FARMLAND FOR SALE

WINGERT LAND SERVICES

262.96± ACRES
Chilman Trust Farm

Traverse Township, Nicollet County, Minnesota

40553 State Highway 22 | Saint Peter, MN 56082



Scan to view this property and register online.

FOR SALE
$3,000,000



FOR ADDITIONAL INFORMATION CONTACT:

Geoff Mead, ALC

BROKER, ACCREDITED LAND CONSULTANT

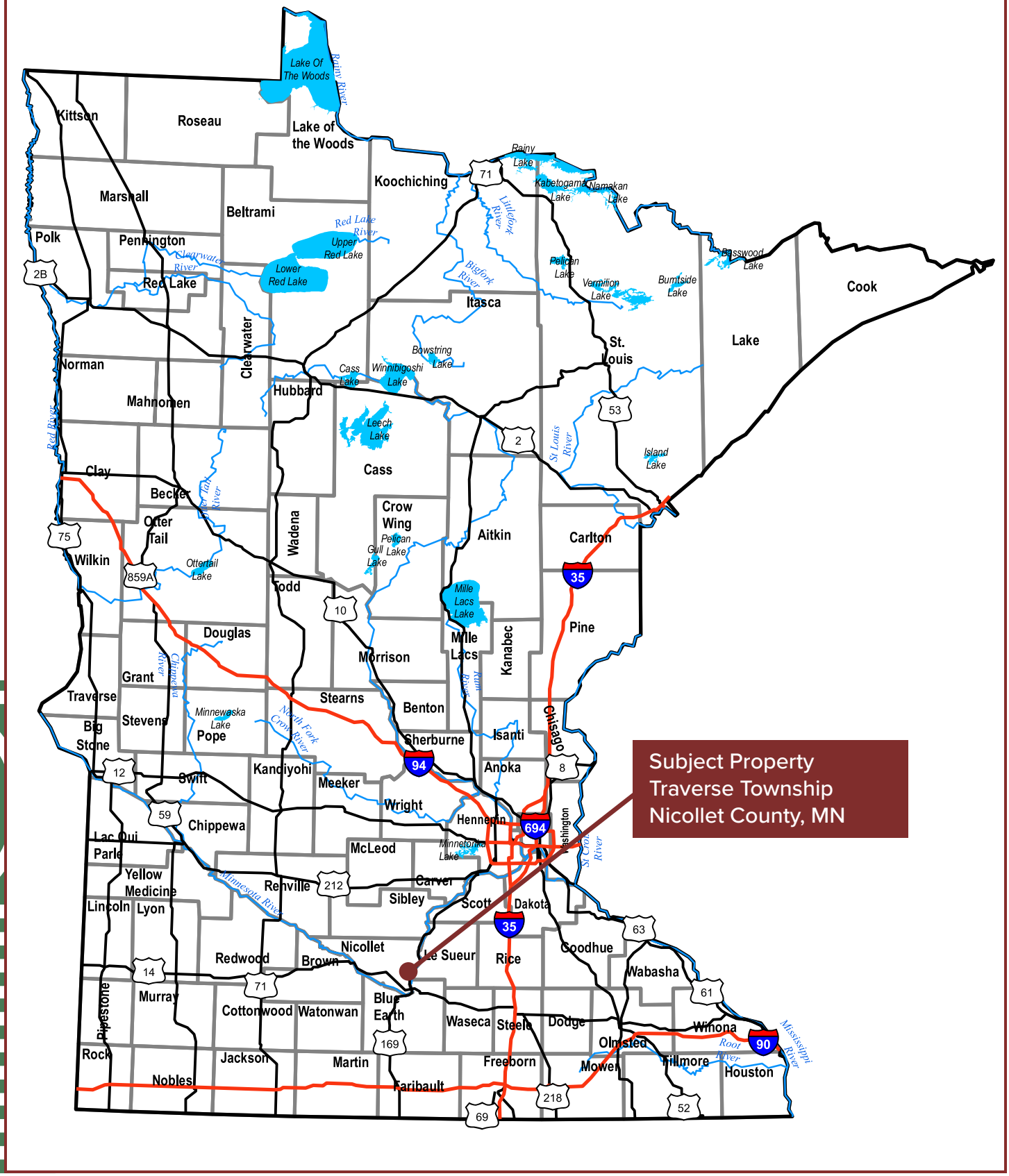
AUCTIONEER #83-50

geoff@wingertlandservices.com

C: 507.317.6266 | O: 507.248.5263

wingertlandservices.com

