

LAND FOR SALE



WINGERT
LAND SERVICES

73.05± ACRES

Estate of Dovain Otterson

Riceland Township, Freeborn County, Minnesota



Scan to view this
property and
register online.

FOR SALE

\$840,000



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

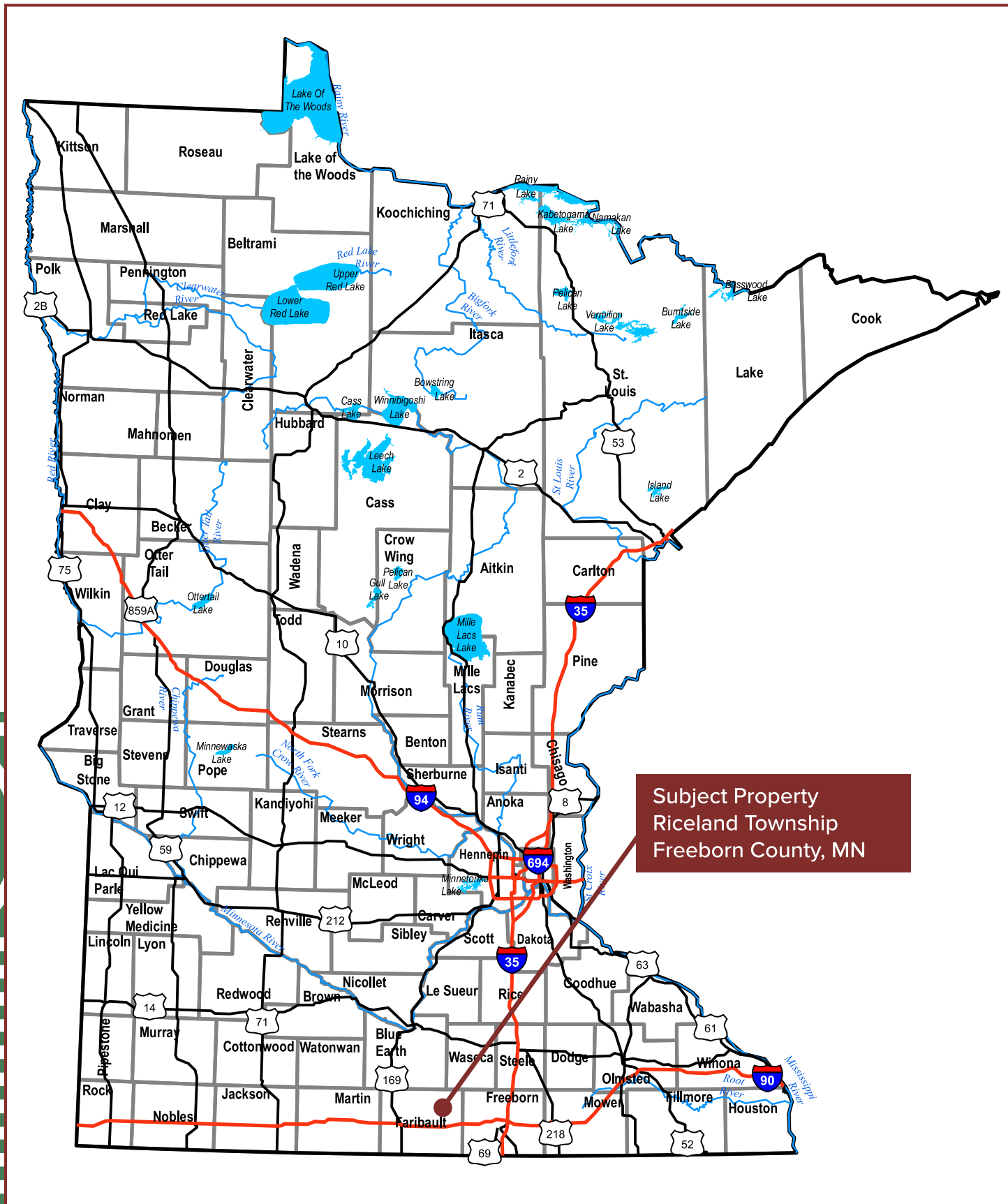
AUCTIONEER #83-50

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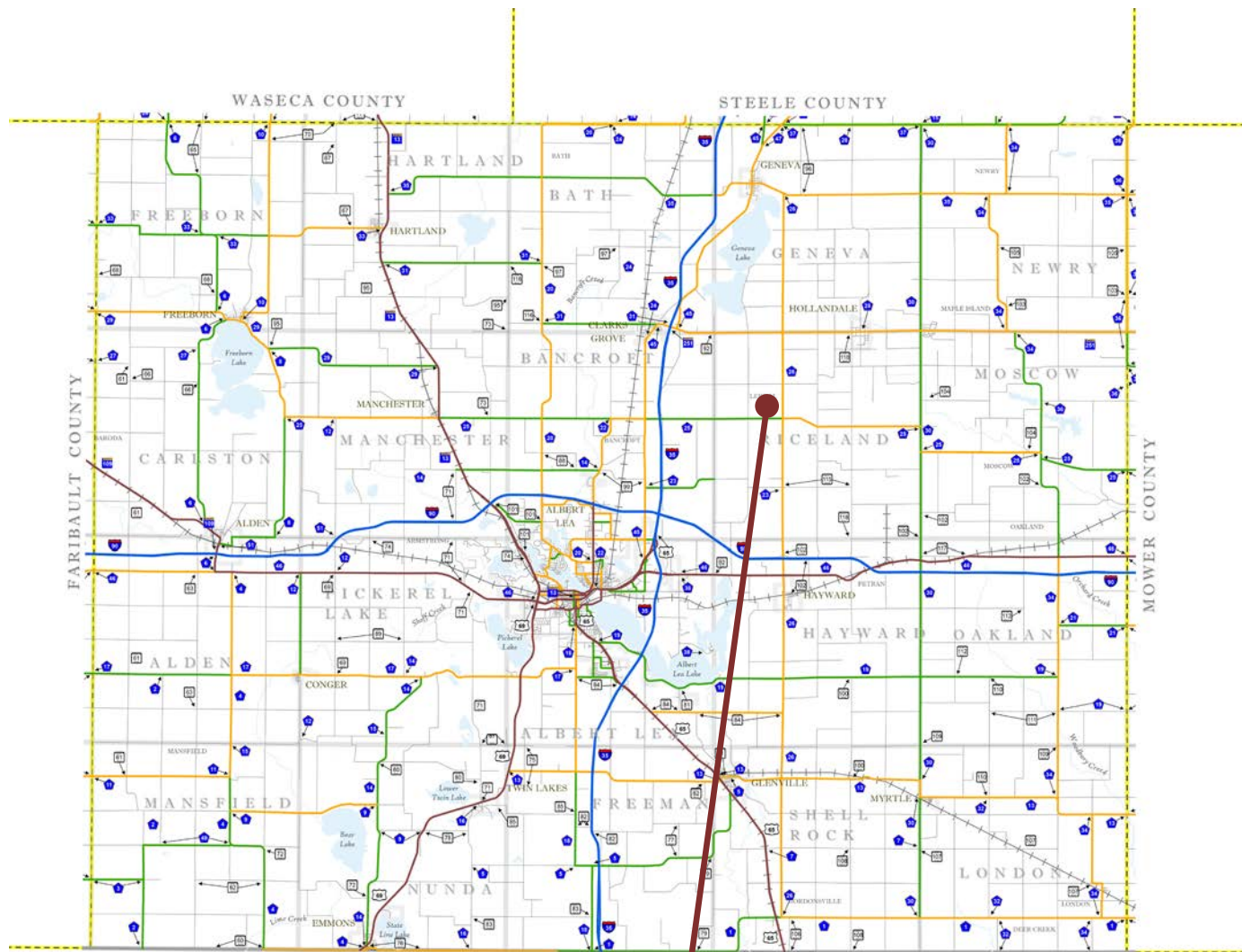




