

LAND FOR SALE



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150.80± ACRES Meyer Family Farm

North Home, Home & Milford Townships, Brown County, Minnesota



FOR SALE

\$975,000

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

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BROKER, ACCREDITED LAND CONSULTANT

AUCTIONEER #83-50

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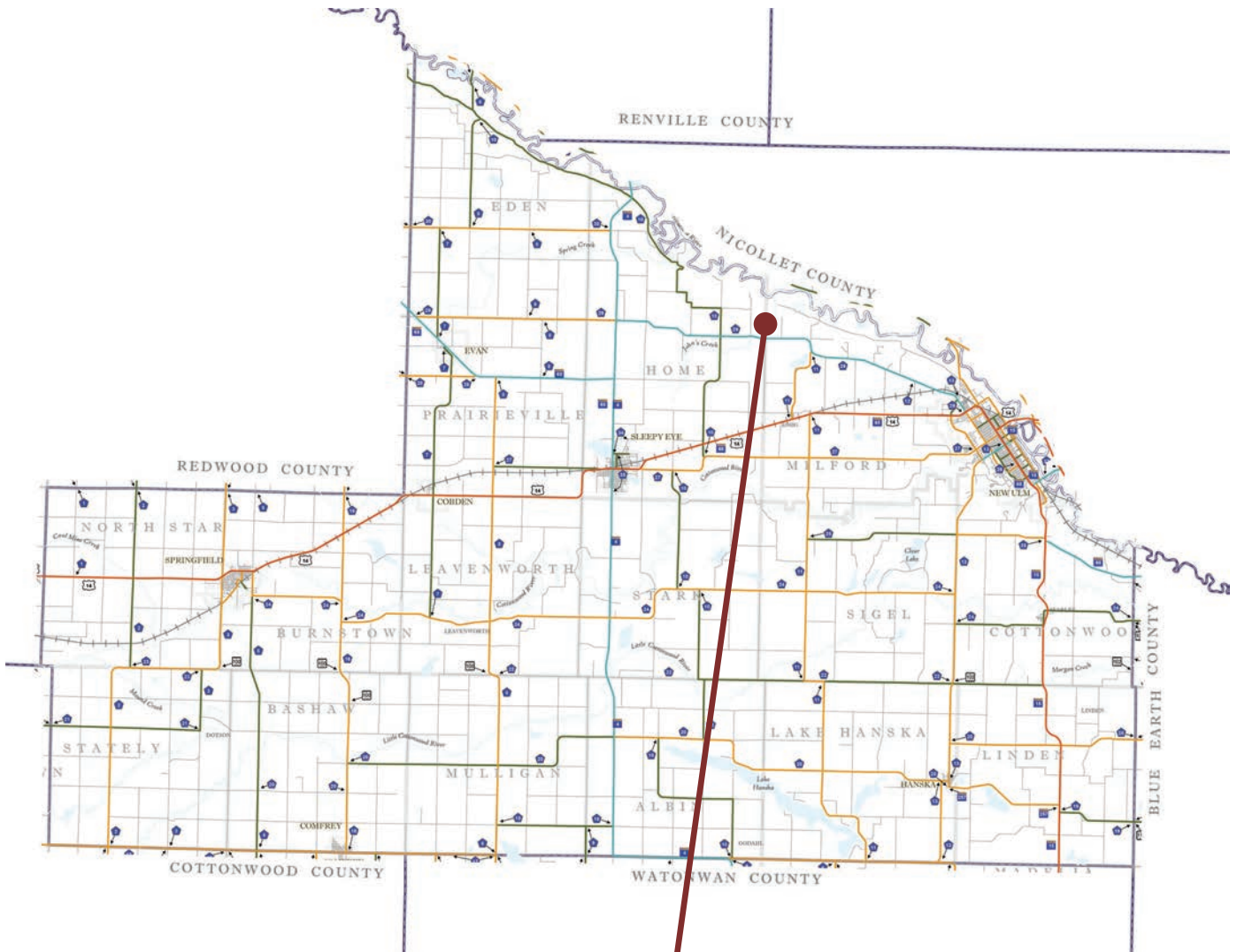
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Brown County Minnesota

