

FARMLAND FOR SALE



73.75± ACRES

Full Farm

Burke Township, Pipestone County, Minnesota



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FOR SALE
\$675,000



FOR ADDITIONAL INFORMATION CONTACT:

Spencer Mesman

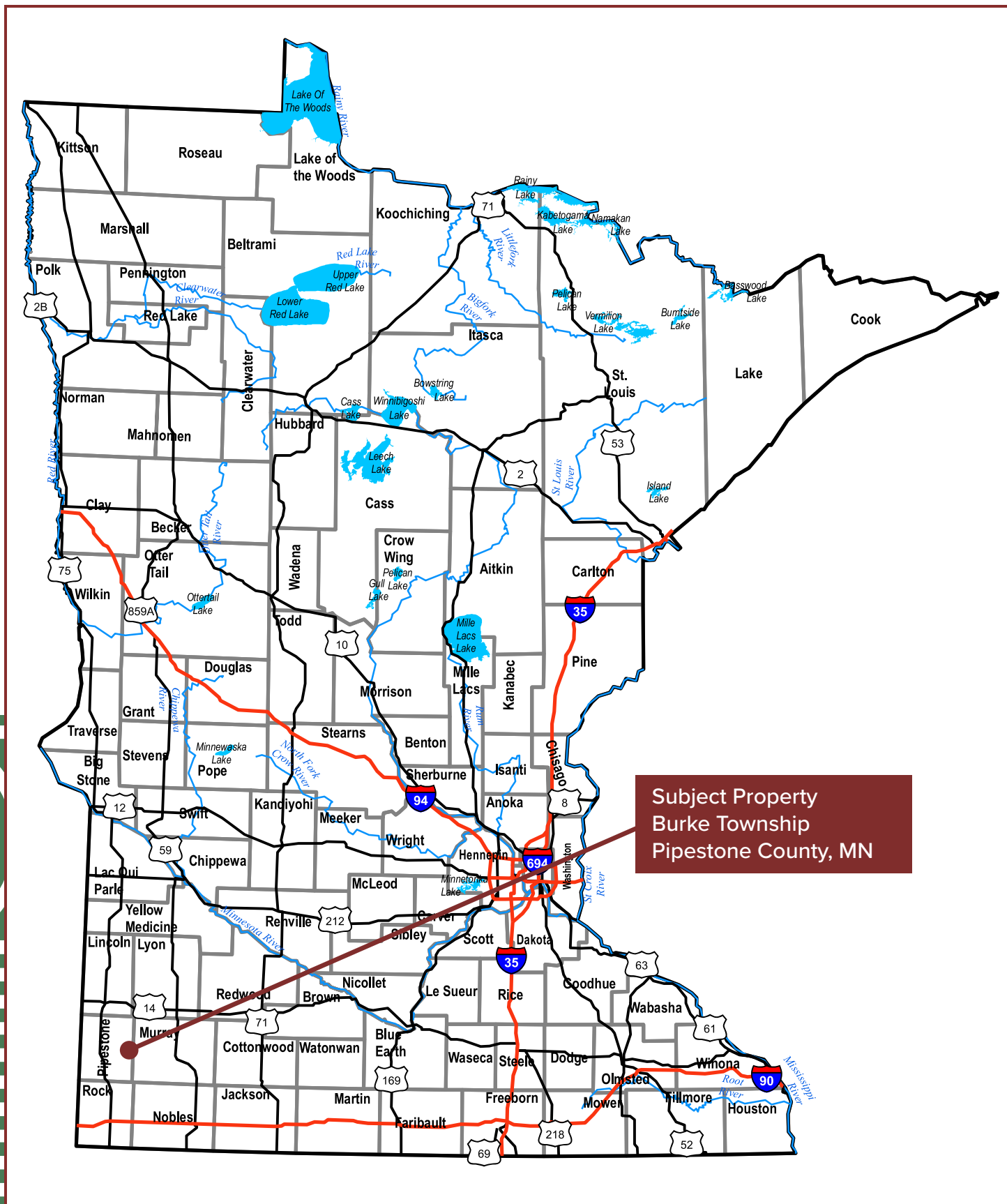
LAND SPECIALIST

AUCTIONEER #59-82

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