Freeborn County

Minnesota

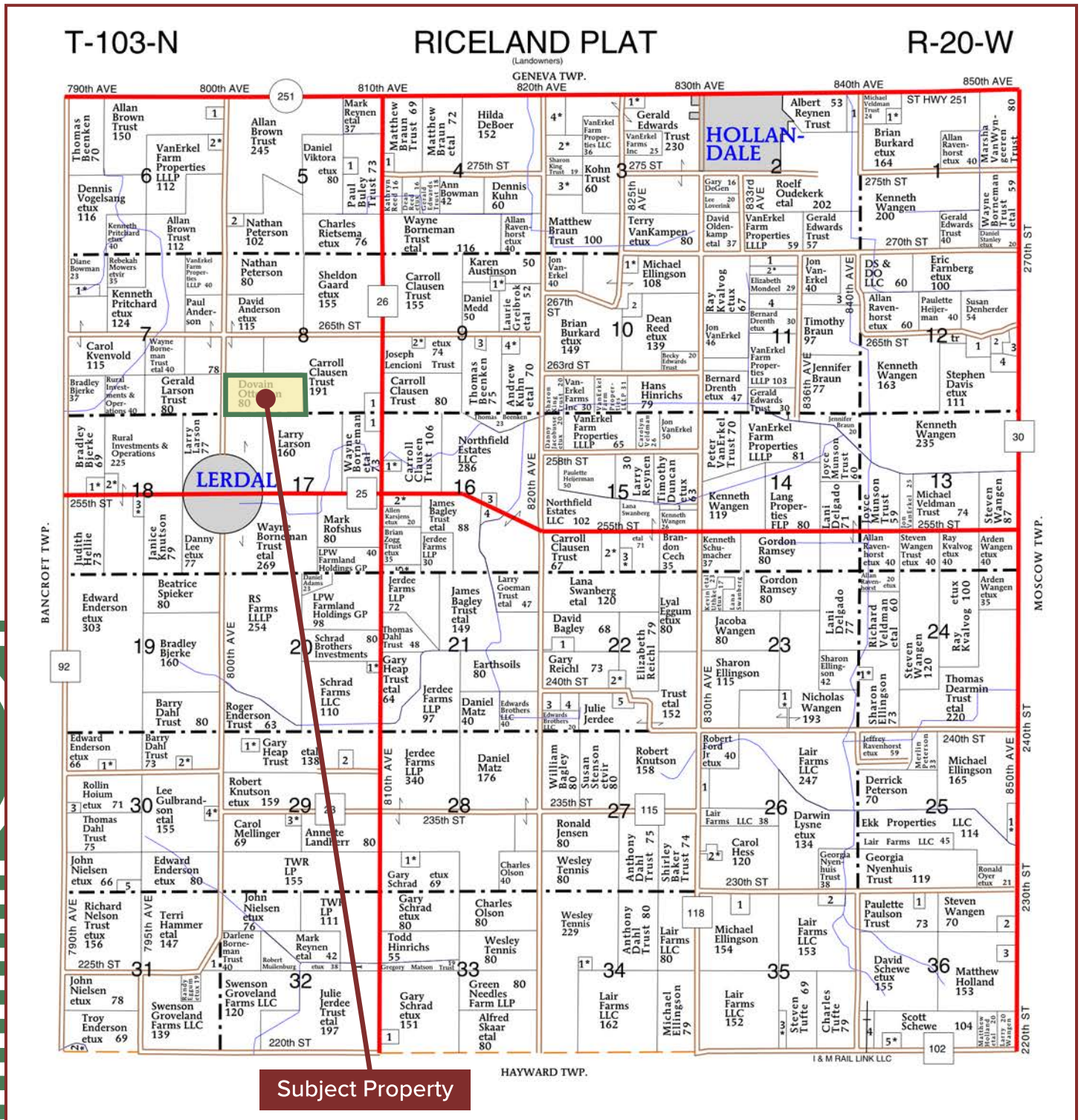
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Subject Property

Riceland Township

Freeborn County | T103N-R20W



FSA Aerial Map

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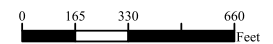
**Freeborn County
Minnesota**