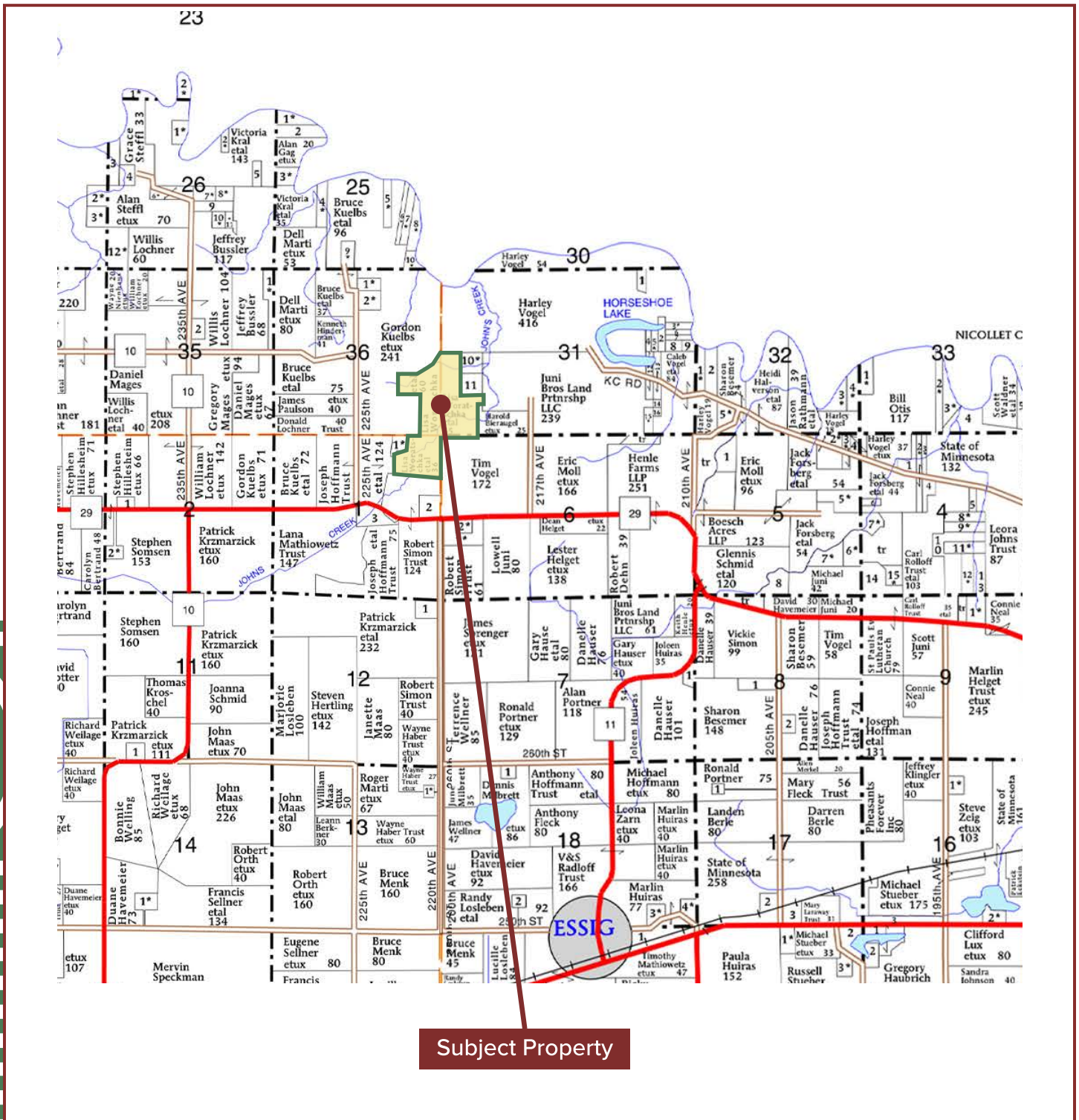
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Subject Property