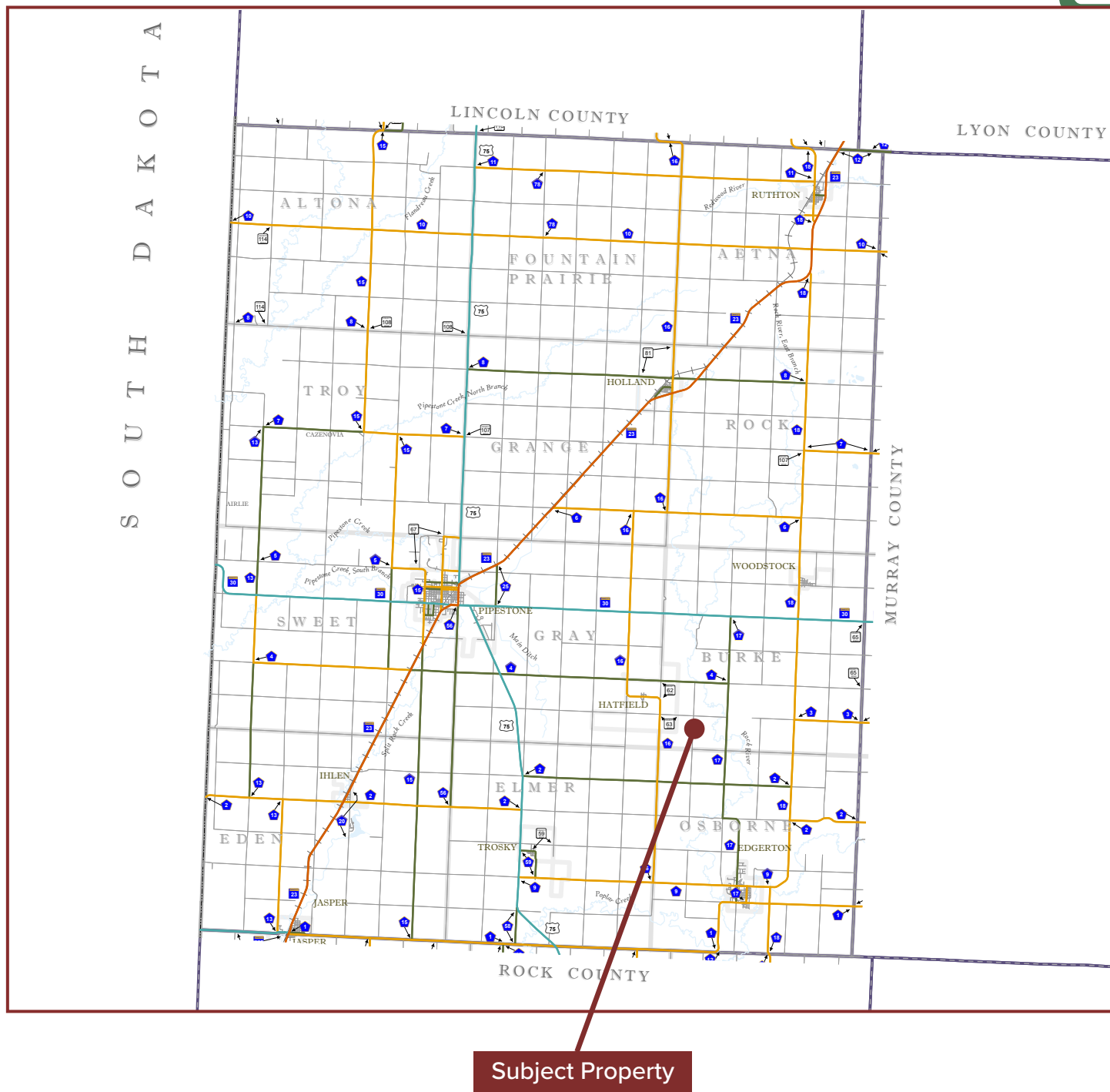
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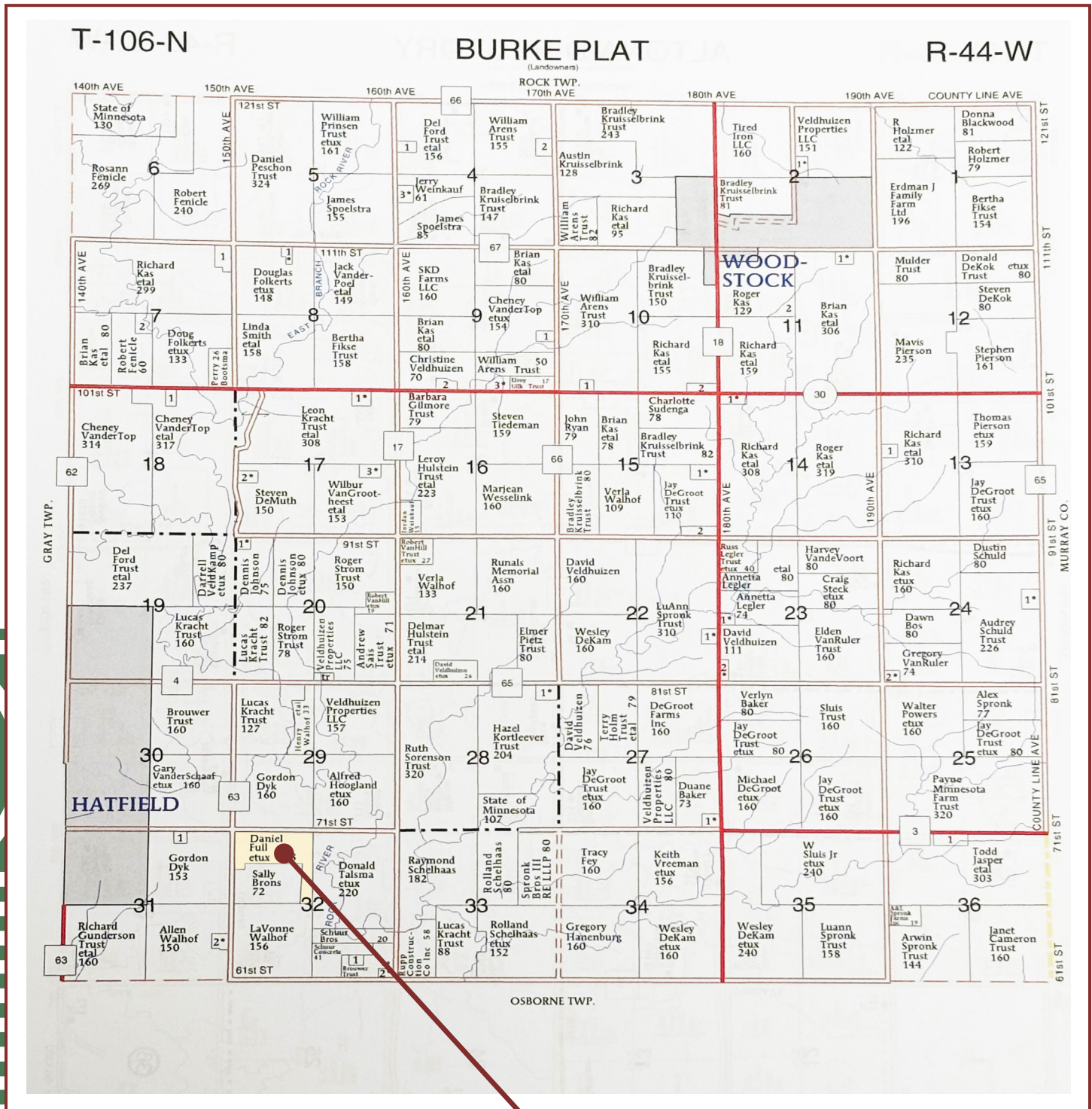
Pipestone County

