

FARMLAND FOR SALE



77.02± ACRES

Dvorak Property

Helena Township, Scott County, Minnesota



FOR SALE
\$1,544,000



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC, Licensed Broker

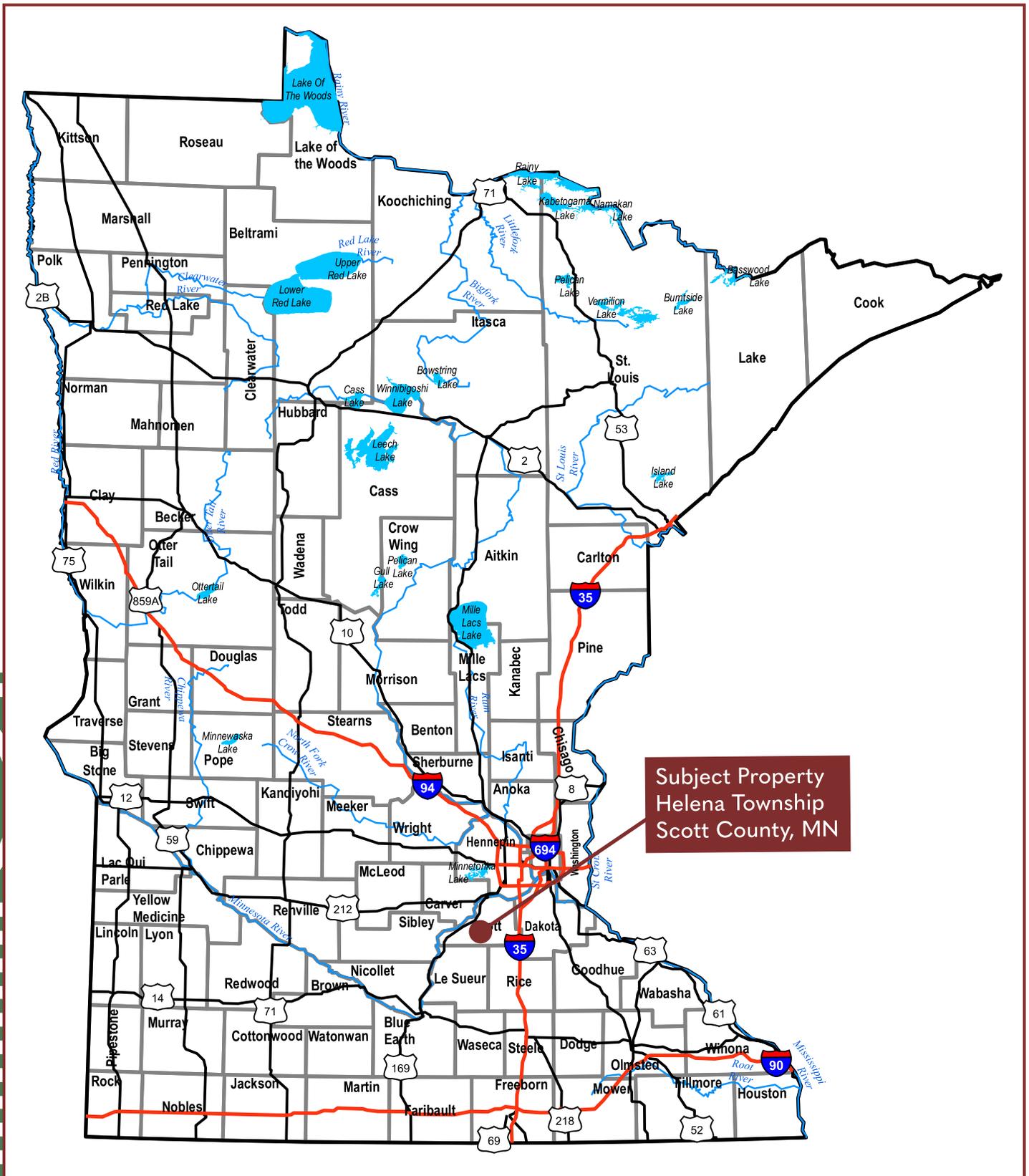
AUCTIONEER #83-50

geoff@wingertlandservices.com

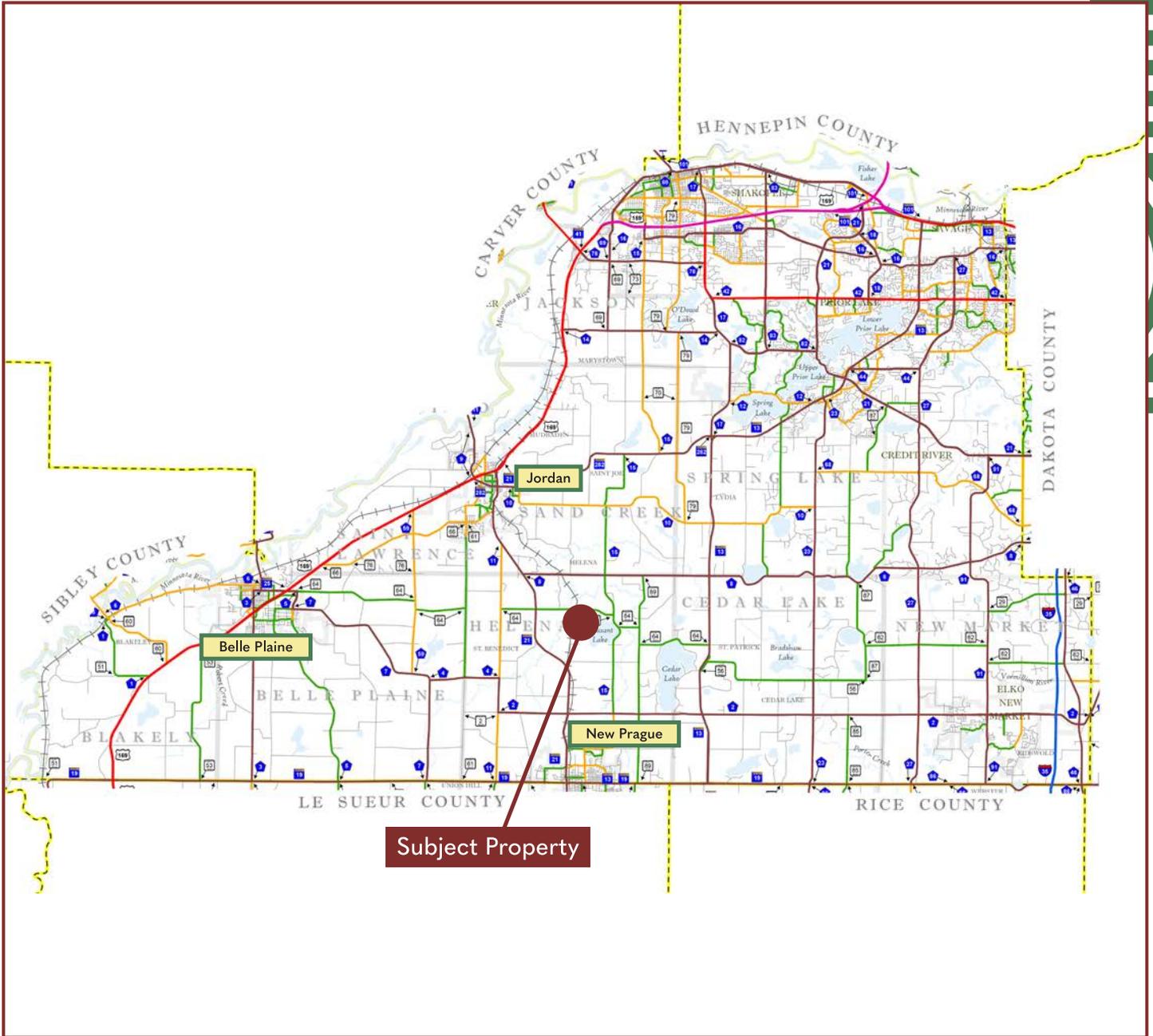
C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com