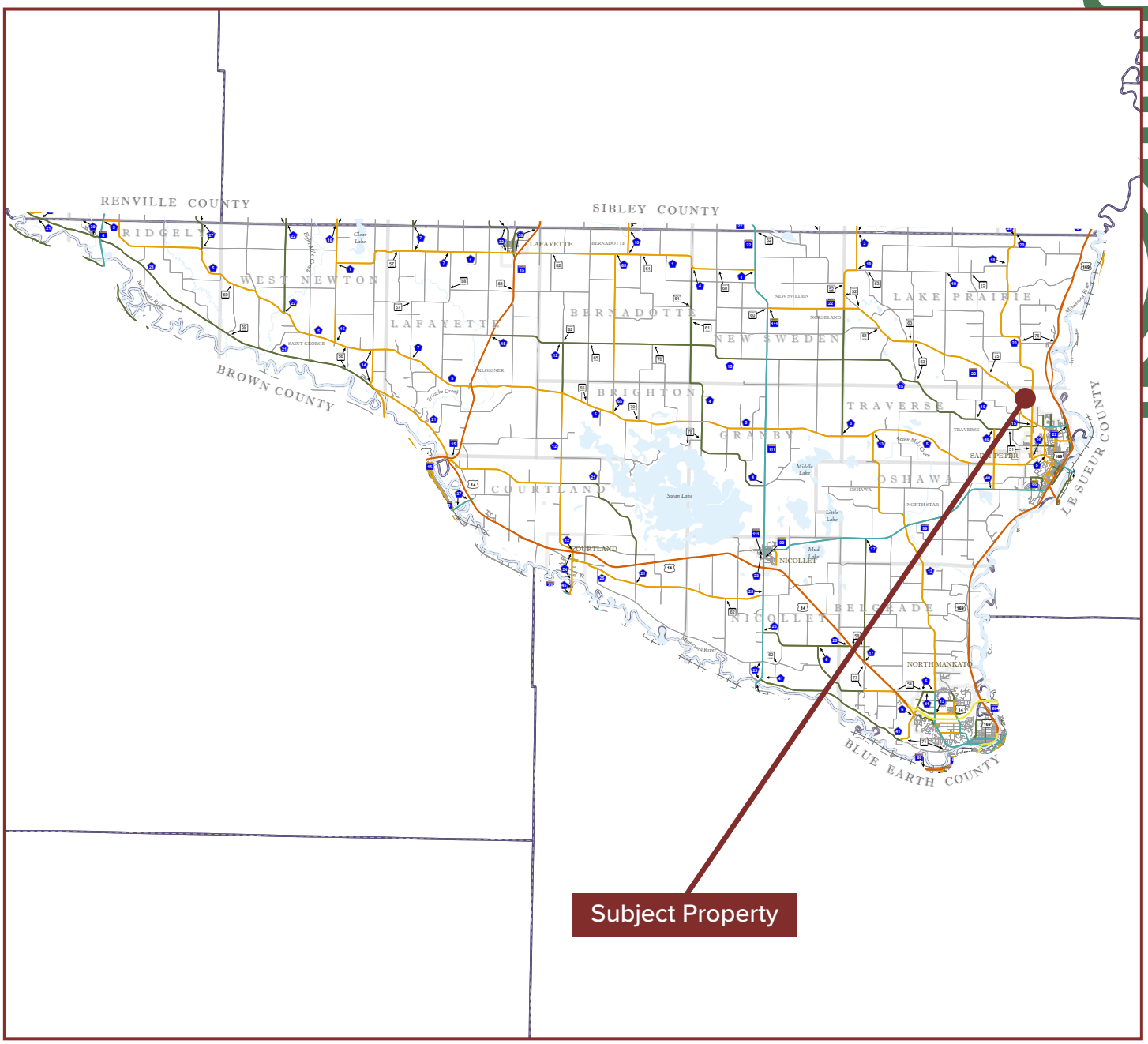
ALC ACCREDITED LAND CONSULTANT



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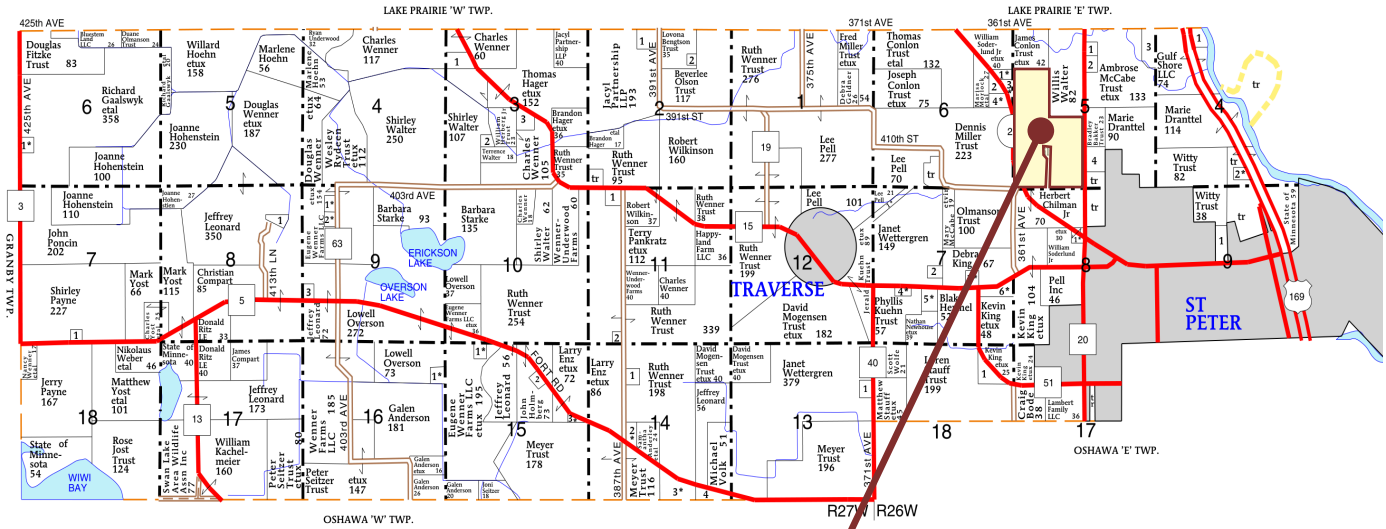
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Nicollet County
Minnesota



