

LAND FOR SALE

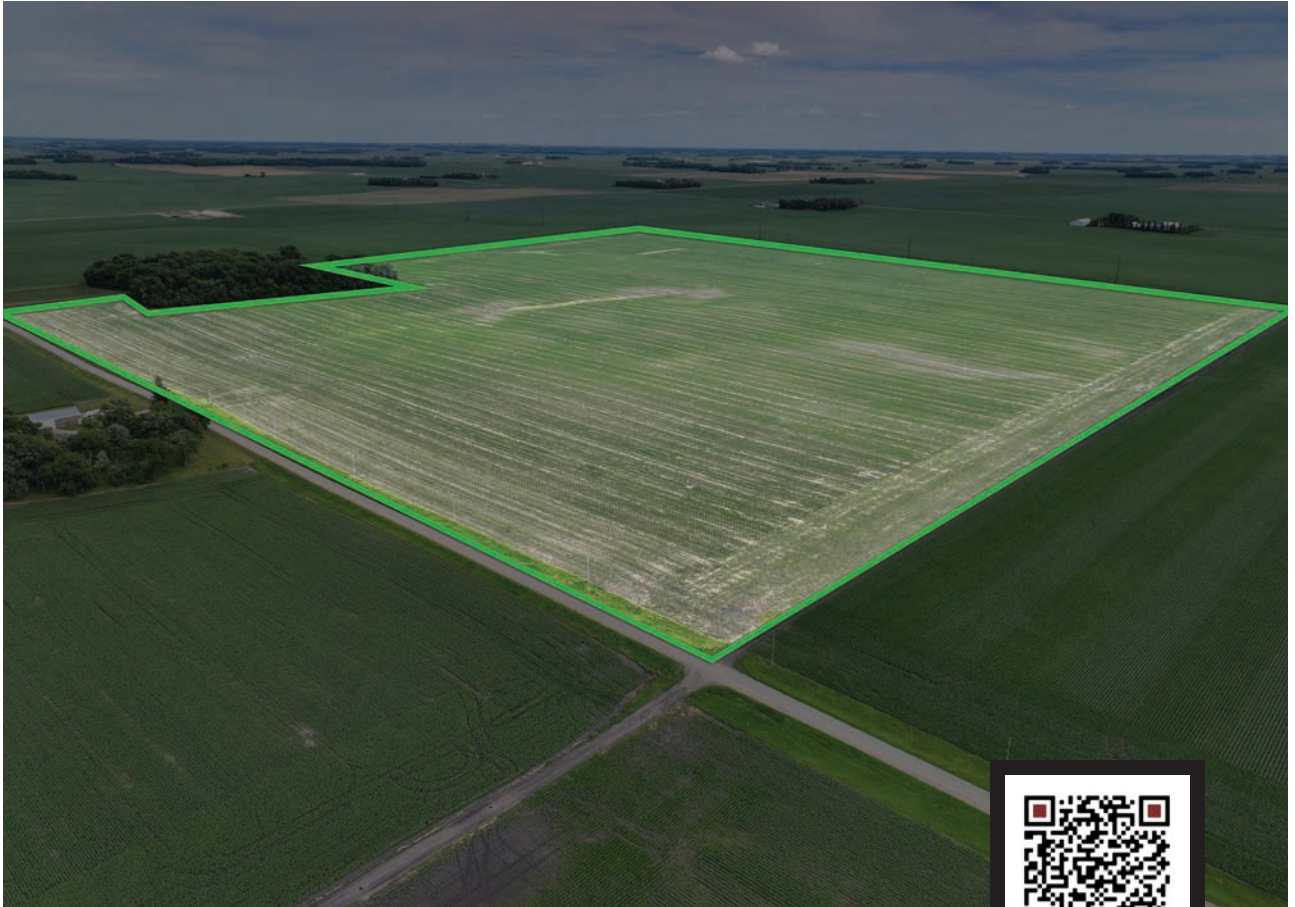


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148.44± ACRES

Margaret Nagel Farm

Barber Township, Faribault County, Minnesota



Scan to view this
property and
register online.