Scott County Minnesota



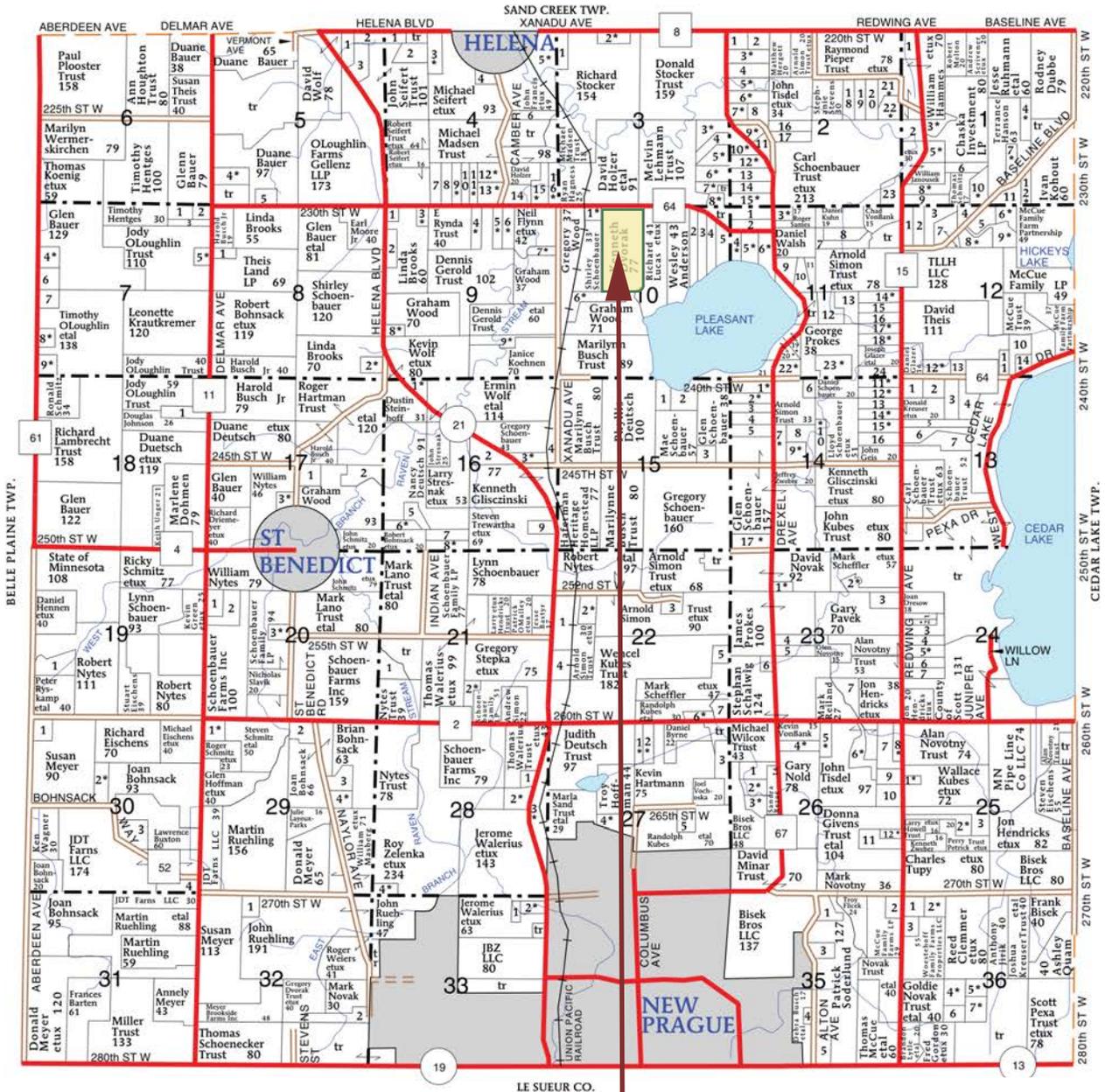
Helena Township

Scott County | T113N-R23W

T-113-N

HELENA PLAT

R-23-W



Subject Property

FSA Aerial Map



United States
Department of
Agriculture

Le Sueur County, Minnesota

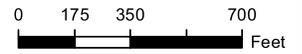


Farm 8340

Tract 24570

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
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 62.68 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.

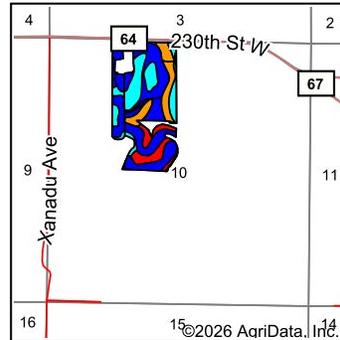
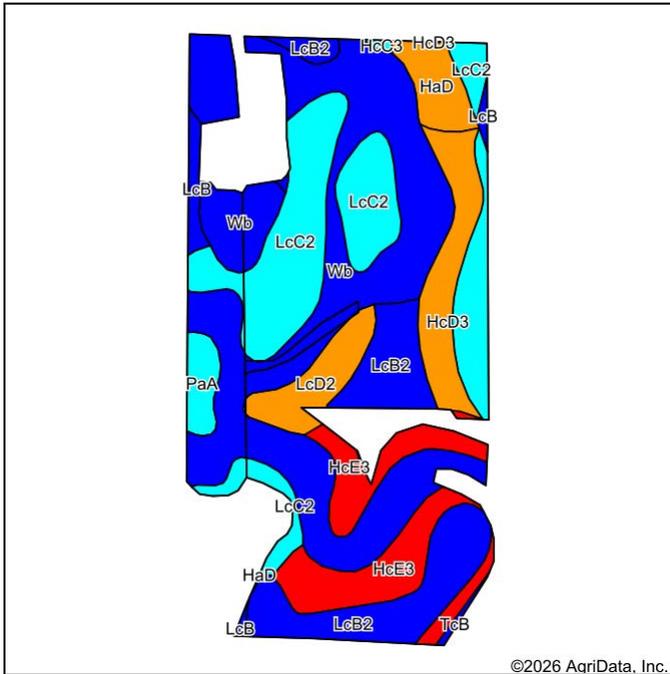
Property Information