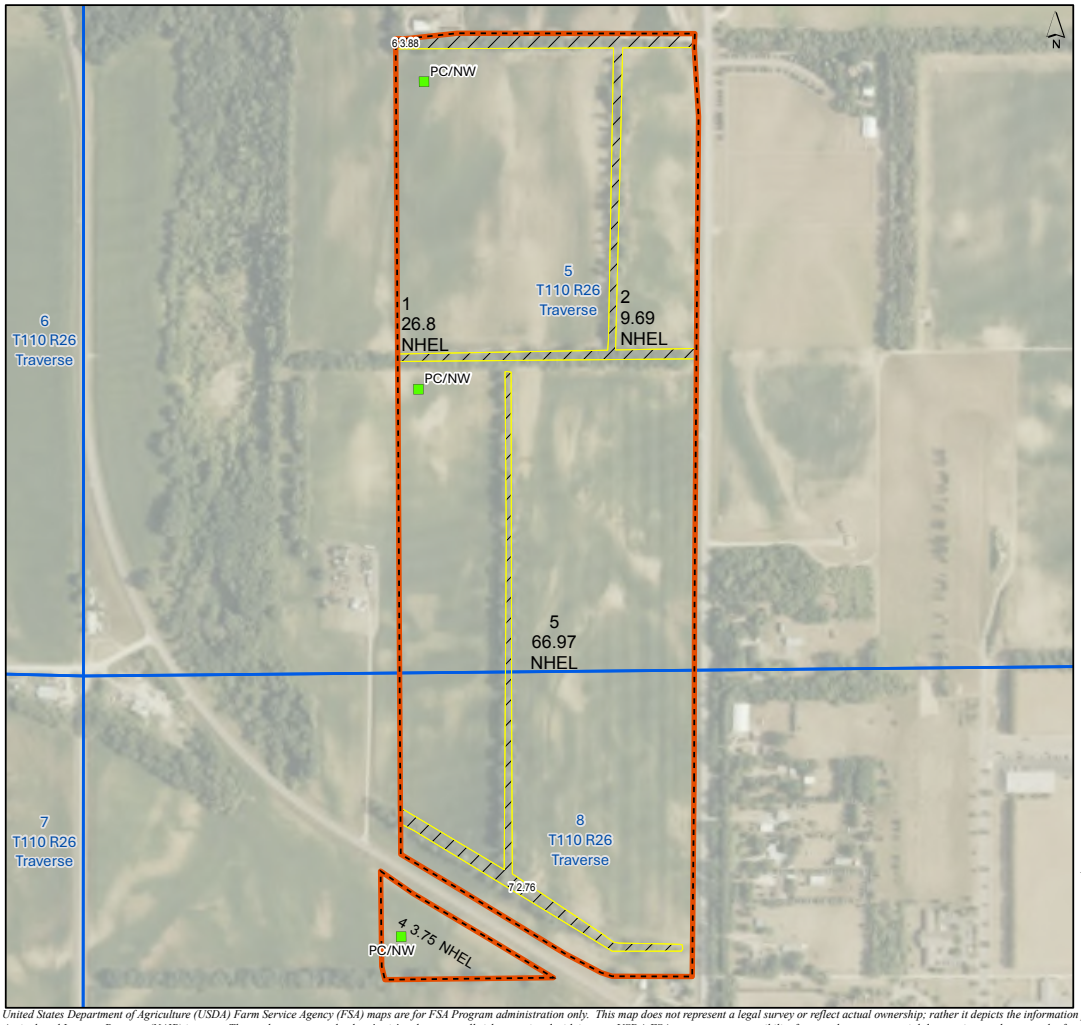
Traverse Township

Nicollet County | T110-R26-27W



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FSA Aerial Map
(Map 1 of 2)



