



**HIGH POINT  
LAND COMPANY**



**FOR SALE**

**LE SUEUR & SCOTT COUNTY, MN**

**323.3**  
**+/- ACRES**

507-382-6669 • 28 S BROADWAY WELLS, MN 56097  
[HIGHPOINTLANDCOMPANY.COM](http://HIGHPOINTLANDCOMPANY.COM)



# 323.3+/- ACRES • LE SUEUR & SCOTT COUNTY, MN

LISTING PRICE: \$5,140,470



## DESCRIPTION:

High Point Land Company is proud to present the JDT Farms, LLC farmland — now available to the public. This exceptional offering includes 80.53 ± acres of highly productive land in Derrynane Township, Le Sueur County, along with 242.77 ± acres located in Helena Township, Scott County, providing a rare opportunity for operators, investors, and those seeking a strong 1031 exchange option.

With 323.3 ± total acres boasting an impressive 90.6 CPI average, this property represents top-tier agricultural ground primed for long-term production. Tile drainage is already in place, supporting consistent yields and dependable performance.

In addition to the high-quality farmland, the property includes valuable on-site improvements:

- Grain bin capacity of 15,000 bushels
- Grain bin capacity of 20,000 bushels.
- The machine shop was built in 2008 and the foot print is 36' X 32'

Don't miss this opportunity to own some of the region's most productive and well-managed farmland. Whether expanding your current operation or making a strategic investment, these tracts offer quality, and value.



# 323.3+/- ACRES • LE SUEUR & SCOTT COUNTY, MN

LISTING PRICE: \$5,140,470



## PROPERTY FEATURES:

- Location: Derrynane Township (Le Sueur County) & Helena Township (Scott County)
- Total Acres: 323.3 ±
- CPI Average: 90.6 across all tillable acres
- Tile: tile drainage in place
- Use: High-quality row crop farmland
- 80.53 ± acres in Derrynane Township, Le Sueur County
- 242.77 ± acres in Helena Township, Scott County

## PROPERTY ADDRESS:

TBD 23082 288th Ln Belle Plaine, MN 56011 & TBD Delmar Ave. New Prague, MN 56071

## DRIVING DIRECTIONS:

Le Sueur County: From Union Hill travel west on county road 19 for 2.5 miles. Turn left on 221st Ave, travel south for 3/4 mile and turn right on 288th lane. Farm located at the end of 288th land. Scott County: From New Prague, MN travel west on County Road 19 for 2 miles. Turn Right on Delmar Ave and travel North for 1 mile. Farm is located on both sides (east and west) of Delmar Ave near Bohnsack Way.