**Farm 10997
Tract 54669**

Phy. County: Freeborn, MN

2026 Program Year

2025 NAIP Imagery
Map Created 05/12/2026



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

Cropland

PLSS

Wetland Determination Identifiers

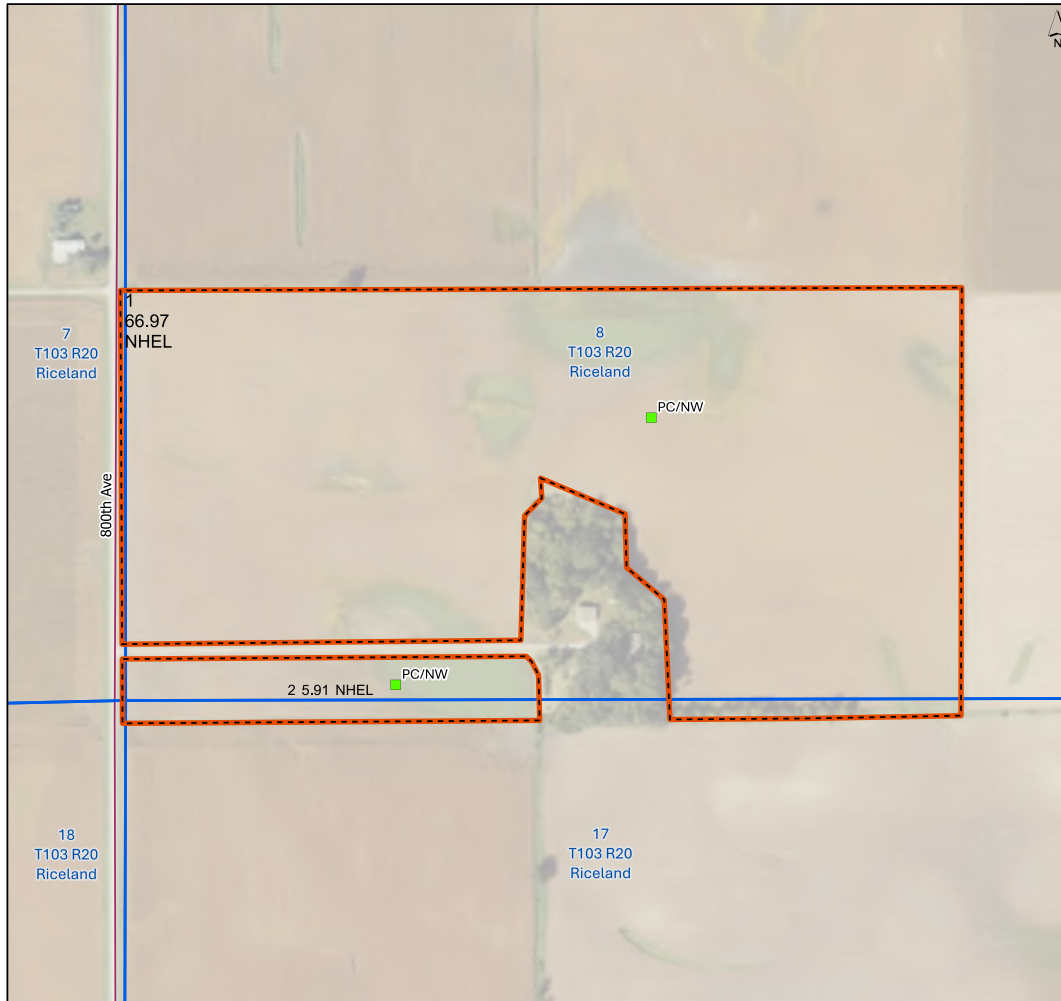
Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 72.88 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.



Property Information

DESCRIPTION:	S 1/2 SW 1/4 Sec8-T103N-R20W Less 7.66 ac building site. Property has been surveyed. Survey legal to govern.		
TAX ID#:	120080040		
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes		\$5,409.01
	Special Assessment		\$346.54
	Total Estimated Tax & Specials		\$5,755.55
FSA INFORMATION:	Total Acres		73.05± acres
	FSA Tillable Acres		72.88± acres
	Corn Base Acres		43.00± acres
	Corn PLC Yield		166.00± bushels
	Soybean Base Acres		29.88± acres
	Soybean PLC Yield		42.00± bushels
LEASE/RENT INFORMATION:	Leased through the 2026 crop year.		
SOIL DESCRIPTION:	Hammel loam, Glencoe clay loam, Reedslake-Le Sueur complex, Lester loam. See Soils Map.		
CROP PRODUCTIVITY INDEX (CPI):	87.4 CPI		
TOPOGRAPHY:	Rolling		
DRAINAGE:	Some tile present. Private mains and laterals with outlet to J12 & JCD J24. Contact Geoff Mead for more info.		
CRP:	N/A		
NRCS CLASSIFICATION ON TILLABLE ACRES:	PC/NW - Prior Converted/No Wetland		
	NHEL - No Highly Erodible Lands		

