevations and are less sloping. Marna soils have gleyed subsoils and are on nearly level areas. The Vinje soils are on similar or slightly higher lying areas on the landscape. Storden soils formed in calcareous glacial till and are on the steeper part of the slope.

DRAINAGE AND PERMEABILITY: Well drained. Surface runoff is medium to rapid. Permeability is moderately slow.

Normal Precipitation
Annual
(1981-2010)

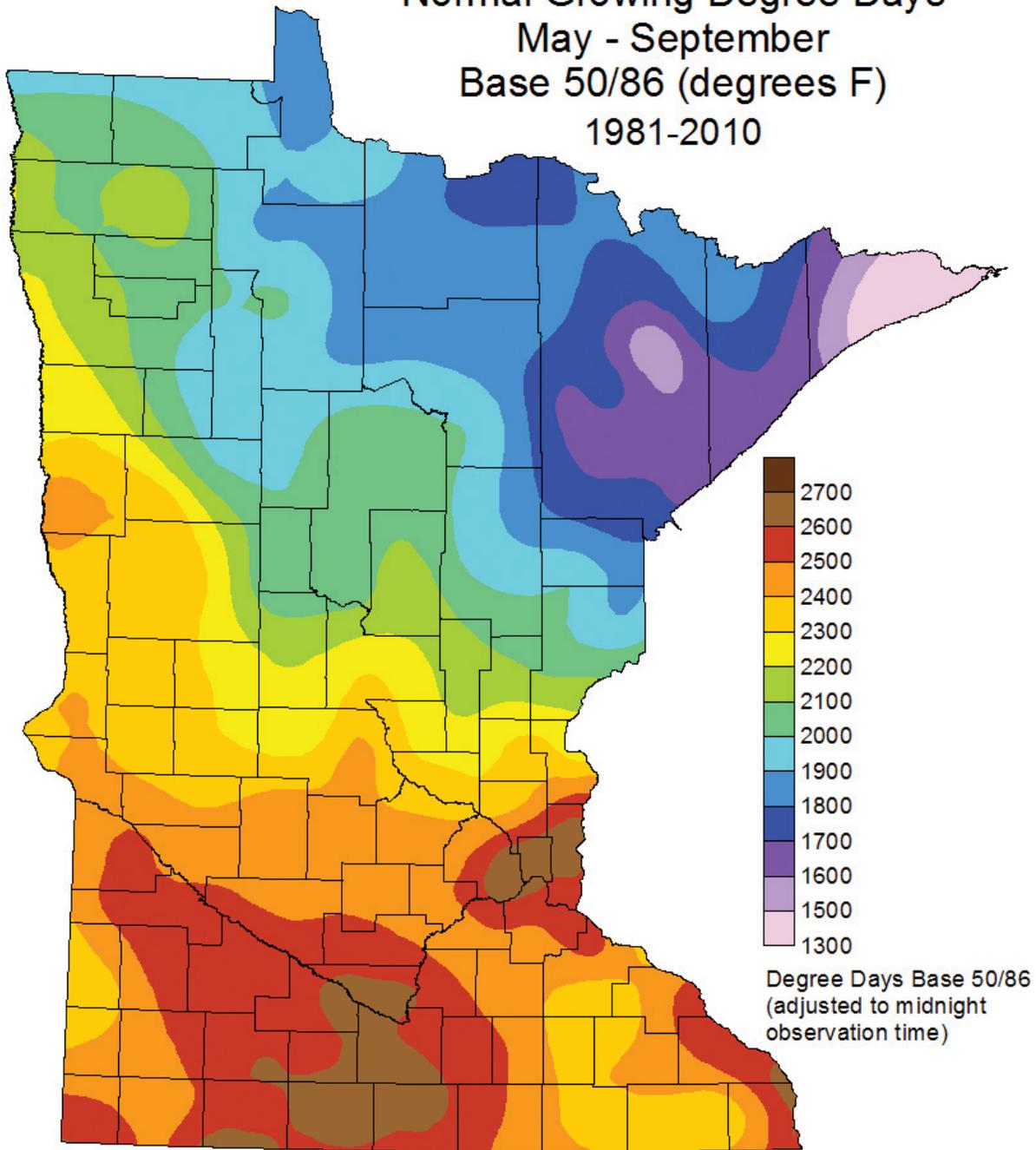


State Climatology Office
DNR Division of Ecological and Water Resources
August 2012



WINGERT REALTY
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Normal Growing Degree Days
May - September
Base 50/86 (degrees F)
1981-2010



State Climatology Office - MNDNR

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