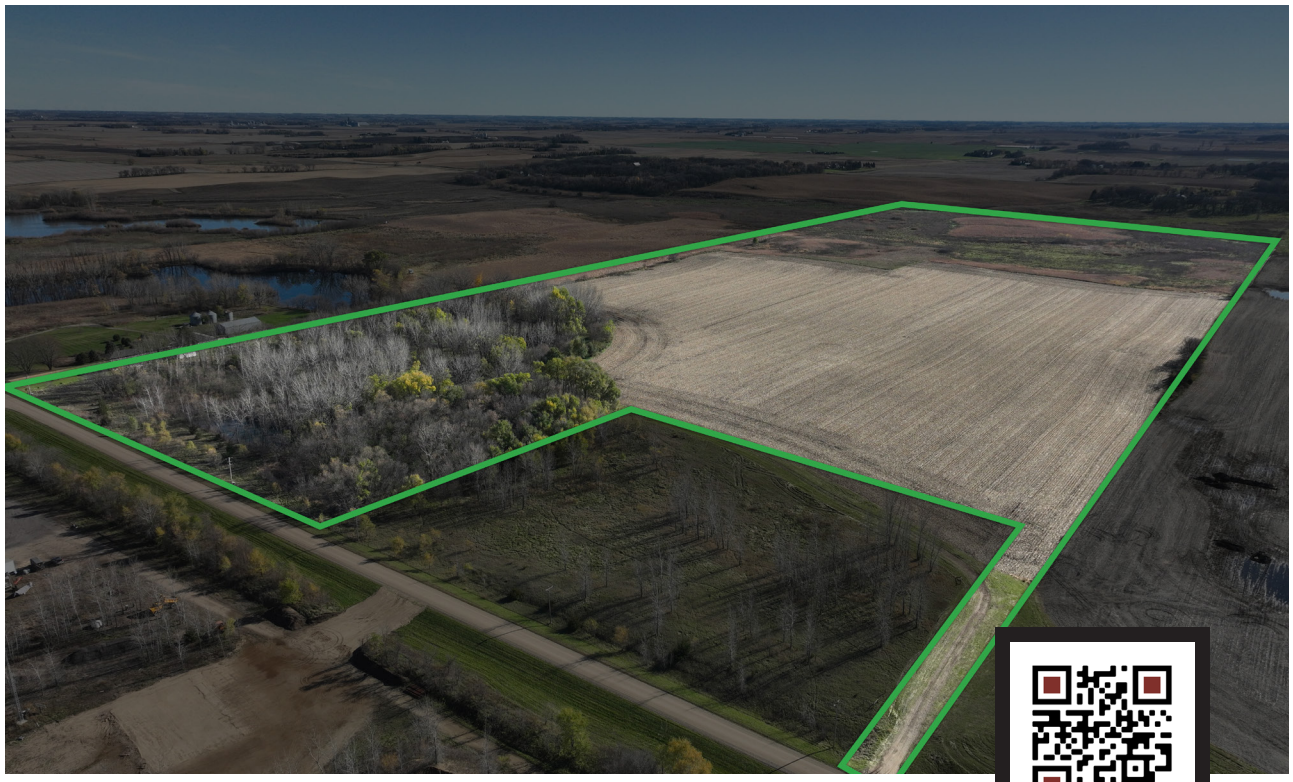
FARMLAND FOR SALE

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75.01± ACRES
Johnson Family Trust Farm