FOR SALE

\$12,500/AC

FOR ADDITIONAL INFORMATION CONTACT:



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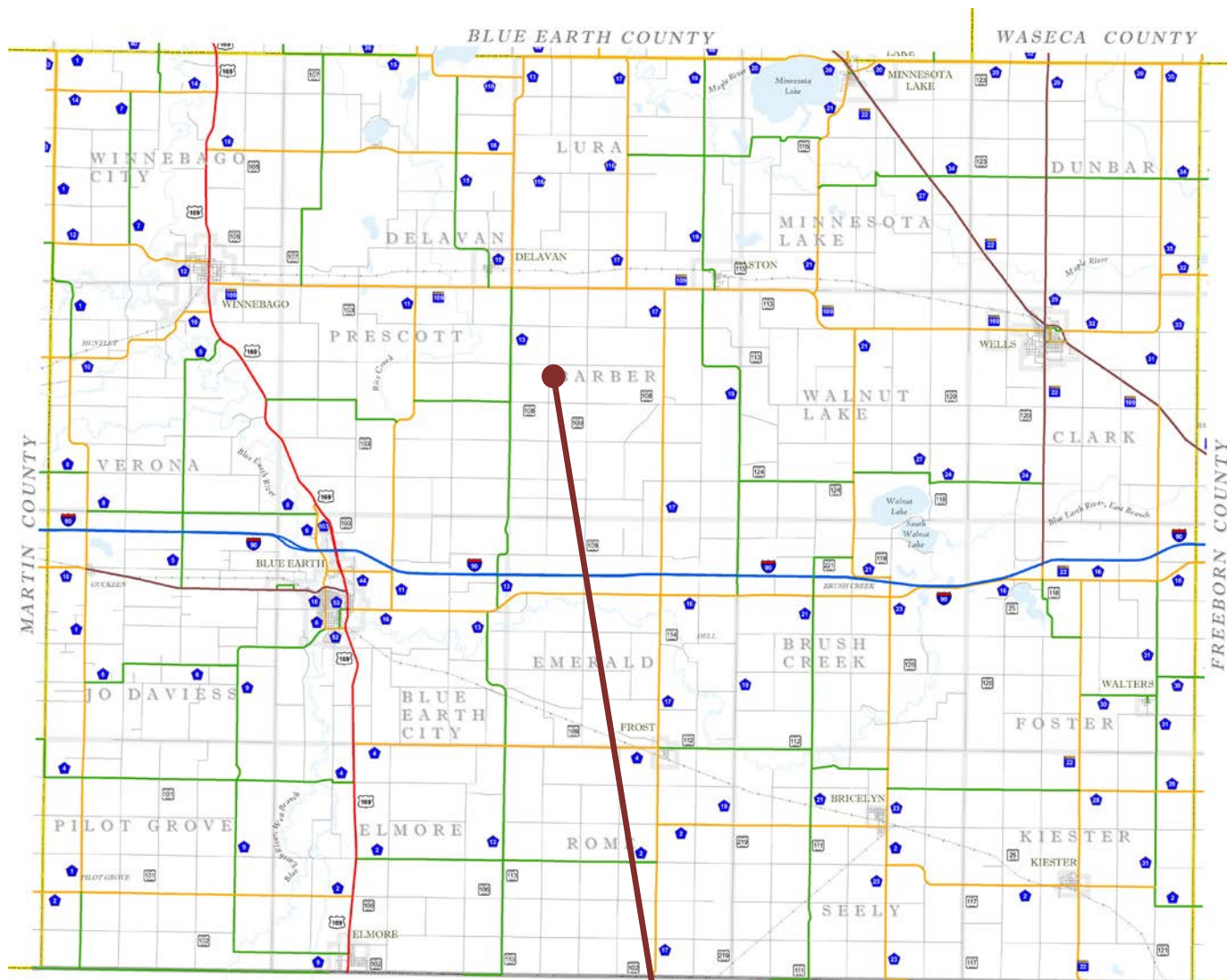