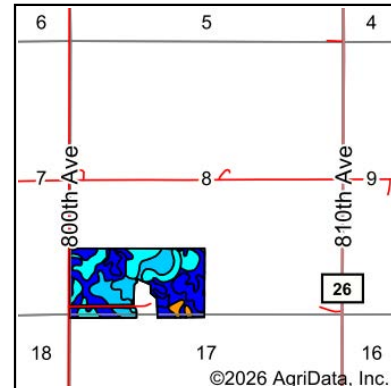
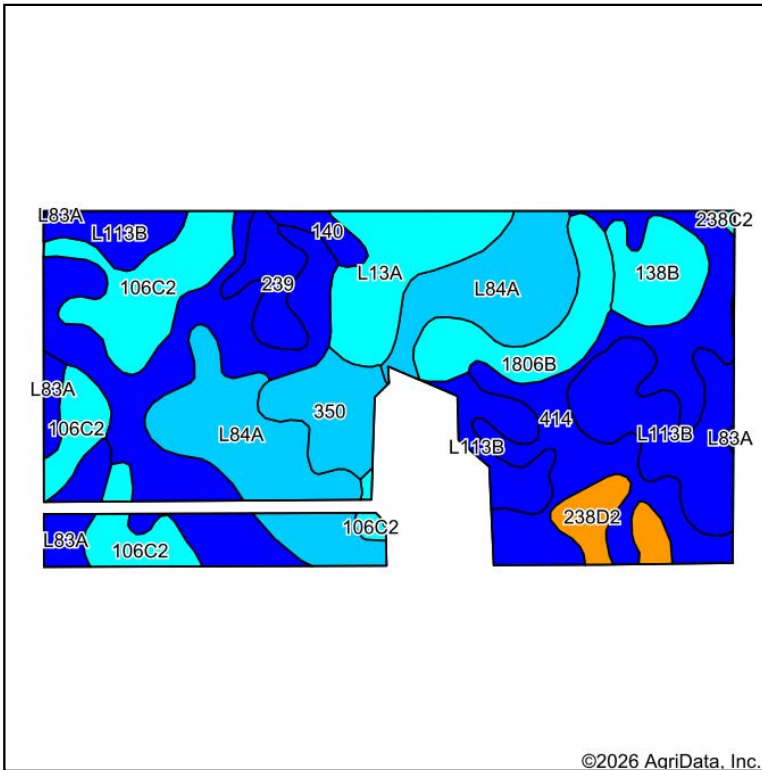
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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.

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Soils Map

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State: **Minnesota**
County: **Freeborn**
Location: **8-103N-20W**
Township: **Riceland**
Acres: **72.88**
Date: **7/6/2026**



Soils data provided by USDA and NRCS.