North Home, Home & Milford Townships

Brown County | T109-110-111N-R30-31-32W



FSA Aerial Map

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**Brown County
Minnesota**

**Farm 7413
Tract 257**

Phy. County: Brown, MN

2026 Program Year

2025 NAIP Imagery
Map Created 05/06/2026



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

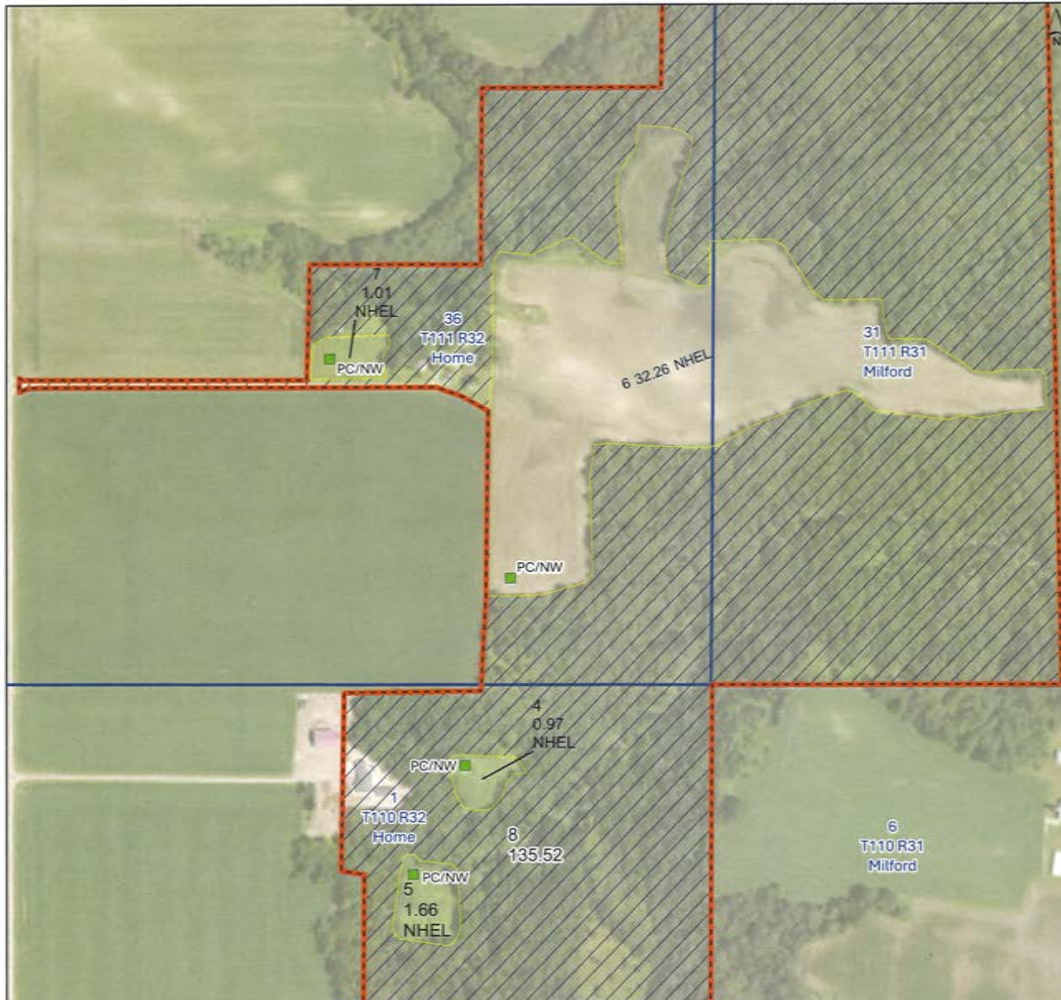
Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 35.90 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 NRCS. USDA is an equal opportunity provider, employer, and lender.



Map does not represent the parcel boundaries being sold.