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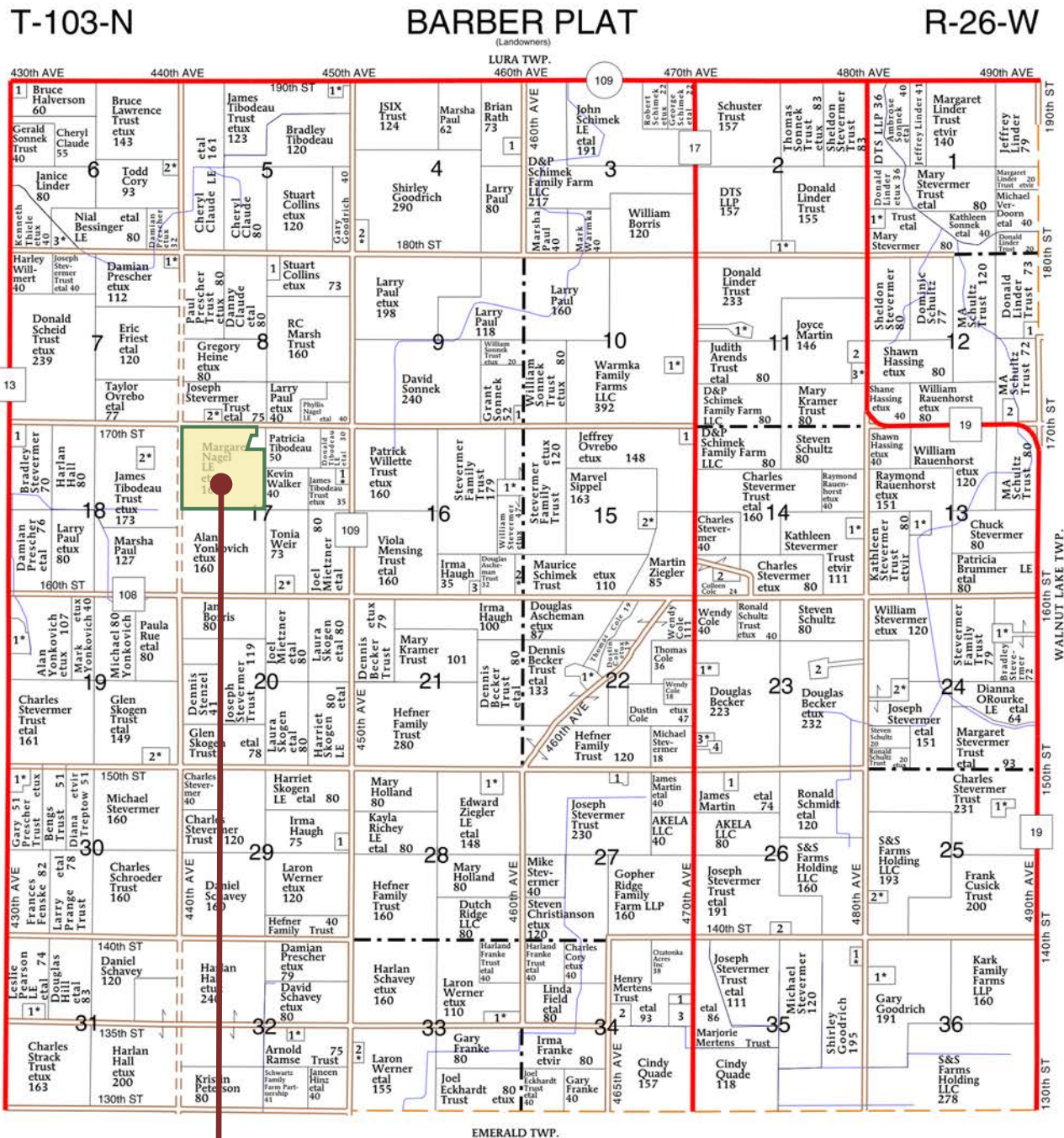
Faribault County Minnesota