DESCRIPTION:	NE 1/4 and LOT #3 EX .5A Sec10-T113N-R23W	
TAX ID#:	059100050	
REAL ESTATE TAXES:	Estimated Homestead Taxes	\$2,310.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$2,310.00
FSA INFORMATION:	Total Acres	77.02± acres
	FSA Tillable Acres	62.82± acres
	Corn Base Acres	5.03± acres
	Corn PLC Yield	126.00± bushels
	Soybean Base Acres	4.69± acres
	Soybean PLC Yield	30.00± bushels
RENT/LEASE INFORMATION:	Farm is open to farm or lease in 2026.	
SOIL DESCRIPTION:	Webster-Glencoe silty clay loams, Lester loam, Hayden soils. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	77:1 CPI	
TOPOGRAPHY:	Rolling	
DRAINAGE:	Natural drainage	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	Tract contains a wetland, HEL field on tract	
OTHER:	Zoning Class: Transition Reserve (1 per 10 Cluster). Contact Scott County Planning & Zoning to verify intended use.	
	School District: ISD 0721 – New Prague Area Schools	
	Well: Present. Contact Geoff Mead for well report.	
	Septic: Present. Deemed non-compliant.	
	Dwelling: Home is unlivable. Located on Pleasant Lake.	

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: **Scott**
 Location: **10-113N-23W**
 Township: **Helena**
 Acres: **64.2**
 Date: **3/1/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN139, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
Wb	Webster-Glencoe silty clay loams	23.54	36.6%	[Blue]	> 6.5ft.	Poorly drained	IIw	91	80
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	14.06	21.9%	[Cyan]	> 6.5ft.	Well drained	IIIe	76	77
LcB2	Lester loam, 2 to 6 percent slopes, moderately eroded	8.51	13.3%	[Blue]	> 6.5ft.	Well drained	IIe	91	78
HcE3	Hayden soils, 18 to 25 percent slopes	6.91	10.8%	[Red]	> 6.5ft.	Well drained	VIe	29	53
HcD3	Hayden soils, 12 to 18 percent slopes, severely eroded	3.98	6.2%	[Orange]	> 6.5ft.	Well drained	IVe	62	60
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.65	4.1%	[Orange]	> 6.5ft.	Well drained	IVe	67	73
HaD	Hayden loam, 10 to 22 percent slopes	2.00	3.1%	[Orange]	> 6.5ft.	Well drained	IVe	62	80
PaA	Klossner muck, 0 to 1 percent slopes	1.24	1.9%	[Cyan]	> 6.5ft.	Very poorly drained	IIIw	77	84
LcB	Lester loam, 2 to 6 percent slopes	1.07	1.7%	[Blue]	> 6.5ft.	Well drained	IIe	91	82
TcB	Terril loam, 2 to 6 percent slopes	0.14	0.2%	[Blue]	> 6.5ft.	Well drained	IIe	99	88
HcC3	Hayden soils, 6 to 12 percent slopes, severely eroded	0.10	0.2%	[Cyan]	> 6.5ft.	Well drained	IIIe	71	64
Weighted Average							2.94	77.1	*n 74.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Images

SE Corner Looking NW



NW Corner Looking SE



Property Images



SW Corner Looking NE



NE Corner Looking SW



Property Images

Building Site View 1



Building Site View 2



Property Images



Property Images

Lake View 1



Lake View 2



Property Images



Land View 1



Land View 2



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



Anna Mead
Licensed Land Specialist
anna@wingertlandservices.com
507.441.5262



Rick Hauge, ALC
Licensed Broker and Appraiser
rick@wingertlandservices.com
507.829.5227



507.248.5263 | wingertlandservices.com