Property Information

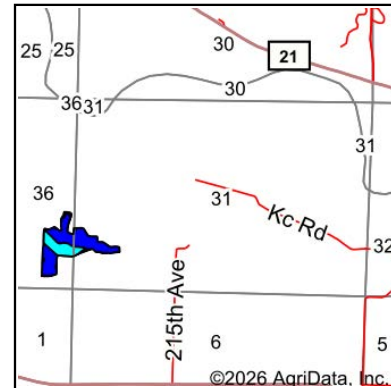
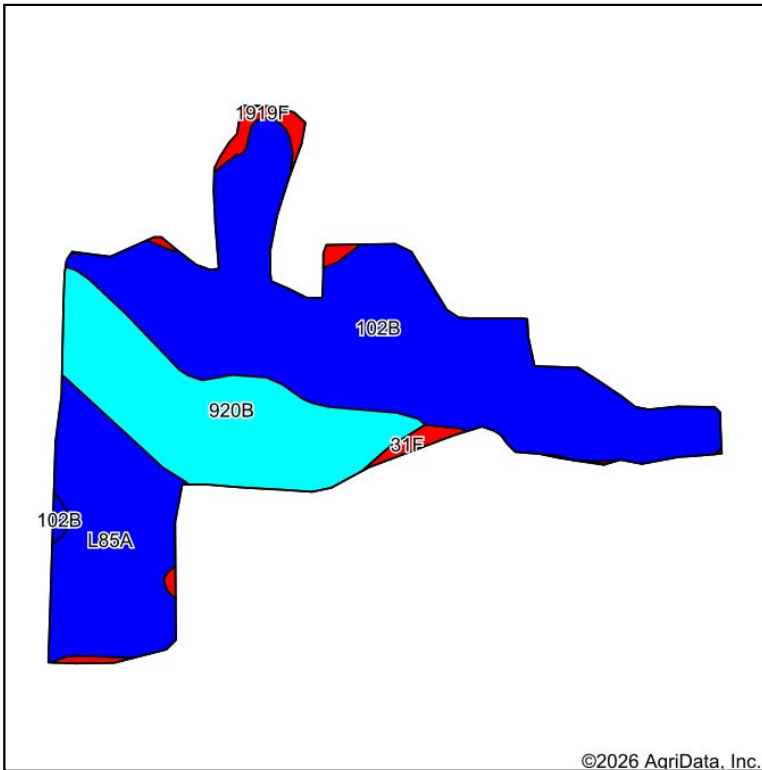
TAX ID#:	15103600416080; 19103100310220; 19103100315270; 15000100101100	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$1,174.00
	Special Assessment	\$20.00
	Total Estimated Tax & Specials	\$1,194.00
FSA INFORMATION:	Total Acres	150.80± acres
	FSA Tillable Acres	32.26± acres
	Corn Base Acres	18.90± acres
	Corn PLC Yield	118.00± bushels
	Soybean Base Acres	12.30± acres
	Soybean PLC Yield	34.00± bushels
	Wheat Base Acres	1.70± acres
	Wheat PLC Yield	36.00± bushels
LEASE/RENT INFORMATION:	Available to farm or rent in 2027.	
SOIL DESCRIPTION:	Clarion loam, Clarion-Estherville complex, Nicollet clay loam. See Soils Map.	
CROP PRODUCTIVITY INDEX (CPI):	88.5 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Outlet to ravine. Tile presence is unknown.	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland	
	NHEL - No Highly Erodible Lands	
OTHER:	FSA boundaries do not reflect the boundaries of the tract being sold.	
	FSA reconstitution was unavailable at the time of this brochure being made.	
	The driveway into the property is a recorded easement.	

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: **Brown**
Location: **31-111N-31W**
Township: **Milford**
Acres: **32.26**
Date: **6/15/2026**



Soils data provided by USDA and NRCS.