Le Sueur County
Minnesota

Farm **7456**
Tract **24806**

Phy. County: Nicollet, MN

2026 Program Year

2023 NAIP Imagery
Map Created 05/04/2026

0 225 450 900 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

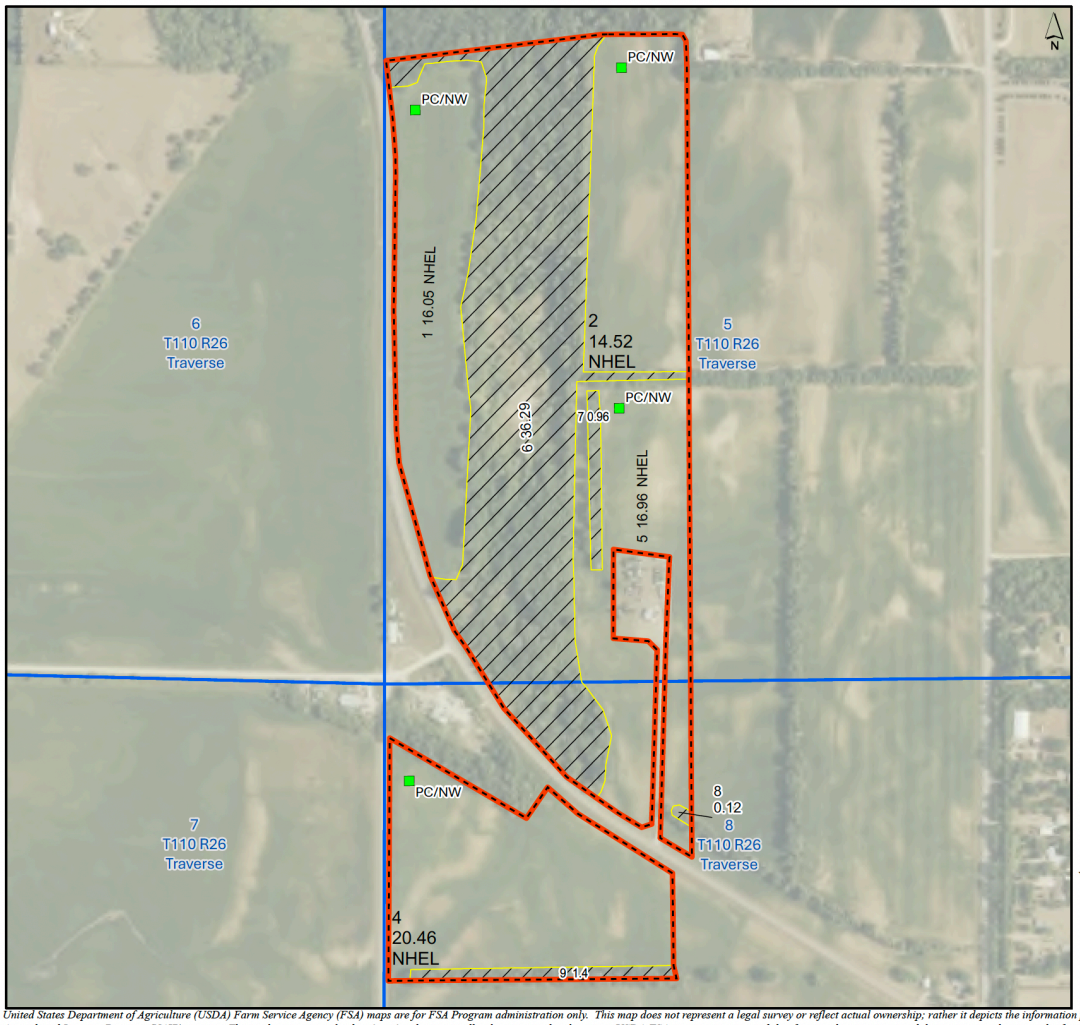
Tract Cropland Total: 107.21 acres

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.

USDA

FSA Aerial Map

(Map 2 of 2)



Le Sueur County
Minnesota

Farm **7456**
Tract **24807**

Phy. County: Nicollet, MN

2026 Program Year

2023 NAIP Imagery
Map Created 05/04/2026

0 235 470 940 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: 67.99 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.

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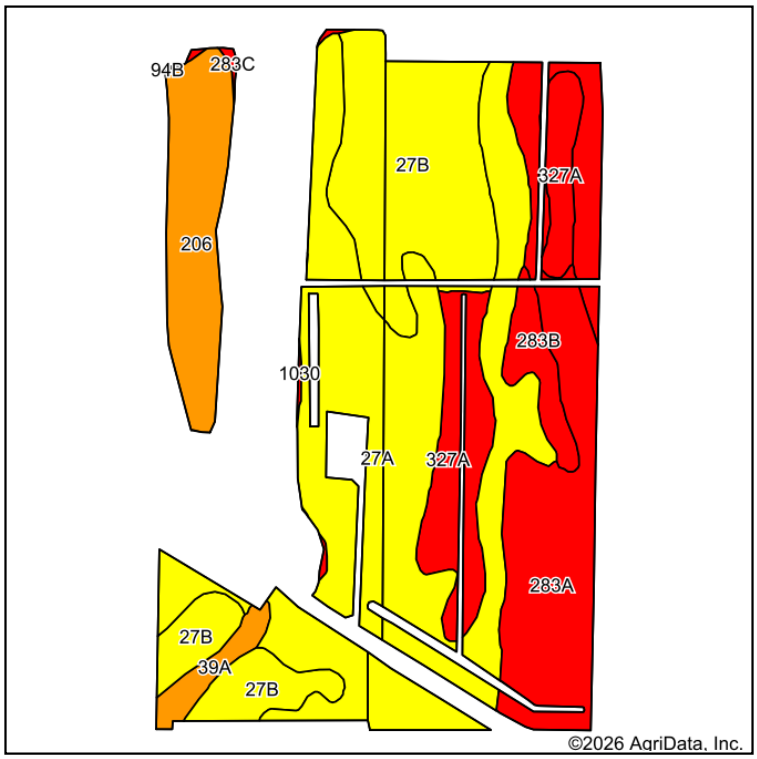
Property Information