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Subject Property

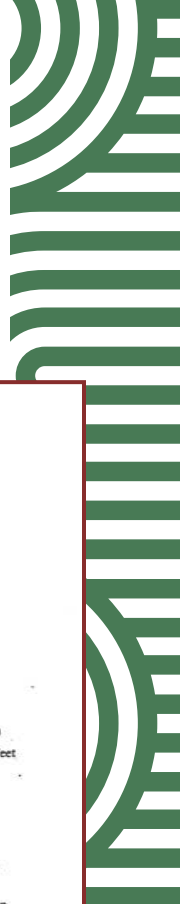
Faribault County | T103N-R26W



Subject Property

FSA Aerial Map

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**Faribault County
Minnesota**

**Farm 47
Tract 2384**

Phy. County: Faribault, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/22/2026



Unless Otherwise Noted:

All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

- Tract Boundary
- Noncropland
- Cropland
- PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 148.24 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 (CBA-016 and attached maps) for exact boundaries and determinations or contact USDA NRCS. USDA is an equal opportunity provider, employer, and lender.



Property Information

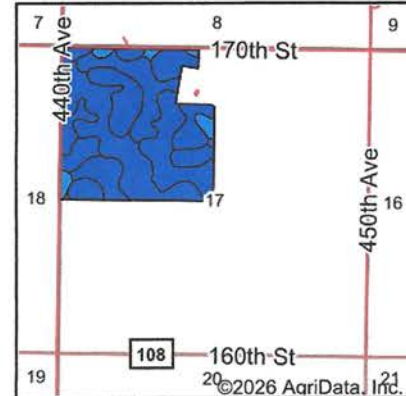
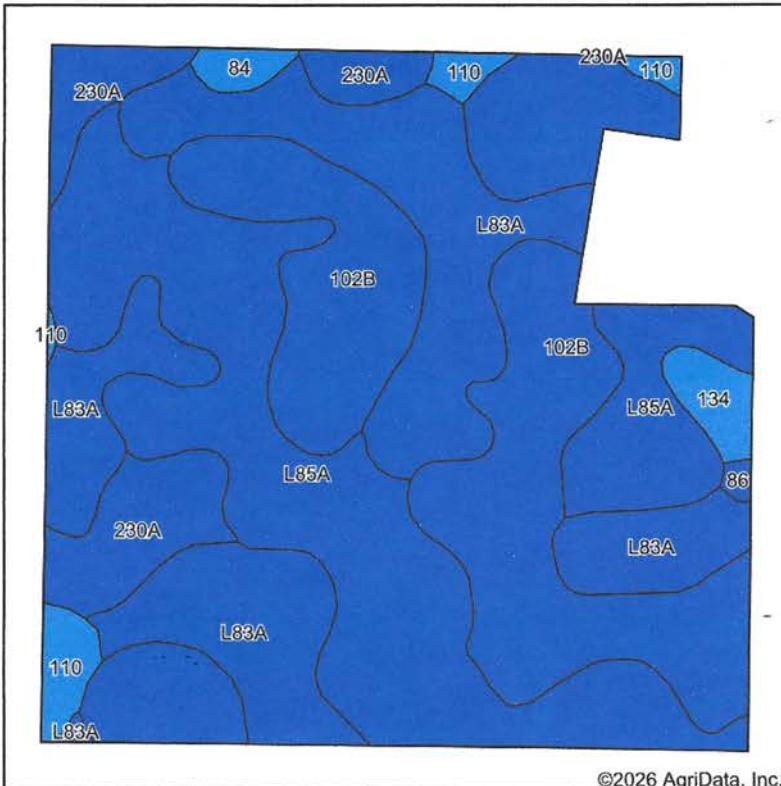
DESCRIPTION:	NW 1/4 Barber, Sec17-T103N-R26W. Survey legal to govern. See exhibit A.		
TAX ID#:	010170500		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$8,844.00
	Special Assessment – Ditch Assessment		\$2,632.82
	Total Estimated Tax & Specials		\$11,476.82
	Payoff of special assessments are \$17,577.19.		
FSA INFORMATION:	Total Acres		148.44± acres
	FSA Tillable Acres		144.68± acres**
	Corn Base Acres		76.10± acres
	Corn PLC Yield		138.00± bushels
	Soybean Base Acres		72.00± acres
	Soybean PLC Yield		35.00± bushels
	**Tillable acres is pulled from the survey. The FSA data is before property split.		
LEASE/RENT INFORMATION:	Currently rented for the remainder of the 2026 growing season. New owner will take possession after 2026 crop is removed.		
SOIL DESCRIPTION:	Nicollet clay loam, Webster clay loam, Clarion loam. See Soil Maps.		
CROP PRODUCTIVITY INDEX (CPI):	95.6 CPI		
TOPOGRAPHY:	Flat to rolling.		
DRAINAGE:	Minimum existing tile. There is a 8" and 6" county main outlet that comes into the farm on the west.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL - No Highly Erodible Lands		
OTHER:	The property has been in family since 1936 (90 years).		

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

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State: **Minnesota**
County: **Faribault**
Location: **17-103N-26W**
Township: **Barber**
Acres: **146.62**
Date: **5/18/2026**

Maps Provided By:



Soils data provided by USDA and NRCS.