Lemond Township, Steele County, Minnesota



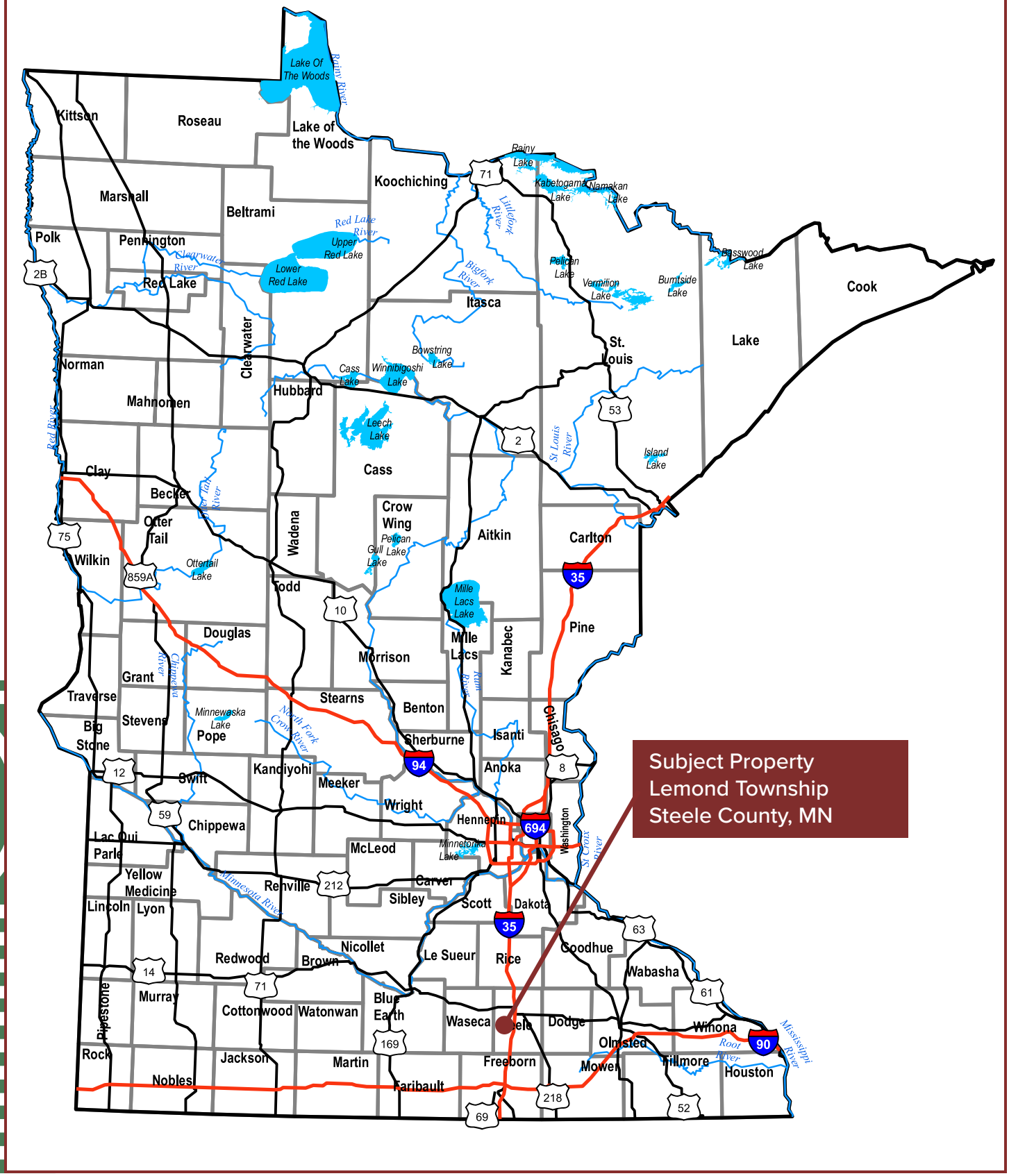
Scan to view this property and register online.

FOR SALE
$625,000



FOR ADDITIONAL INFORMATION CONTACT:

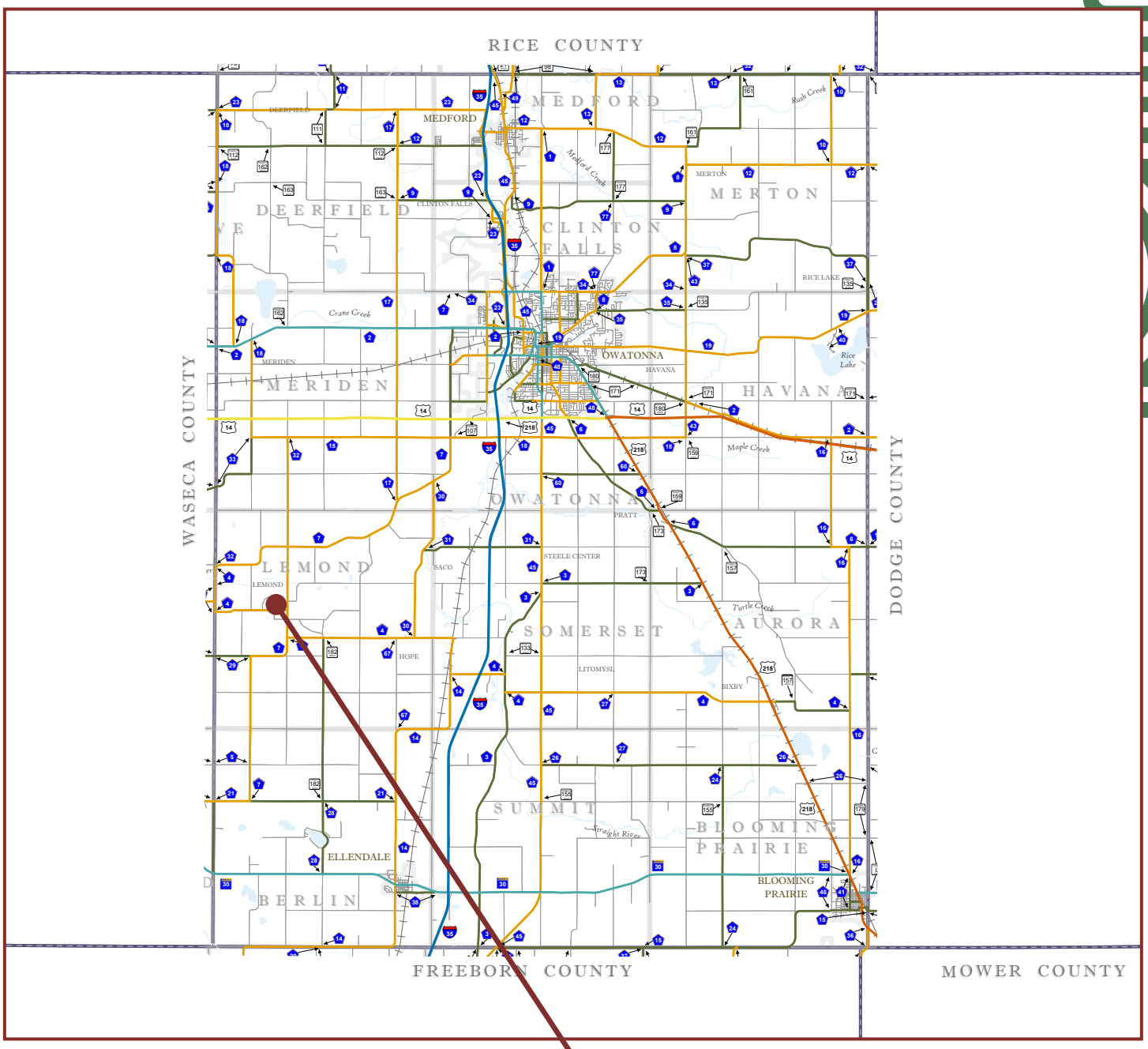
Logan O'Rourke
LAND SPECIALIST
logan@wingertlandservices.com
C: 507.995.2884 | O: 507.248.5263
wingertlandservices.com



wingertlandservices.com

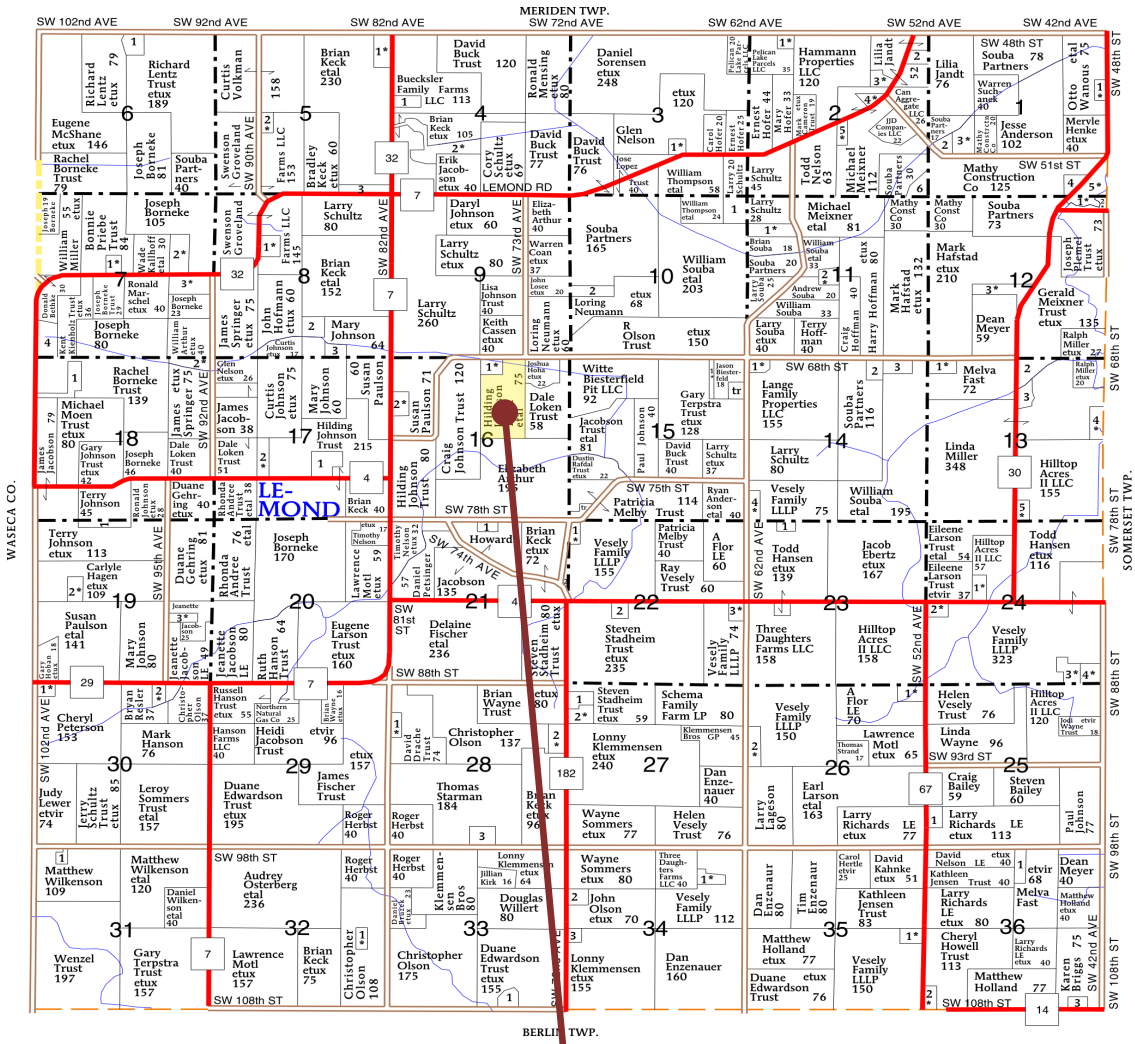
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Steele County
Minnesota