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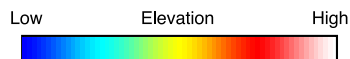
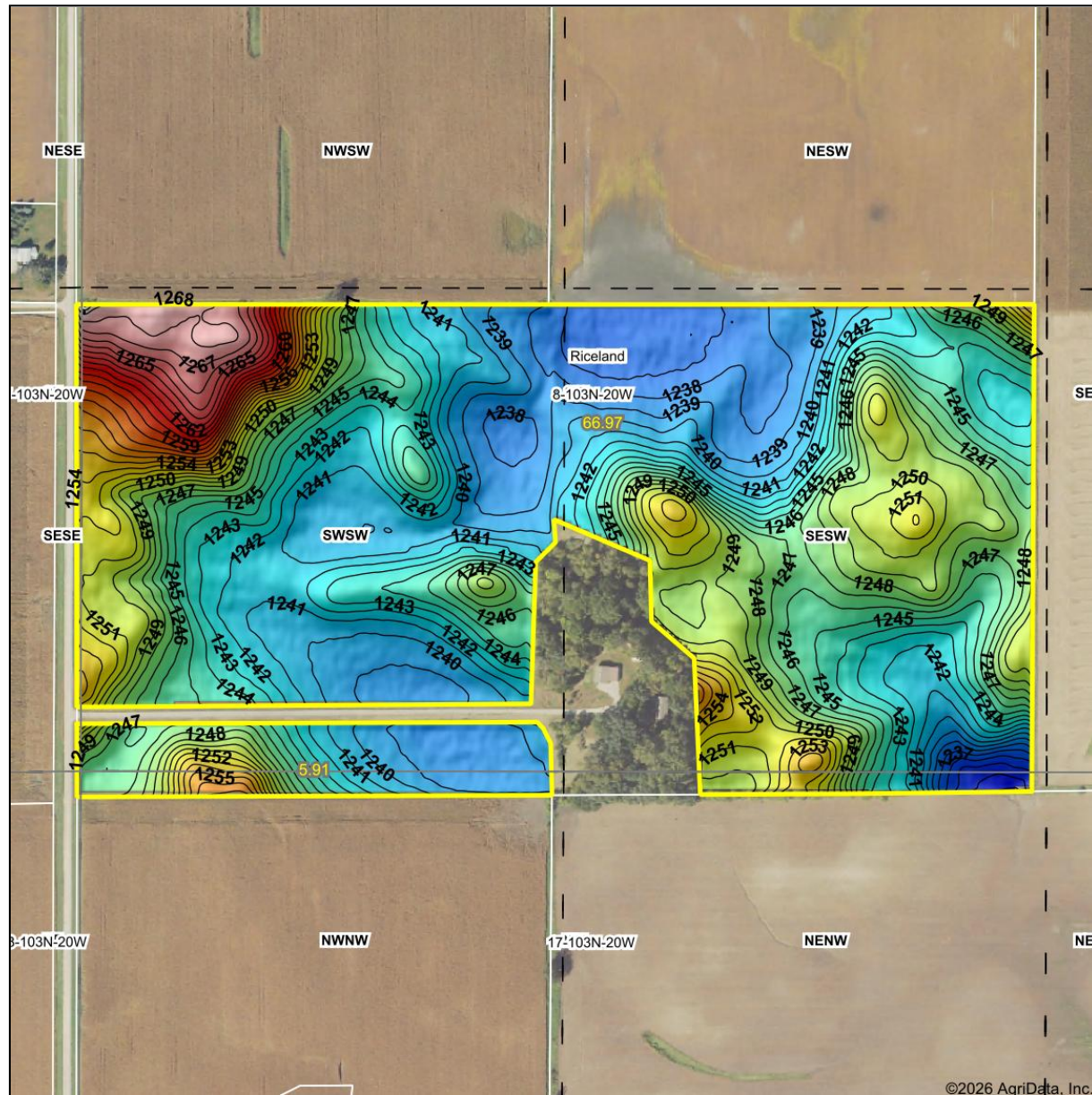
Area Symbol: MN047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
414	Hamel loam, 0 to 2 percent slopes	21.14	29.0%		> 6.5ft.	Poorly drained	IIw	94	88
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.34	16.9%		> 6.5ft.	Very poorly drained	IIIw	86	77
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	9.78	13.4%		> 6.5ft.	Moderately well drained	Ile	98	81
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	8.13	11.2%		> 6.5ft.	Well drained	IIle	76	77
L13A	Klossner muck, 0 to 1 percent slopes	4.77	6.5%		> 6.5ft.	Very poorly drained	IIIw	77	84
1806B	Lerdal silty clay loam, silty substratum, 2 to 10 percent slopes	3.87	5.3%		> 6.5ft.	Somewhat poorly drained	IIle	77	83
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	3.18	4.4%		> 6.5ft.	Very poorly drained	IIIw	86	75
138B	Lerdal silty clay loam, 2 to 6 percent slopes	2.78	3.8%		> 6.5ft.	Somewhat poorly drained	Ile	80	80
L83A	Webster clay loam, 0 to 2 percent slopes	2.11	2.9%		> 6.5ft.	Poorly drained	IIw	93	83
239	Le Sueur loam, 1 to 3 percent slopes	2.00	2.7%		> 6.5ft.	Somewhat poorly drained	Iw	97	90
238D2	Kilkenney clay loam, 10 to 16 percent slopes, moderately eroded	1.89	2.6%		> 6.5ft.	Well drained	IVe	62	74
140	Spicer silty clay loam, 0 to 2 percent slopes	0.77	1.1%		> 6.5ft.	Poorly drained	IIw	91	88
238C2	Kilkenney clay loam, 6 to 10 percent slopes, moderately eroded	0.12	0.2%		> 6.5ft.	Moderately well drained	IIle	74	79
Weighted Average							2.47	87.4	*n 82.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 1