Minnesota

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Pipestone County | T106N-R44W



Subject Property

FSA Aerial Map

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**Pipestone County
Minnesota**

Farm 6038

Tract 5280

Phy. County: Pipestone, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/14/2026

0 165 330 660
Feet

Unless Otherwise Noted:

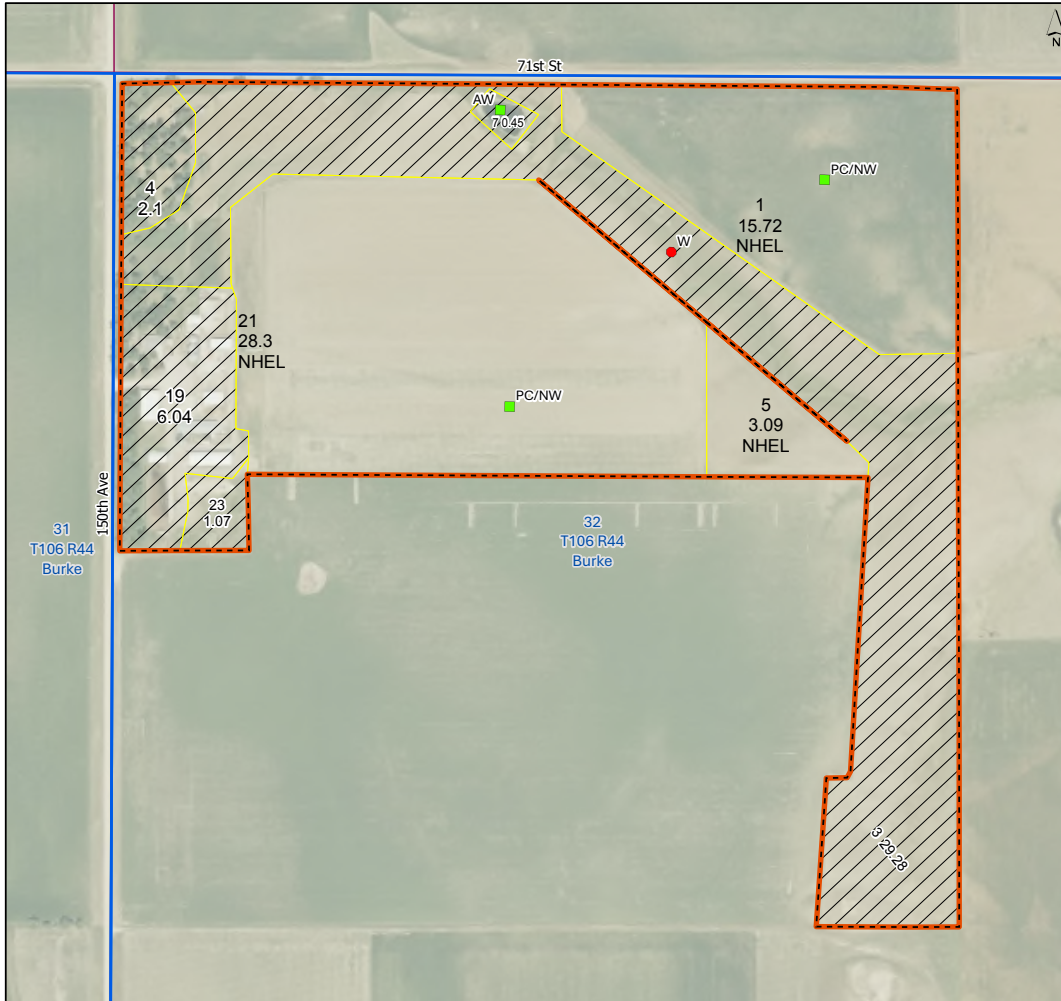
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
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: 47.11 acres



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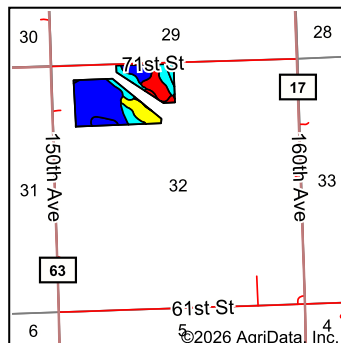
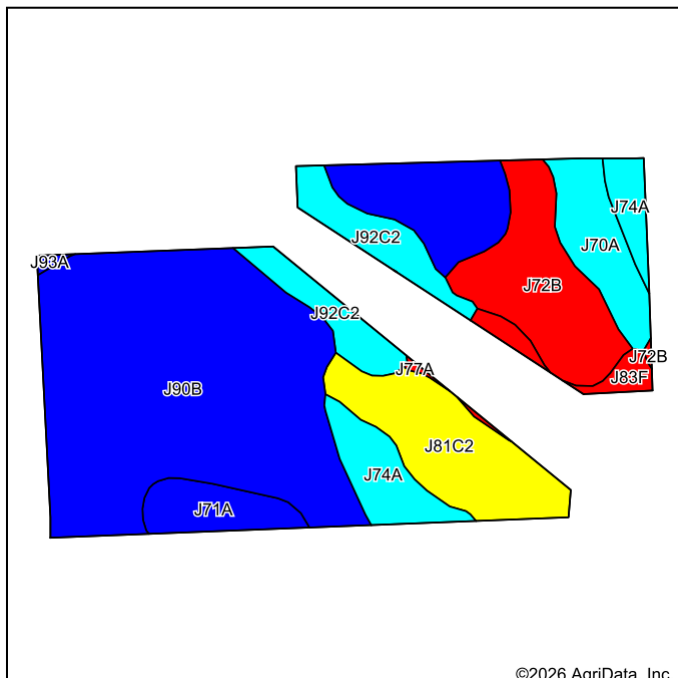
Property Information

DESCRIPTION:	NW ¼ Section 32 Township 106 North, Range 44 West of the 5th PM (See tract two of survey for legal description)		
TAX ID#:	03-032-0100		
REAL ESTATE TAXES:	Estimated Ag-Non Homestead Taxes		\$552.00
	Special Assessment		\$0.00
	Total Estimated Tax & Specials		\$552.00
FSA INFORMATION:	Total Acres		73.75± acres
	FSA Tillable Acres		47.11± acres
	Corn Base Acres		27.40± acres
	Corn PLC Yield		163.00± bushels
OTHER:	1.9 acres Barley (58 Yield).		
RENT/LEASE INFORMATION:	Leased through 2026.		
SOIL DESCRIPTION:	Kranzburg-Brookings, Renshaw-Sandberg, Renshaw-Barnes.		
CROP PRODUCTIVITY INDEX (CPI):	79.0 CPI		
TOPOGRAPHY:	Rolling.		
DRAINAGE:	Some tile draining to the artificial wetland.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	NHEL-Non-Highly Erodible Lands, PC/NW - Prior Converted/No Wetland.		
OTHER:	The property has been surveyed.		