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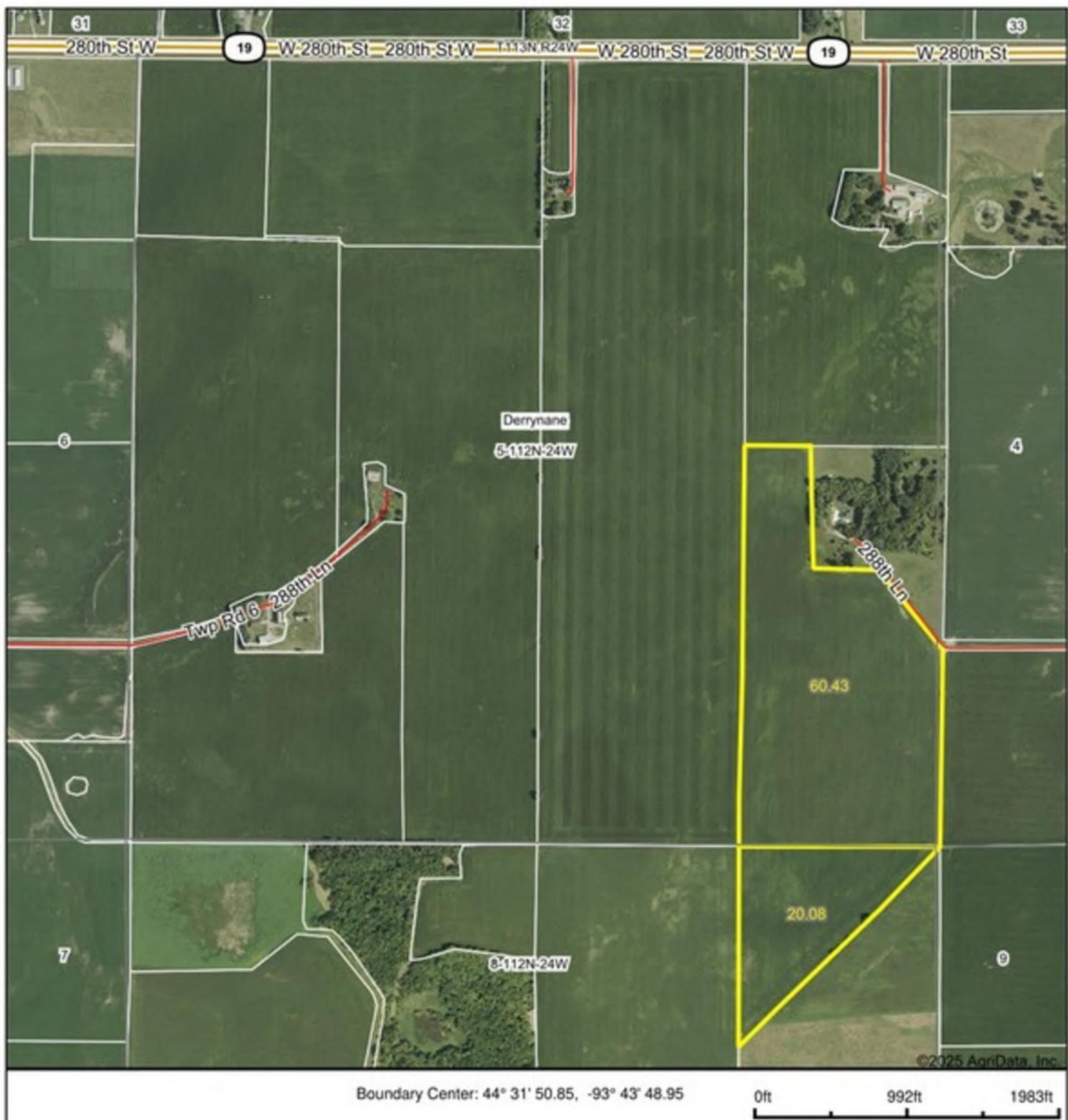
**323.3+/- ACRES • LE SUEUR & SCOTT COUNTY, MN**  
LISTING PRICE: \$5,140,470



507-382-6669 • 28 S BROADWAY WELLS, MN 56097  
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# AERIAL MAP LE SUEUR

## Aerial Map



Maps Provided By:



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5-112N-24W  
Le Sueur County  
Minnesota