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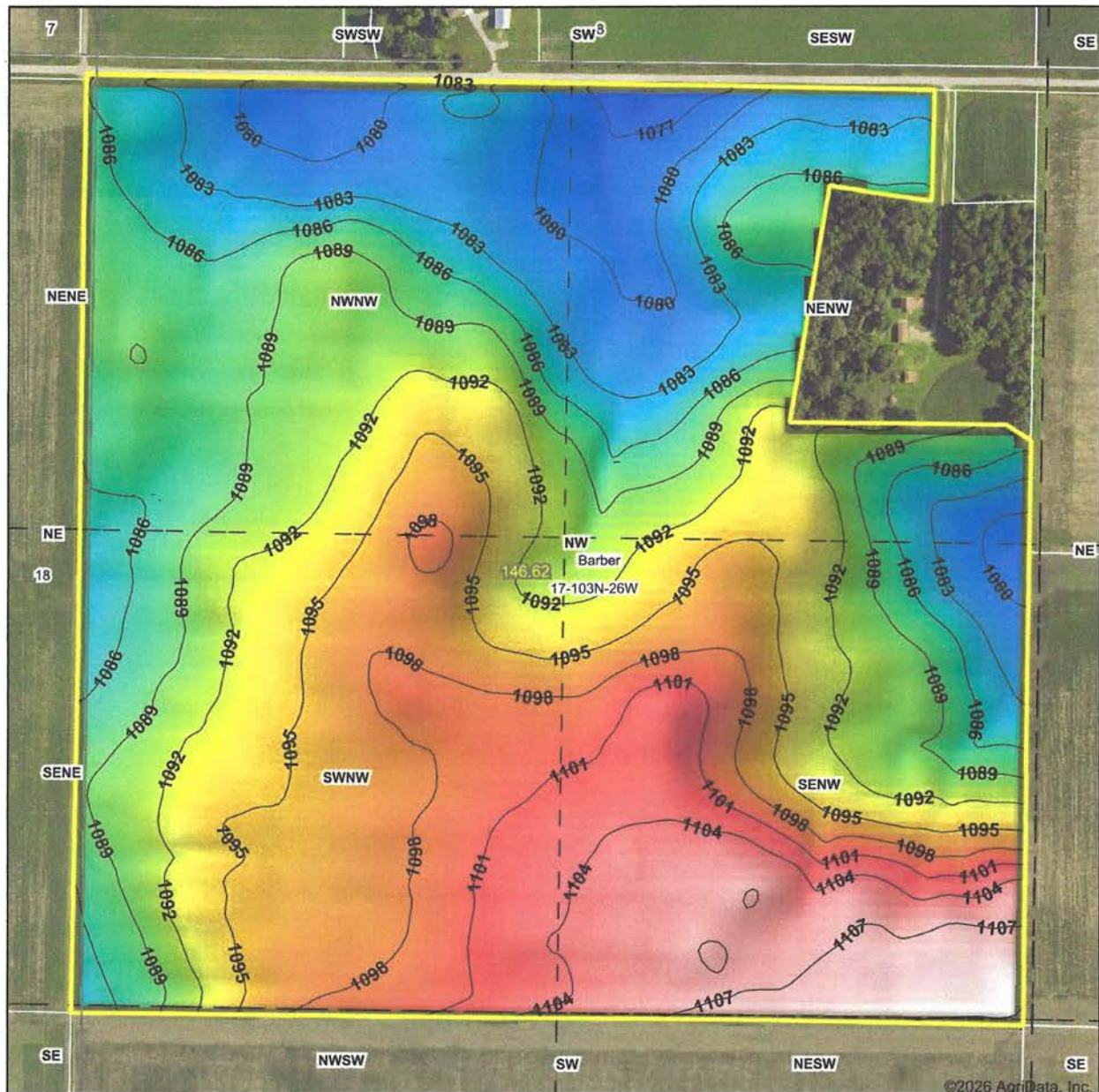
Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L85A	Nicollet clay loam, 1 to 3 percent slopes	55.53	37.8%	■	> 6.5ft.	Somewhat poorly drained	Iw	99	81
L83A	Webster clay loam, 0 to 2 percent slopes	38.44	26.2%	■	> 6.5ft.	Poorly drained	Ilw	93	83
102B	Clarion loam, 2 to 6 percent slopes	34.93	23.8%	■	> 6.5ft.	Moderately well drained	Ile	95	83
230A	Guckeen silty clay loam, 1 to 3 percent slopes	10.78	7.4%	■	> 6.5ft.	Somewhat poorly drained	Ilw	95	80
110	Marna silty clay loam, 0 to 2 percent slopes	3.32	2.3%	■	> 6.5ft.	Poorly drained	Ilw	87	77
134	Okoboji silty clay loam, 0 to 1 percent slopes	2.18	1.5%	■	> 6.5ft.	Very poorly drained	Illw	86	77
84	Brownton silty clay loam, 0 to 2 percent slopes	1.11	0.8%	■	> 6.5ft.	Poorly drained	Ilw	81	65
86	Canisteo clay loam, 0 to 2 percent slopes	0.33	0.2%	■	> 6.5ft.	Poorly drained	Ilw	93	81
Weighted Average							1.64	95.6	*n 81.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,075.9