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



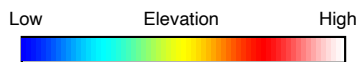
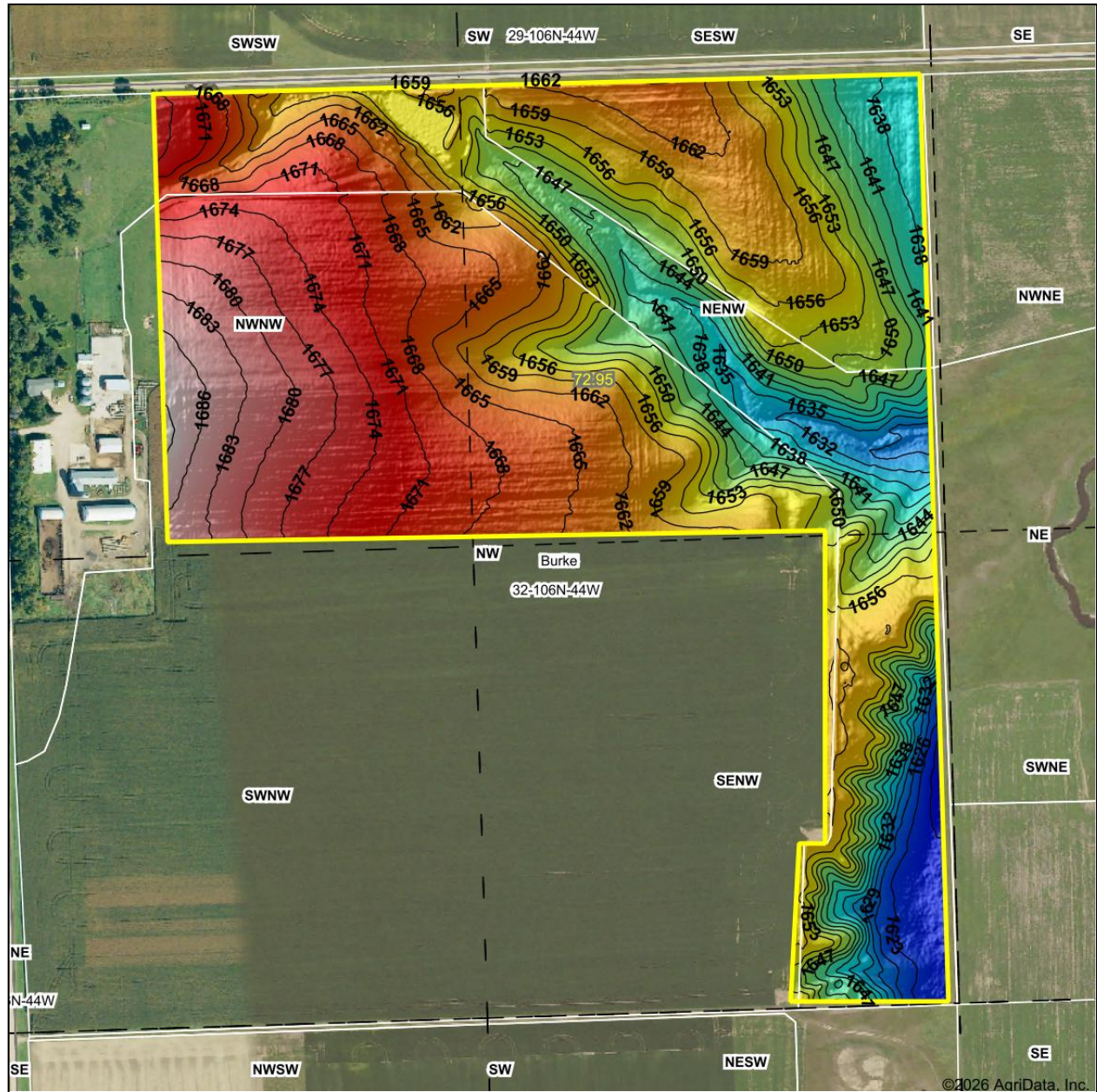
State: **Minnesota**
County: **Pipestone**
Location: **32-106N-44W**
Township: **Burke**
Acres: **47.48**
Date: **8/27/2026**