Lemond Township

Steele County | T106N-R21W



Subject Property

FSA Aerial Map

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Steele County
Minnesota

Farm **636**
Tract **255**

Phy. County: Steele, MN

2026 Program Year

2023 NAIP Imagery
Map Created 03/30/2026

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
Cropland
CRP
PLSS

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

Tract Cropland Total: 61.48 acres

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USDA

CRP 1 - Oct. 2036 | $278.40
CRP 2 - Oct. 2029 | $197.00
CRP 3 - Oct. 2031 | $222.87

Property Information

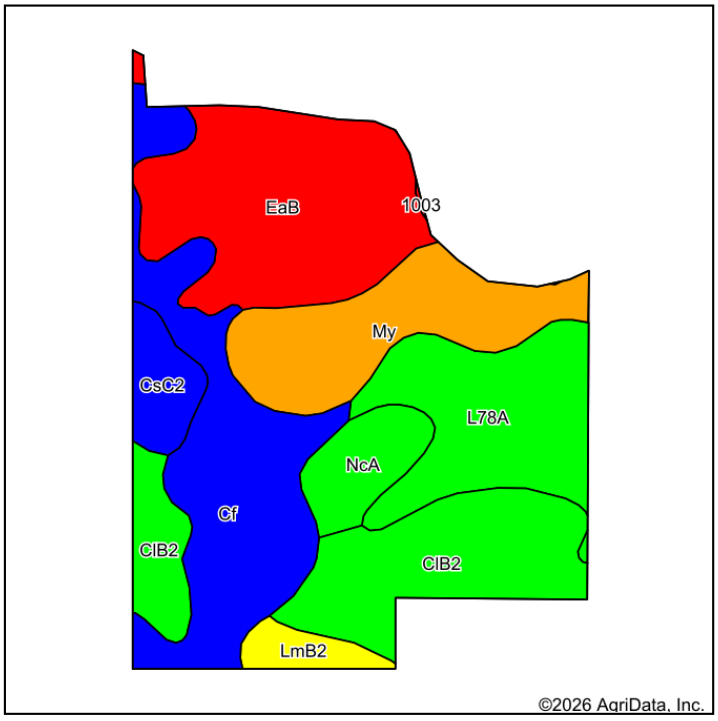
DESCRIPTION:	W ½ of NE ¼ Ex Com 33'E of NW cor of NE ¼ S447' E487' W to Beg.	
TAX ID#:	06-016-1300	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	$3336.09
	Special Assessment	$14.40
	Total Estimated Tax & Specials	$3350.49
OTHER:	Potential for building site on wooded lot.	
FSA INFORMATION:	Total Acres	75.01± acres
	FSA Tillable Acres	41.25± acres
	Corn Base Acres	37.31± acres
	Corn PLC Yield	169.00± bushels
	Soybean Base Acres	4.52± acres
	Soybean PLC Yield	41.00± bushels
LEASE/RENT INFORMATION:	Available to rent in 2027.	
SOIL DESCRIPTION:	Estherville sandy loam, Canisteo clay loam, clarian loam - See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	78.6 CPI	
TOPOGRAPHY:	Flat to rolling.	
DRAINAGE:	Two 8" mains, also some string tile - See Tile Map.	
CRP:	19.65± acres - See FSA Aerial Map. CRP 1 - contract runs out October 2036, at $278.40 per acre. CRP 2 - contract runs out October 2029, at $197 per acre. CRP 3 - contract runs out October 2031, at $222.87 per acre.	
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland, NHEL - Non-highly Erodible Lands.	

Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

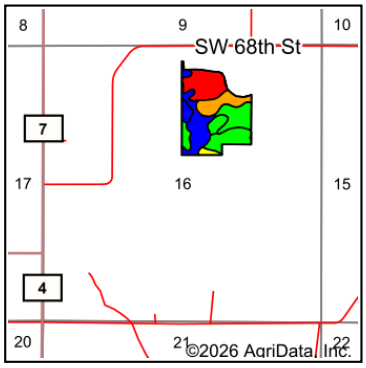
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Steele**
Location: **16-106N-21W**
Township: **Lemond**
Acres: **41.2**
Date: **11/3/2026**

Maps Provided By:
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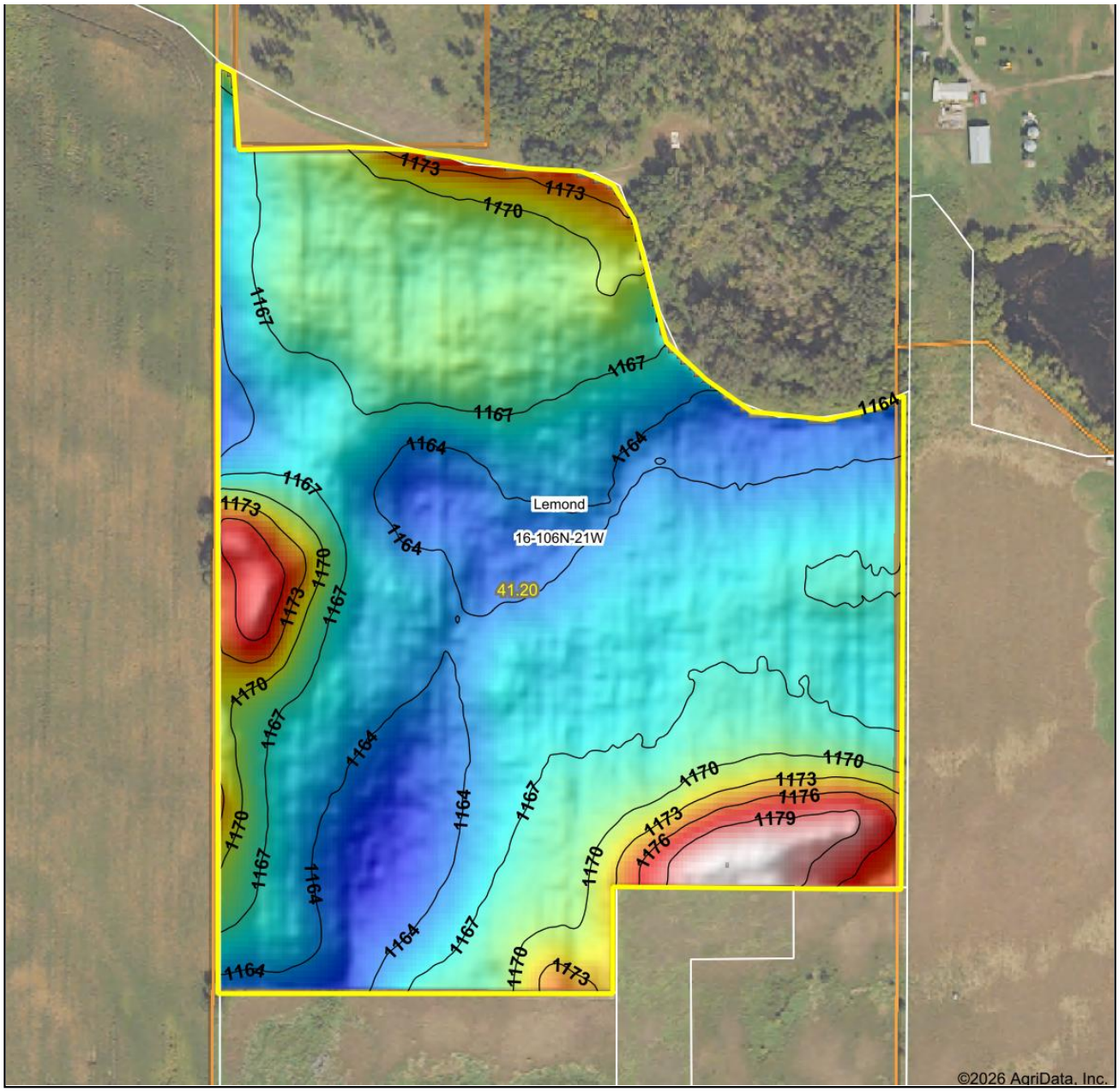
N W E S