Max: 1,109.9

Range: 34.0

Average: 1,091.9

Standard Deviation: 7.64 ft



17-103N-26W
Faribault County
Minnesota

Boundary Center: 43° 43' 40.09, -93° 58' 56.62

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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



That part of the Northeast Quarter of the Northwest Quarter in Section 17, Township 103 North, Range 26 West, Fairbault County, Minnesota, described as follows;

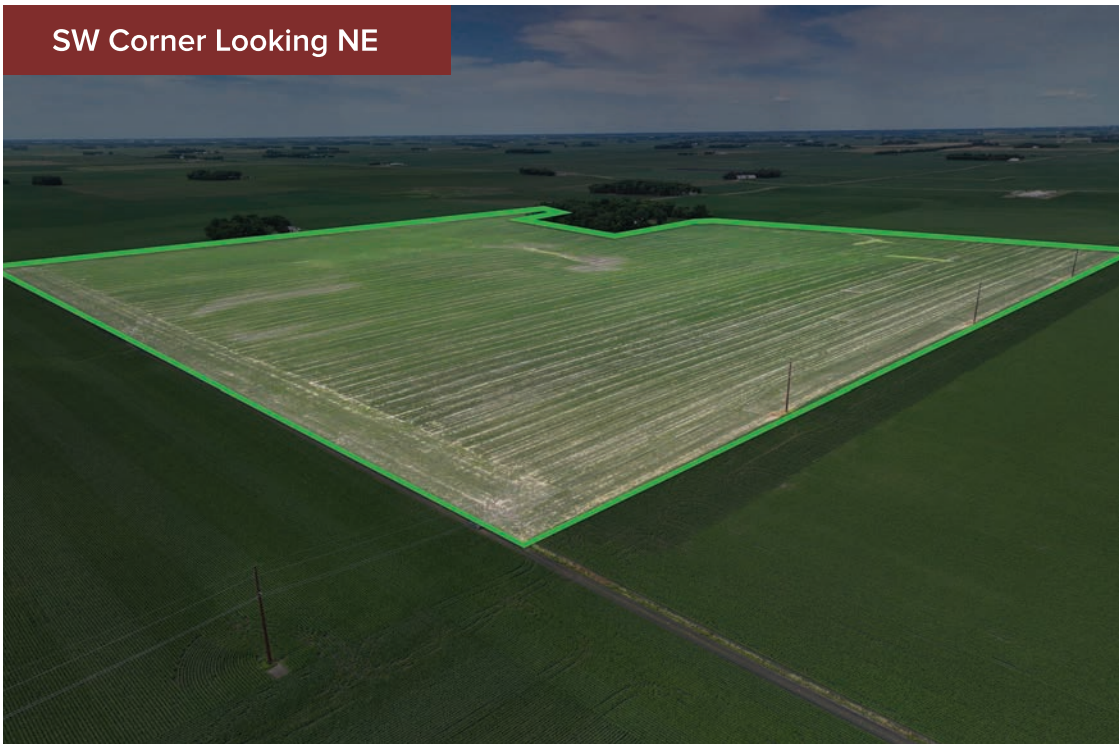
Beginning at the North Quarter corner of said Section 17; thence on an assumed bearing of North 89 degrees 53 minutes 37 seconds West, along the north line of said section, a distance of 285.00 feet to an iron monument; thence South 0 degrees 06 minutes 23 seconds West a distance of 300.00 feet to an iron monument; thence North 89 degrees 53 minutes 37 seconds West a distance of 283.92 feet to an iron monument; thence South 10 degrees 36 minutes 00 seconds West a distance of 677.33 feet to an iron monument; thence South 89 degrees 53 minutes 37 seconds East a distance of 692.00 feet to an iron monument located on the north-south quarter line of said section; thence North 0 degrees 07 minutes 23 seconds East, along said north-south quarter line, a distance of 966.00 feet to the point of beginning, containing 11.60 acres, subject to easements now of record in said county and state.

Property Images

NE Corner Looking SW



SW Corner Looking NE



Property Images

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NW Corner Looking SE



SE Corner Looking NW



Thank you.



Thank you for allowing us the opportunity to present this property to you.

If this property doesn't align with your needs, please let us know—we're committed to finding a perfect match for your requirements. We also appreciate you sharing this information with anyone who may have an interest. If you have questions or would like additional details, we're here to help.



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