Area Symbol: MN117, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
J90B	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	24.14	50.9%		> 6.5ft.	Well drained	Ile	3831	93
J72B	Renshaw-Sandberg complex, 2 to 6 percent slopes	5.36	11.3%		> 6.5ft.	Somewhat excessively drained	IIle	0	48
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	5.29	11.1%		> 6.5ft.	Somewhat excessively drained	IVe	2625	54
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	3.71	7.8%		> 6.5ft.	Well drained	IIle	0	76
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	3.16	6.7%		> 6.5ft.	Well drained	IIs	3497	75
J70A	Brandt silty clay loam, 0 to 2 percent slopes	2.79	5.9%		> 6.5ft.	Well drained	Is	3544	80
J71A	Brookings silty clay loam, 0 to 2 percent slopes	1.91	4.0%		> 6.5ft.	Moderately well drained	Iw	4552	98
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	0.91	1.9%		> 6.5ft.	Excessively drained	Vlle	0	23
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	0.11	0.2%		> 6.5ft.	Poorly drained	Vw	0	20
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	0.10	0.2%		> 6.5ft.	Poorly drained	IIw	0	92
Weighted Average							2.42	2864.3	79
									*n 61.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,618.6
Max: 1,690.0
Range: 71.4
Average: 1,657.8
Standard Deviation: 14.96 ft



32-106N-44W
Pipestone County
Minnesota

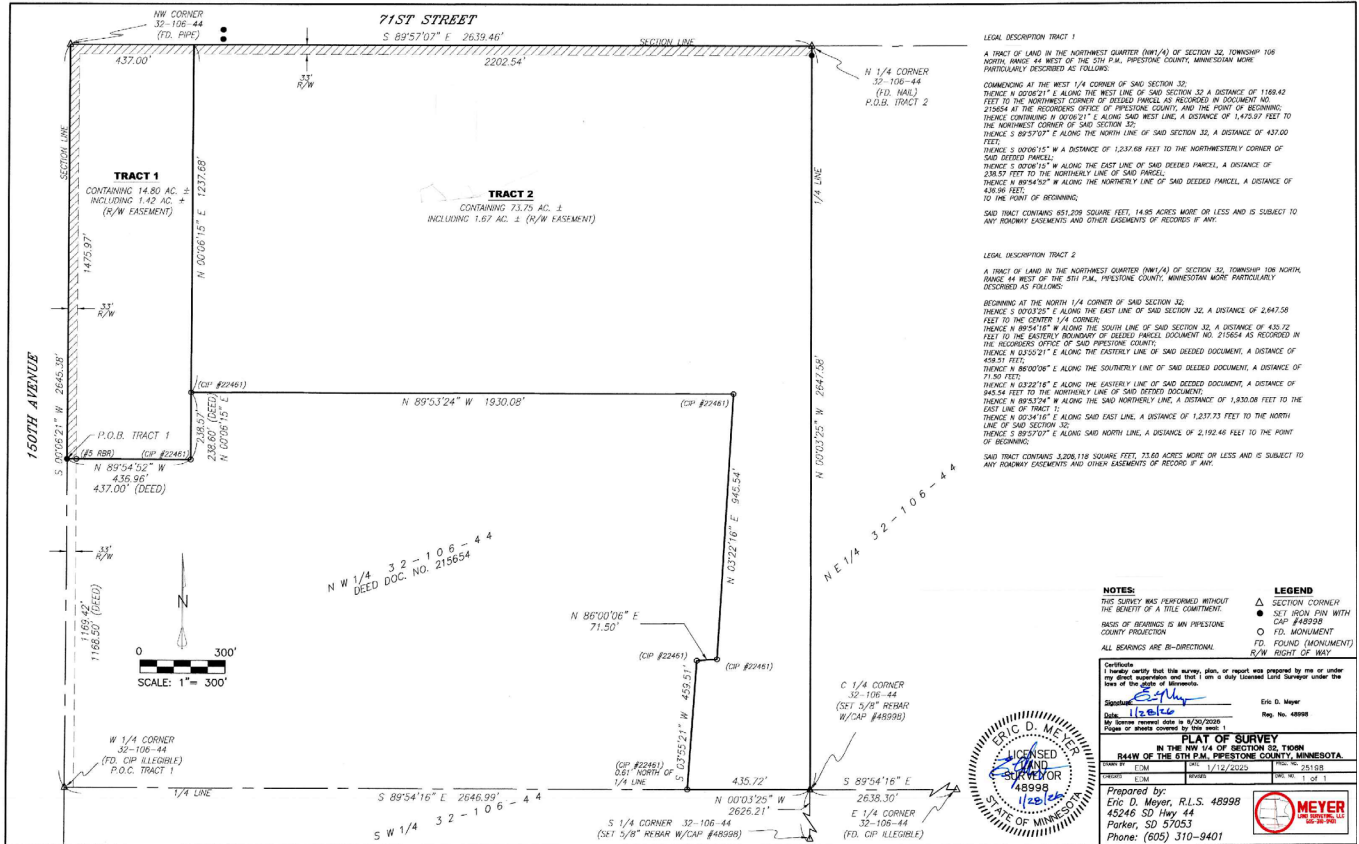
Boundary Center: 43° 56' 47.52, -96° 9' 30.58