TAX ID#:	121050610, 121050605, 121080205, 121080210	
REAL ESTATE TAXES:	Estimated Ag Homestead Taxes	$8,027.00
	Special Assessment	$21.00
	Total Estimated Tax & Specials	$8,048.00
FSA INFORMATION:	Total Acres	262.96± acres
	FSA Tillable Acres	138.71± acres
RENT/LEASE INFORMATION:	Tillable Acres are leased through December 2027, Home is leased on a verbal lease agreement.	
SOIL DESCRIPTION:	Dickinson loam, Plainfield loamy sand, Dickinson sandy loam, Kasota loam, Dickman sandy loam. See Soil Map.	
CROP PRODUCTIVITY INDEX (CPI):	53.5 CPI	
TOPOGRAPHY:	Level	
DRAINAGE:	Ravine Outlets, No Known Tile.	
CRP:	N/A	
NRCS CLASSIFICATION	PC/NW - Prior Converted/No Wetland, NHEL - Non-Highly Erodible Lands.	
YEAR BUILT:	1880	
SQUARE FEET:	1,766 sq.ft. according to Nicollet County Records	
STORIES:	1-1/2 Story Frame	
BEDROOMS/BATHS:	3 Bedrooms, 2 Bathroom2	
GARAGE:	2-Stall Garage	
HEATING/COOLING:	Central Air conditioning, heating: forced air	
UTILITIES:	On-Site Utilities, Electric & Propane	
SEPTIC:	Must be inspected with report provided.	
WELL:	According to MN Well Index there is a sealed well, active well, and unverified well, located on the property. Sealed Well ID: 113052, Active Well ID: 562503, Unverified Well ID: 1000009910	
GRAVEL PIT:	The trees along the east portion of the property are the site of an old gravel pit.	
OTHER:	This property is being sold AS-IS WHERE-IS condition.	

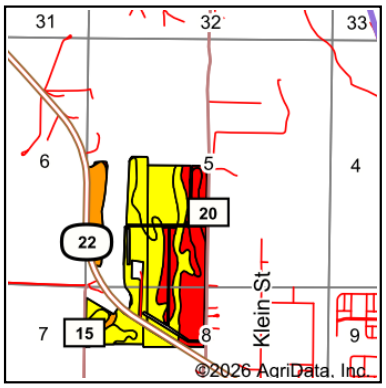
Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

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



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nicollet**
Location: **5-110N-26W**
Township: **Traverse**
Acres: **175.2**
Date: **10/9/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