Area Symbol: MN147, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
EaB	Estherville sandy loam, 2 to 6 percent slopes	8.97	21.8%		IIIs	44	49	49	36
Cf	Canisteo clay loam, depressional, 0 to 1 percent slopes	8.54	20.7%		IIIw	86	75	67	75
ClB2	Clarion loam, 2 to 6 percent slopes, moderately eroded	7.49	18.2%		IIe	95	73	72	72
L78A	Canisteo clay loam, 0 to 2 percent slopes	6.14	14.9%		IIw	93	81	71	81
My	Klossner muck, 0 to 1 percent slopes	5.58	13.5%		IIIw	77	84	78	84
NcA	Nicollet clay loam, 1 to 3 percent slopes	2.01	4.9%		Iw	99	81	81	81
CsC2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.51	3.7%		IIIe	87	71	69	71
LmB2	Lester-Estherville-Storden complex, 2 to 6 percent slopes, eroded	0.96	2.3%		IIe	70	63	63	52
			Weighted Average		**2.55**	**78.6**	***n 71**	***n 66.7**	***n 67.7**

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

Topography Hillshade



Low Elevation High

Source:	USGS 3 meter dem
Interval(ft):	3
Min:	1,161.3
Max:	1,181.3
Range:	20.0
Average:	1,167.3
Standard Deviation:	3.67 ft

0ft 306ft 613ft

N W E S

11/3/2026

16-106N-21W
Steele County
Minnesota

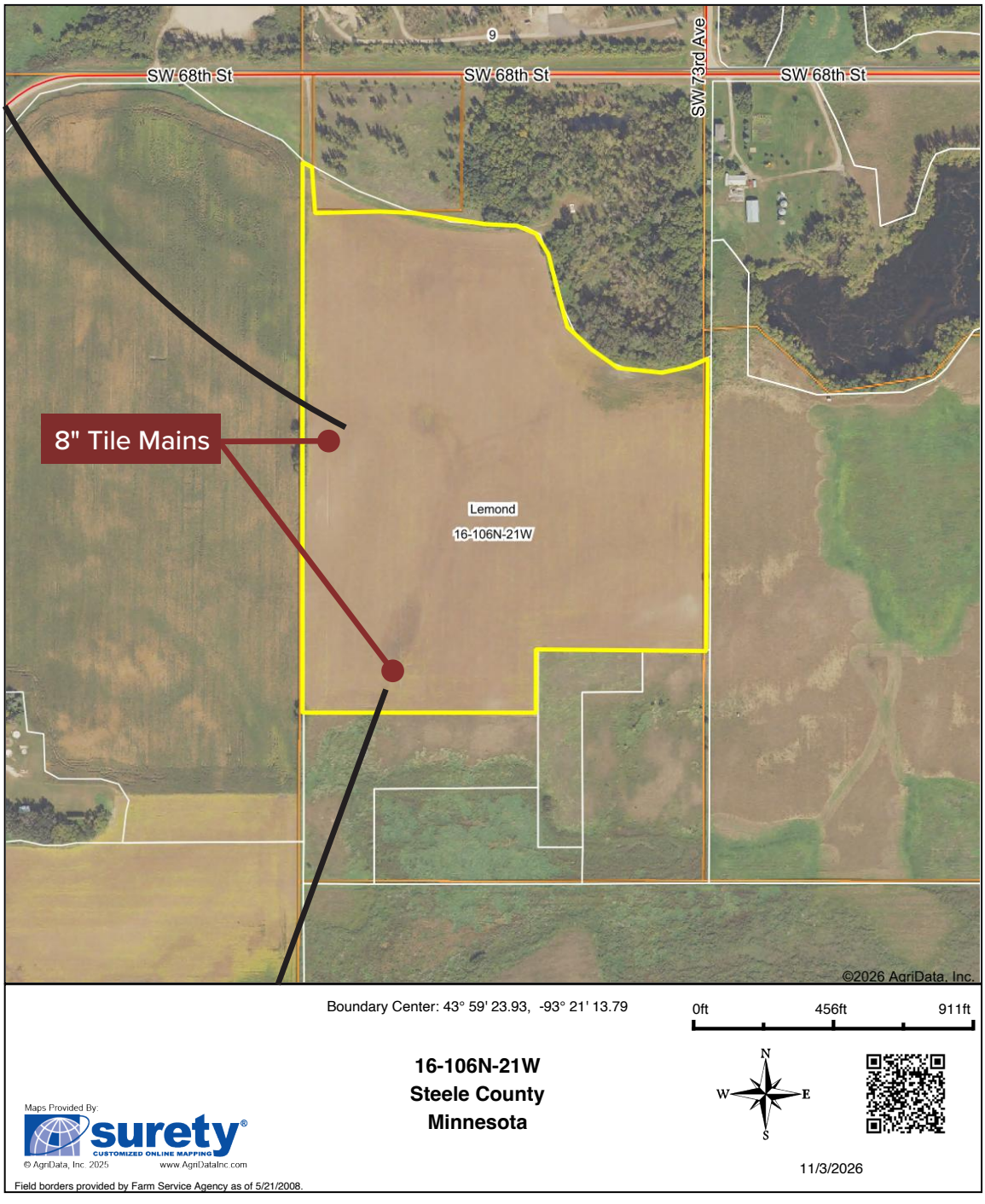
Boundary Center: 43° 59' 23.93, -93° 21' 13.79