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

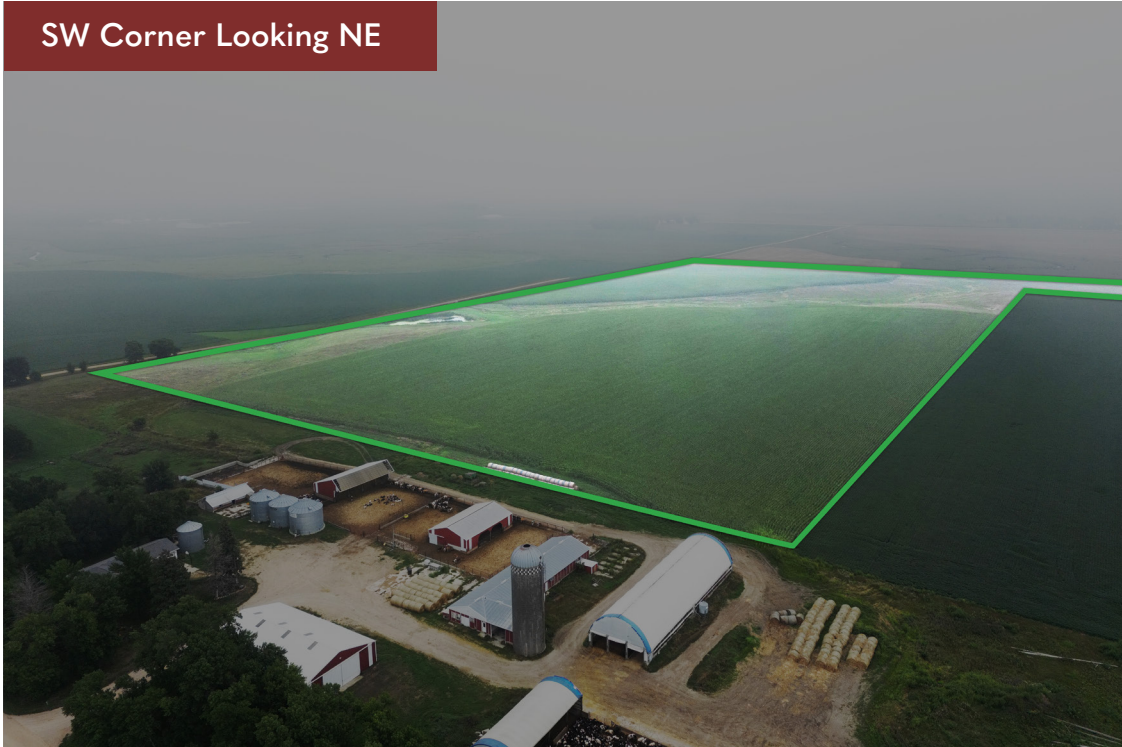
Plat of Survey

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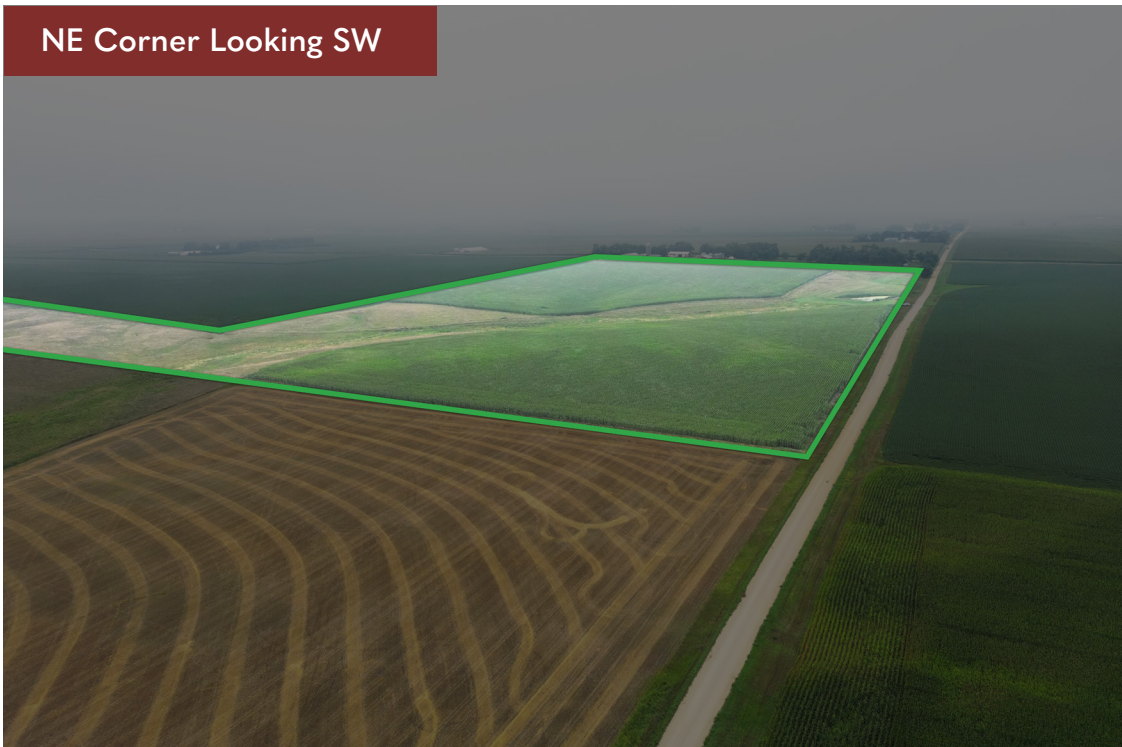


Property Images

SW Corner Looking NE



NE Corner Looking SW



Property Images

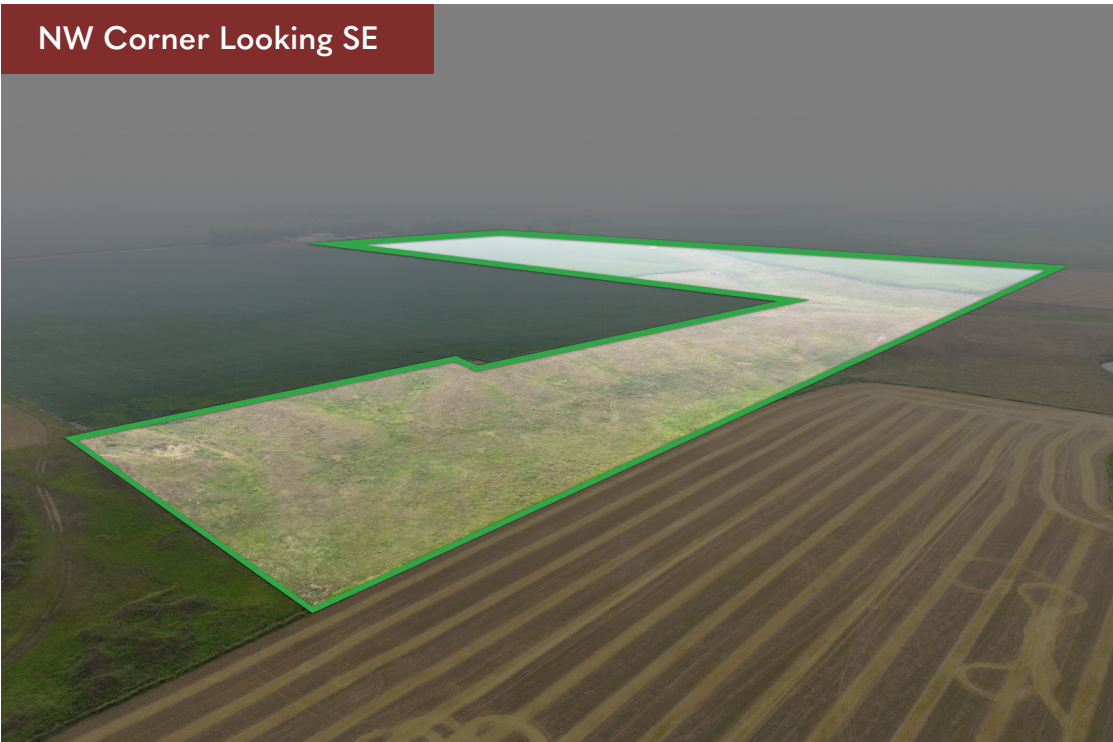
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SE Corner Looking NW



NW Corner Looking SE



Thank you.

Thank you for allowing us the opportunity to present this property to you.
If you have questions or would like additional details, we're here to help.



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