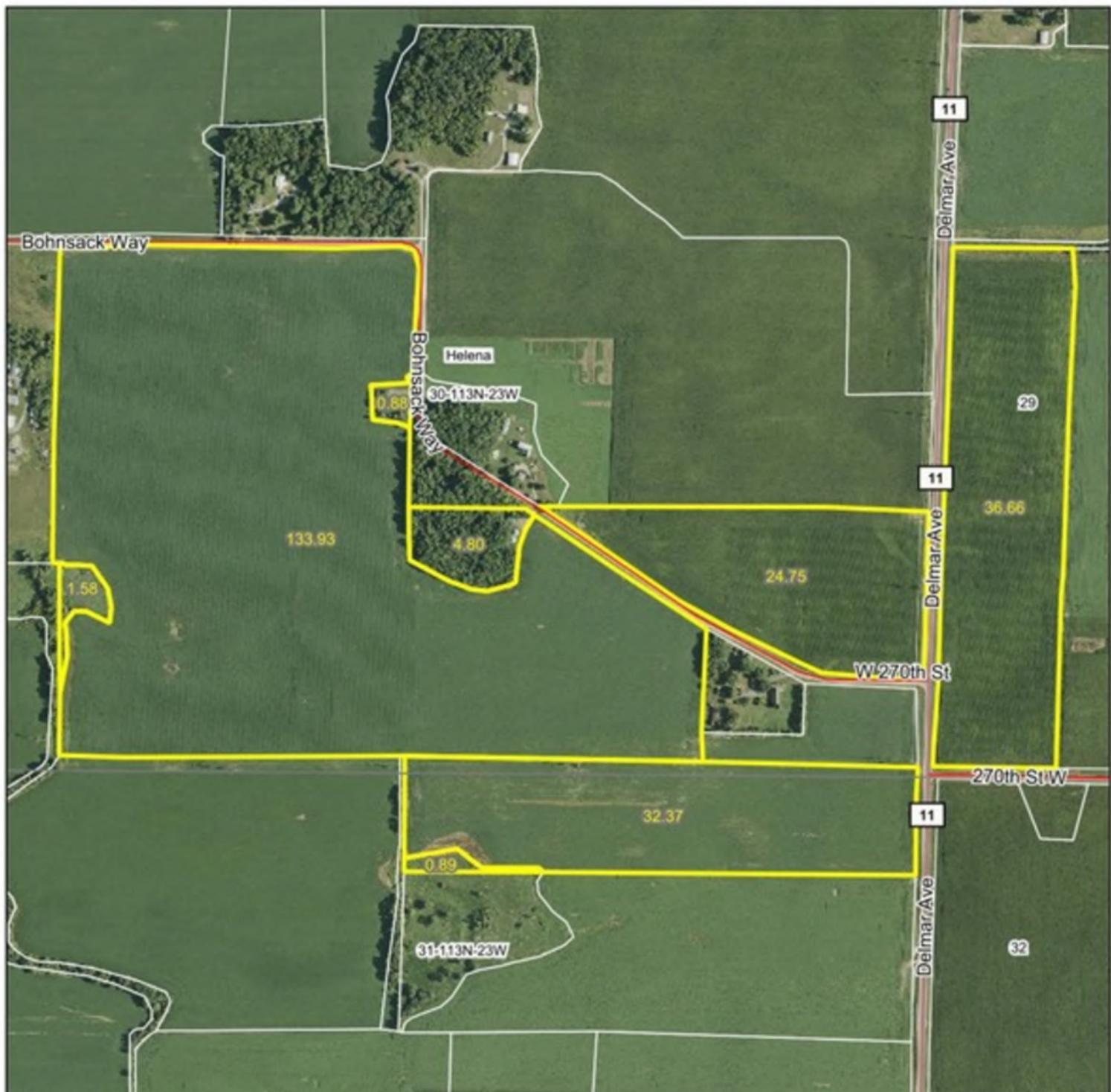


11/23/2025

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

# AERIAL MAP SCOTT

## Aerial Map



Boundary Center: 44° 33' 40.69, -93° 37' 56.23

0ft 792ft 1584ft

30-113N-23W  
Scott County  
Minnesota



Maps Provided By:



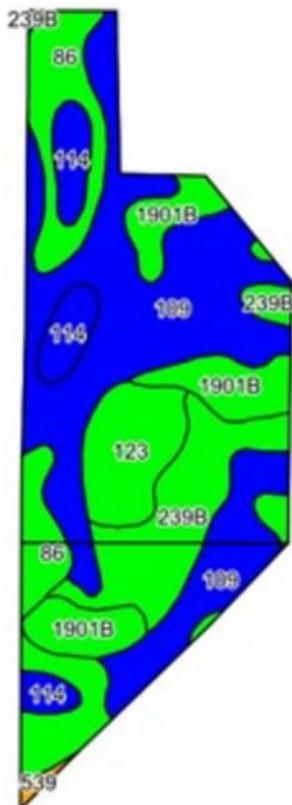
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Field borders provided by Farm Service Agency as of 5/21/2008.

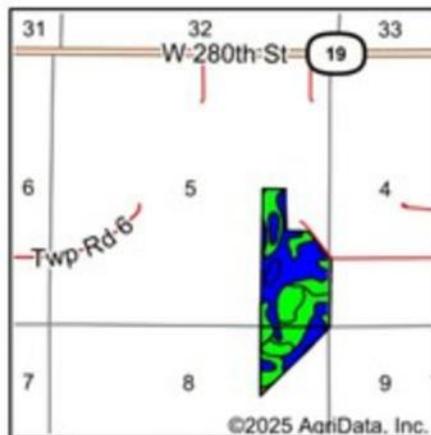
11/23/2025

# SOILS MAP LE SUEUR

## Soils Map



©2025 AgriData, Inc.