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

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Tile Map



This tile map is an approximation only.

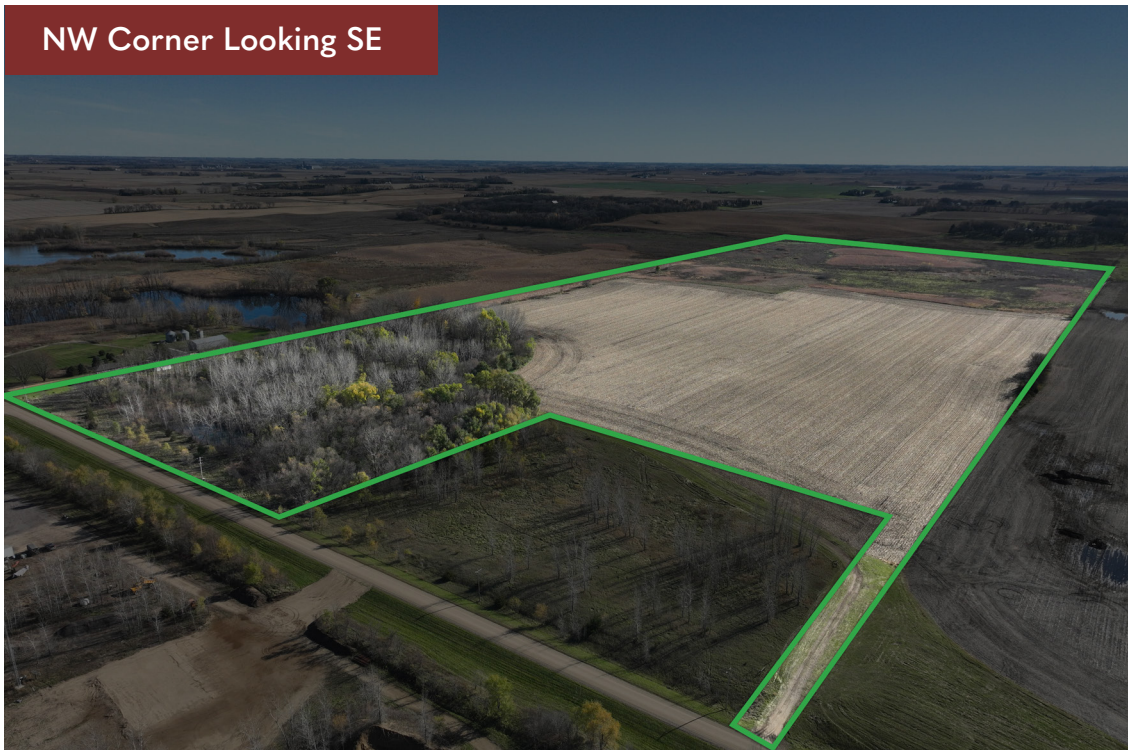
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