Min: 1,233.0

Max: 1,271.2

Range: 38.2

Average: 1,245.5

Standard Deviation: 6.66 ft

0ft 425ft 851ft



8-103N-20W
Freeborn County
Minnesota

Boundary Center: 43° 43' 59.76, -93° 15' 51.61

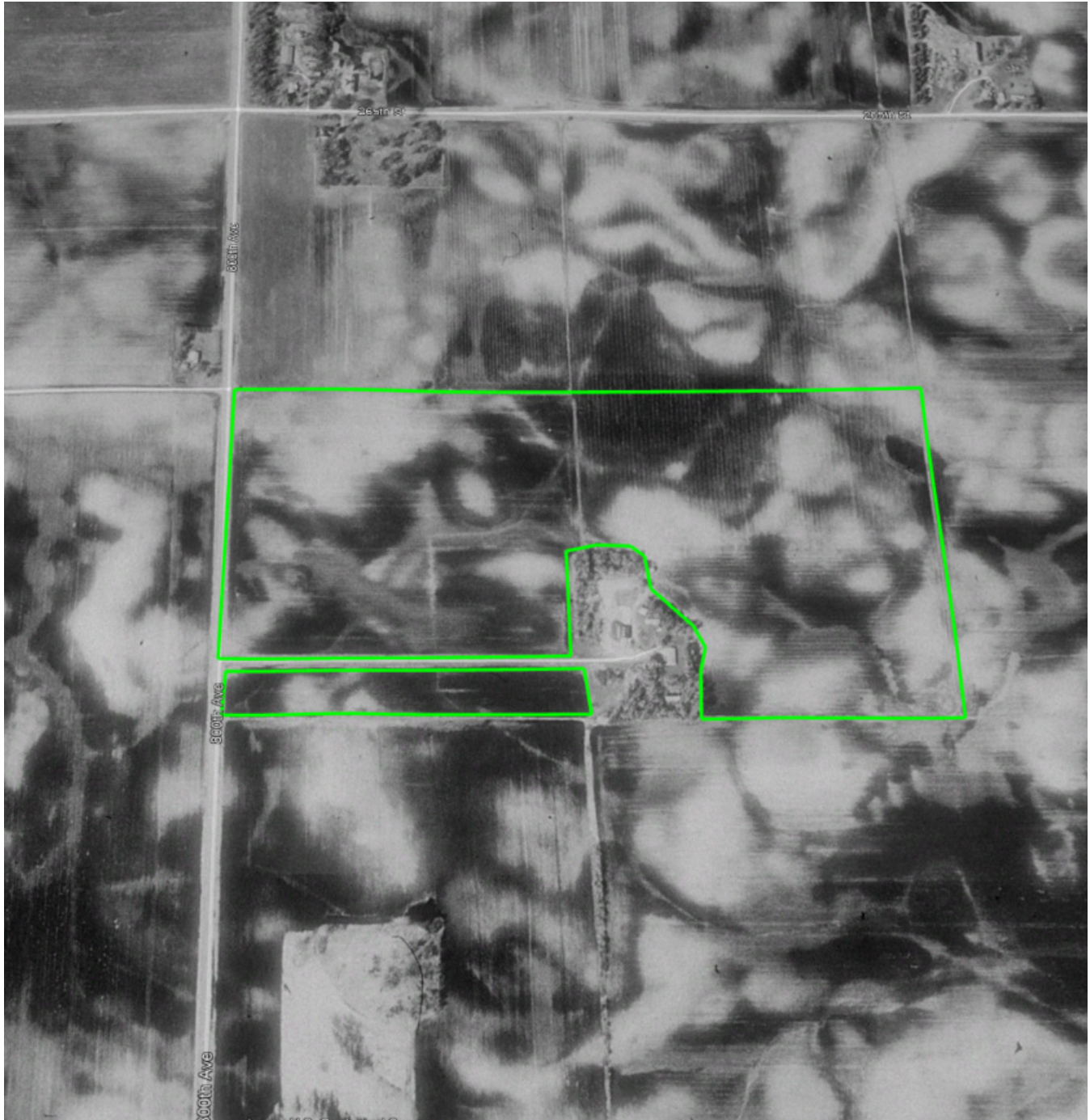
Maps Provided By:



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

Tile Image

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**Tile map is an approximation only.
This image shows evidence of existing tile.**

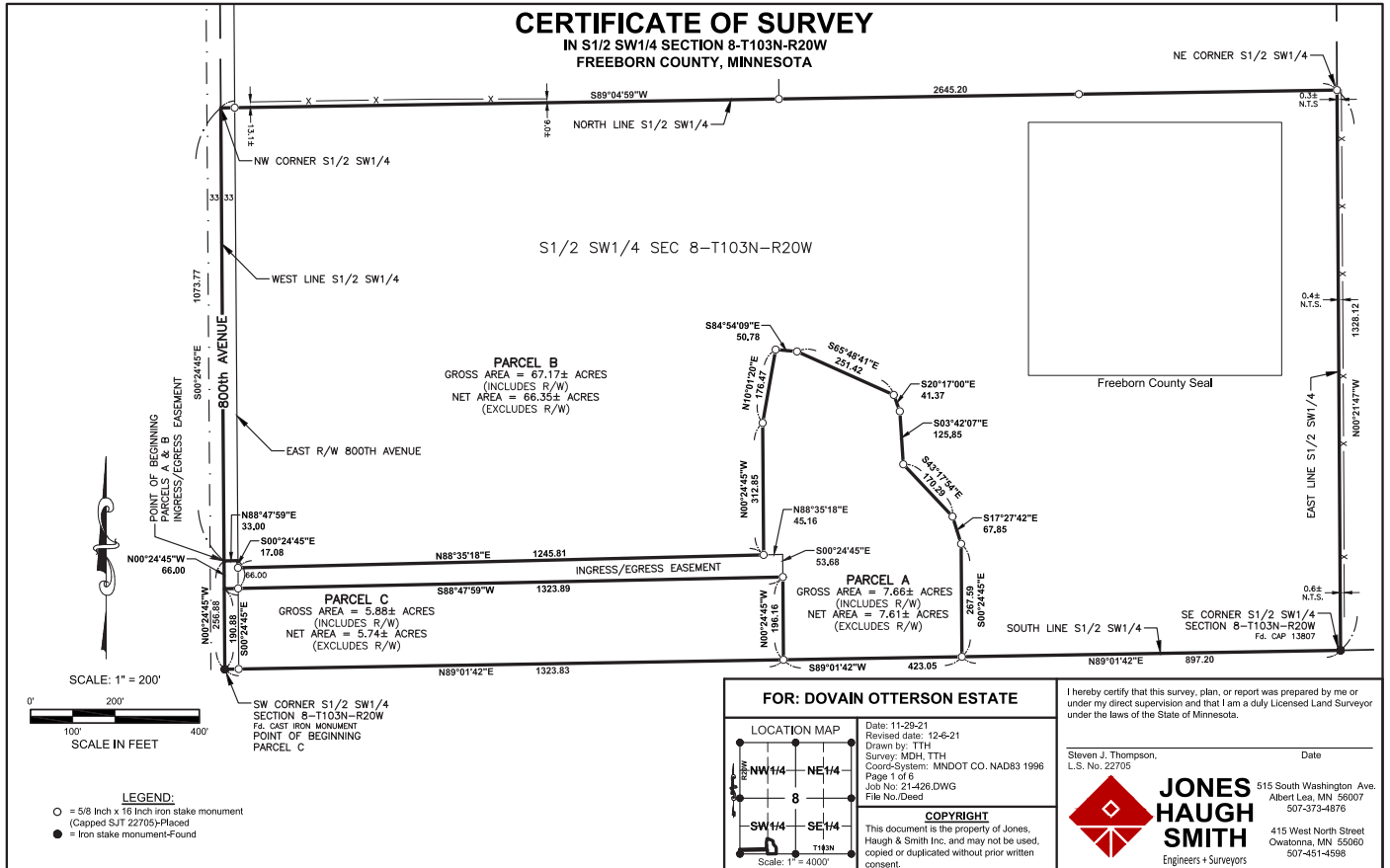
Wingert Land Services makes no guarantee of tile condition, location, size, grade, depth, or existence of the tile.

County Tile Map



This tile map is an approximation only.

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Property Images

NW Corner Looking SE



SE Corner Looking NW



Property Images

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NE Corner Looking SW



SW Corner Looking NE



Notes

[illegible]

Thank you.

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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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