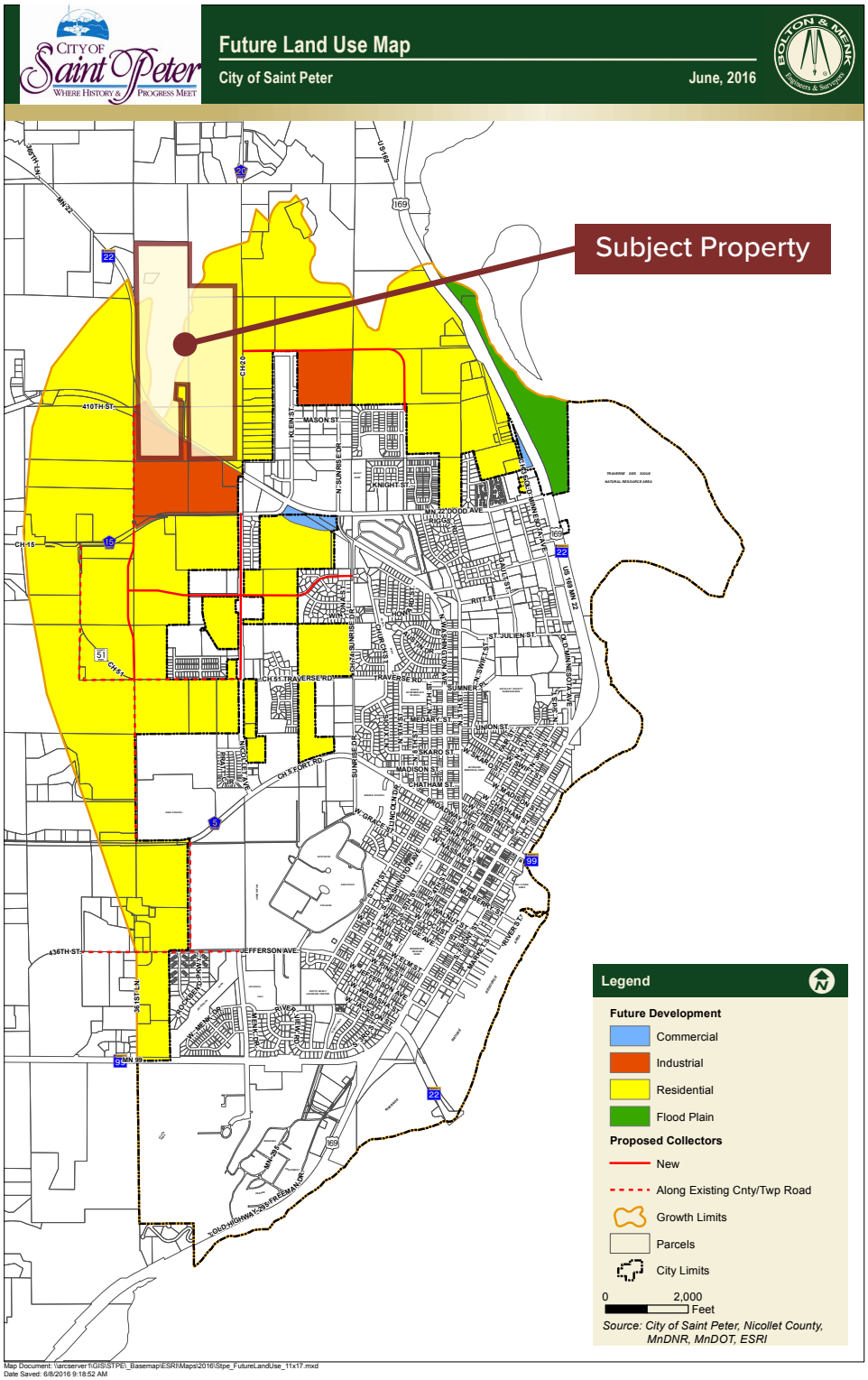
Area Symbol: MN103, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall
27A	Dickinson loam, 0 to 2 percent slopes	65.54	37.3%		> 6.5ft.	Well drained	IIIs		60	71
27B	Dickinson loam, 2 to 6 percent slopes	36.67	20.9%		> 6.5ft.	Well drained	IIIe		60	69
283A	Plainfield loamy sand, 0 to 2 percent slopes	24.25	13.8%		> 6.5ft.	Excessively drained	IVs	IIIe	32	27
327A	Dickman sandy loam, 0 to 2 percent slopes	16.12	9.2%		> 6.5ft.	Somewhat excessively drained	IIIs		49	53
206	Kasota loam	15.70	9.0%		> 6.5ft.	Well drained	IIs		63	73
327B	Dickman sandy loam, 2 to 6 percent slopes	8.53	4.9%		> 6.5ft.	Somewhat excessively drained	IIIe		49	52
283B	Plainfield loamy sand, 2 to 6 percent slopes	4.53	2.6%		> 6.5ft.	Excessively drained	IVs	IIIe	32	26
39A	Wadena loam, 0 to 2 percent slopes	3.09	1.8%		> 6.5ft.	Well drained	IIs		66	61
1030	Udorthents-Pits, gravel complex	0.44	0.3%		> 6.5ft.	Well drained	VIs		0	42
283C	Plainfield loamy sand, 6 to 15 percent slopes	0.33	0.2%		> 6.5ft.	Excessively drained	VIs		30	26
						Weighted Average	**3.07**	***-**	**54**	***n 60.6**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Future Use Map



Property Images

SW Corner Looking NE



NE Corner Looking SW



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Property Images

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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