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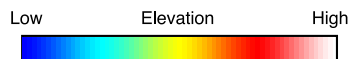
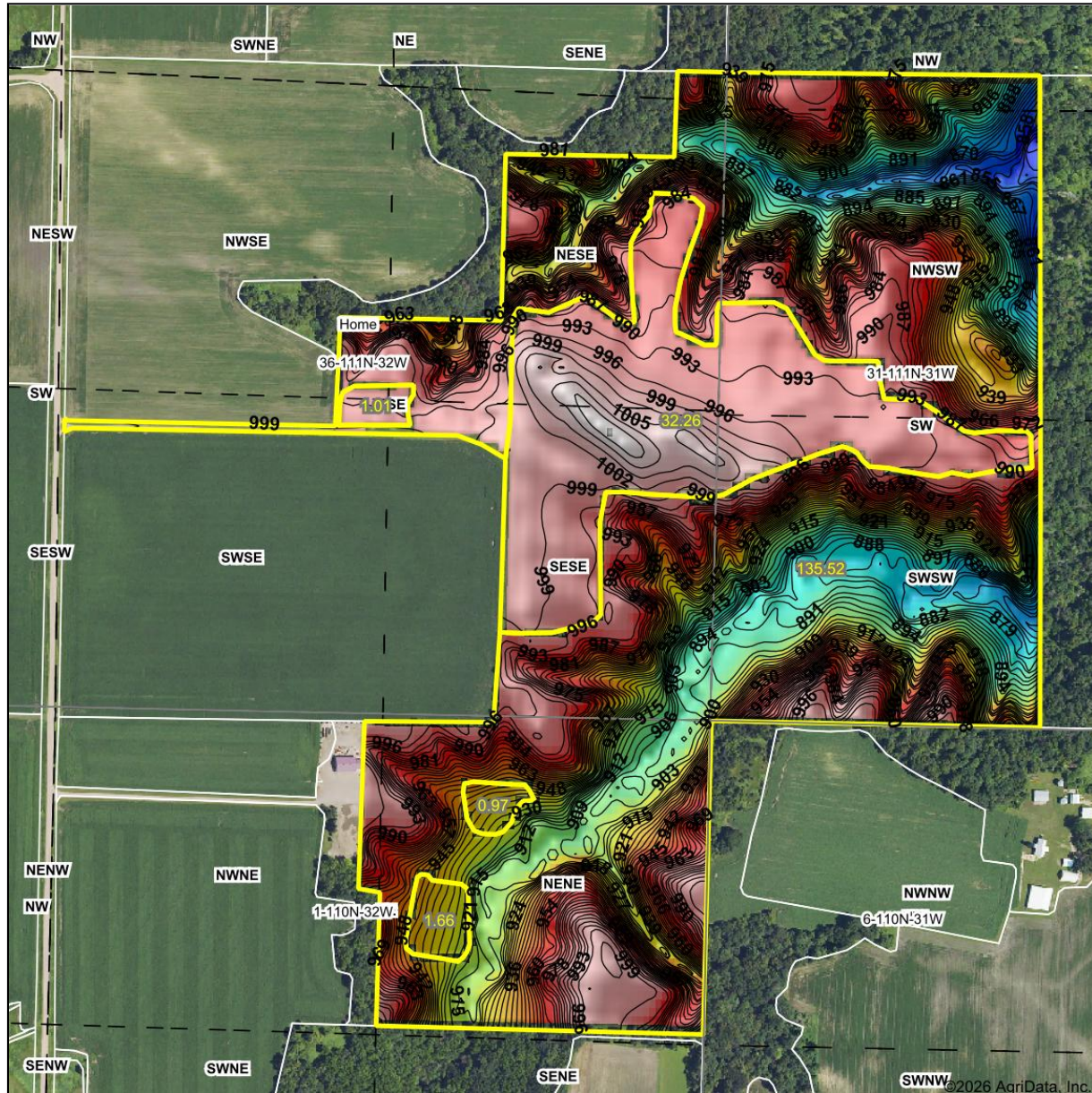
Area Symbol: MN015, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
102B	Clarion loam, 2 to 6 percent slopes	17.02	52.7%		> 6.5ft.	Moderately well drained	Ile	95	83
920B	Clarion-Esterville complex, 2 to 6 percent slopes	7.75	24.0%		> 6.5ft.	Moderately well drained	Ile	76	68
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.41	19.9%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
1919F	Clarion-Terril loams, 25 to 50 percent slopes	0.60	1.9%		> 6.5ft.	Well drained	Vile	11	18
31F	Belview loam, 22 to 40 percent slopes	0.48	1.5%		> 6.5ft.	Well drained	Vile	14	24
Weighted Average							1.97	88.5	*n 76.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Map does not represent the parcel boundaries being sold.

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 3
Min: 839.6
Max: 1,013.3
Range: 173.7
Average: 951.8
Standard Deviation: 41.67 ft

0ft 627ft 1253ft



36-111N-32W
Brown County
Minnesota

Boundary Center: 44° 22' 15.96, -94° 37' 34.99

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map does not represent the parcel boundaries being sold.

Property Images

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NW Corner Looking SE



SE Corner Looking NW



Property Images

NE Corner Looking SW



SW Corner Looking NE



Property Images

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Property Images



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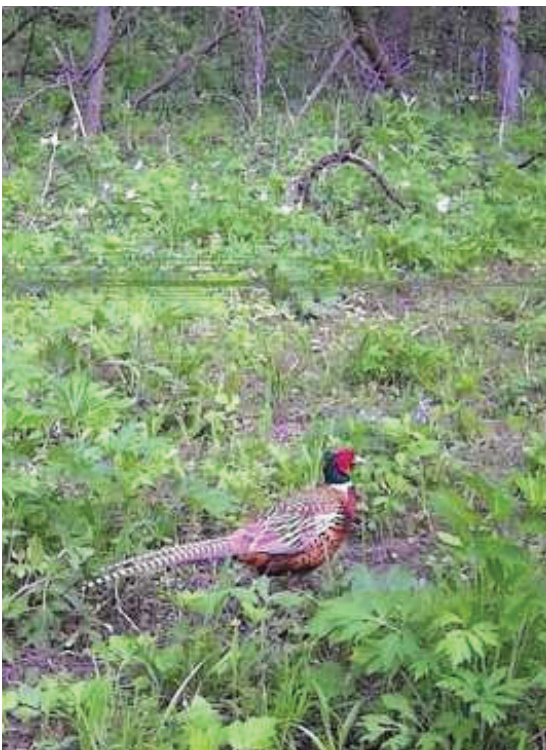


Property Images



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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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