Property Images

SE Corner Looking NW



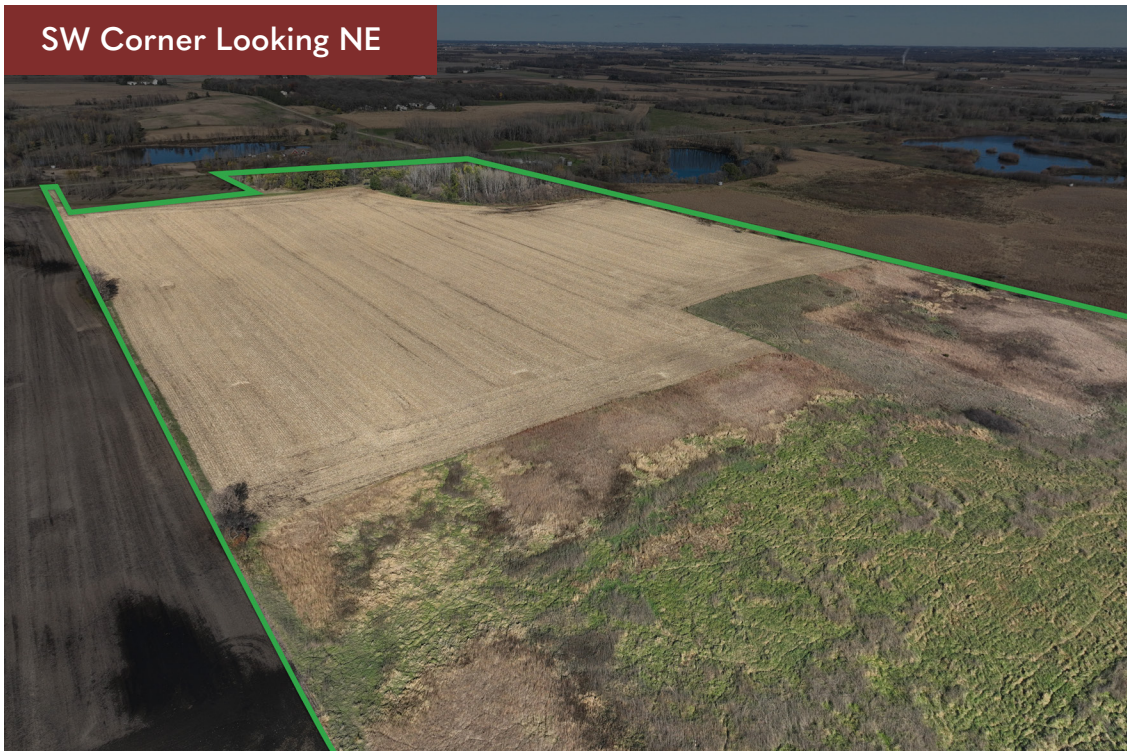
NW Corner Looking SE



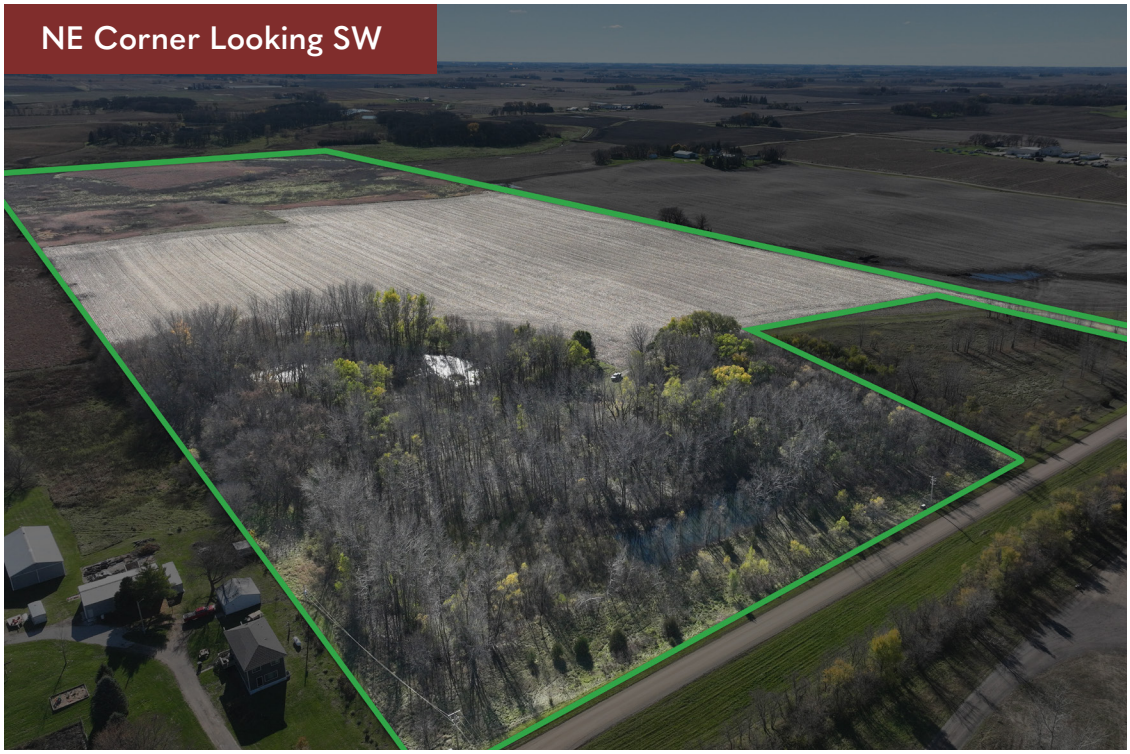
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Property Images

SW Corner Looking NE



NE Corner Looking SW



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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