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**State:** Minnesota  
**County:** Le Sueur  
**Location:** 5-112N-24W  
**Township:** Derrynane  
**Acres:** 80.51  
**Date:** 11/23/2025

Maps Provided By  
 **surety**<sup>®</sup>  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
109	Cordova clay loam, 0 to 2 percent slopes	32.98	40.9%	Blue	> 6.5ft.	Poorly drained	llw	87	85
86	Canisteo clay loam, 0 to 2 percent slopes	13.49	16.8%	Green	> 6.5ft.	Poorly drained	llw	93	81
239B	Le Sueur loam, 1 to 3 percent slopes	12.22	15.2%	Green	> 6.5ft.	Somewhat poorly drained	lw	97	90
1901B	Le Sueur-Lester complex, 1 to 6 percent slopes	9.45	11.7%	Green	> 6.5ft.	Somewhat poorly drained	llw	95	86
123	Dundas silt loam, 0 to 2 percent slopes	6.53	8.1%	Green	> 6.5ft.	Poorly drained	llw	91	86
114	Glencoe clay loam, 0 to 1 percent slopes	5.44	6.8%	Blue	> 6.5ft.	Very poorly drained	lllw	86	77
539	Klossner muck, 0 to 1 percent slopes	0.40	0.5%	Orange	> 6.5ft.	Very poorly drained	lllw	77	84
Weighted Average							1.92	90.7	*n 84.7

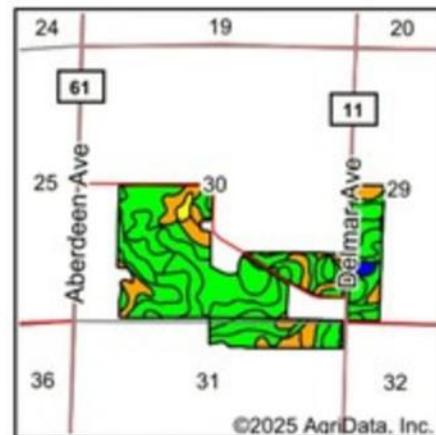
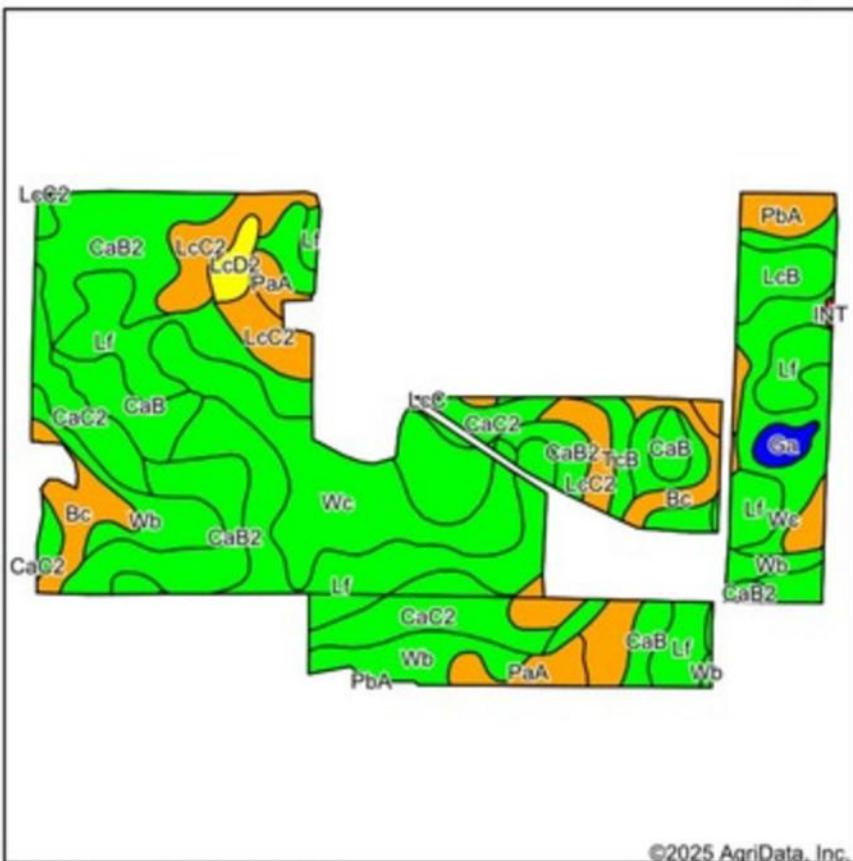
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# SOILS MAP SCOTT

## Soils Map



**State:** Minnesota  
**County:** Scott  
**Location:** 30-113N-23W  
**Township:** Helena  
**Acres:** 227.71  
**Date:** 11/23/2025

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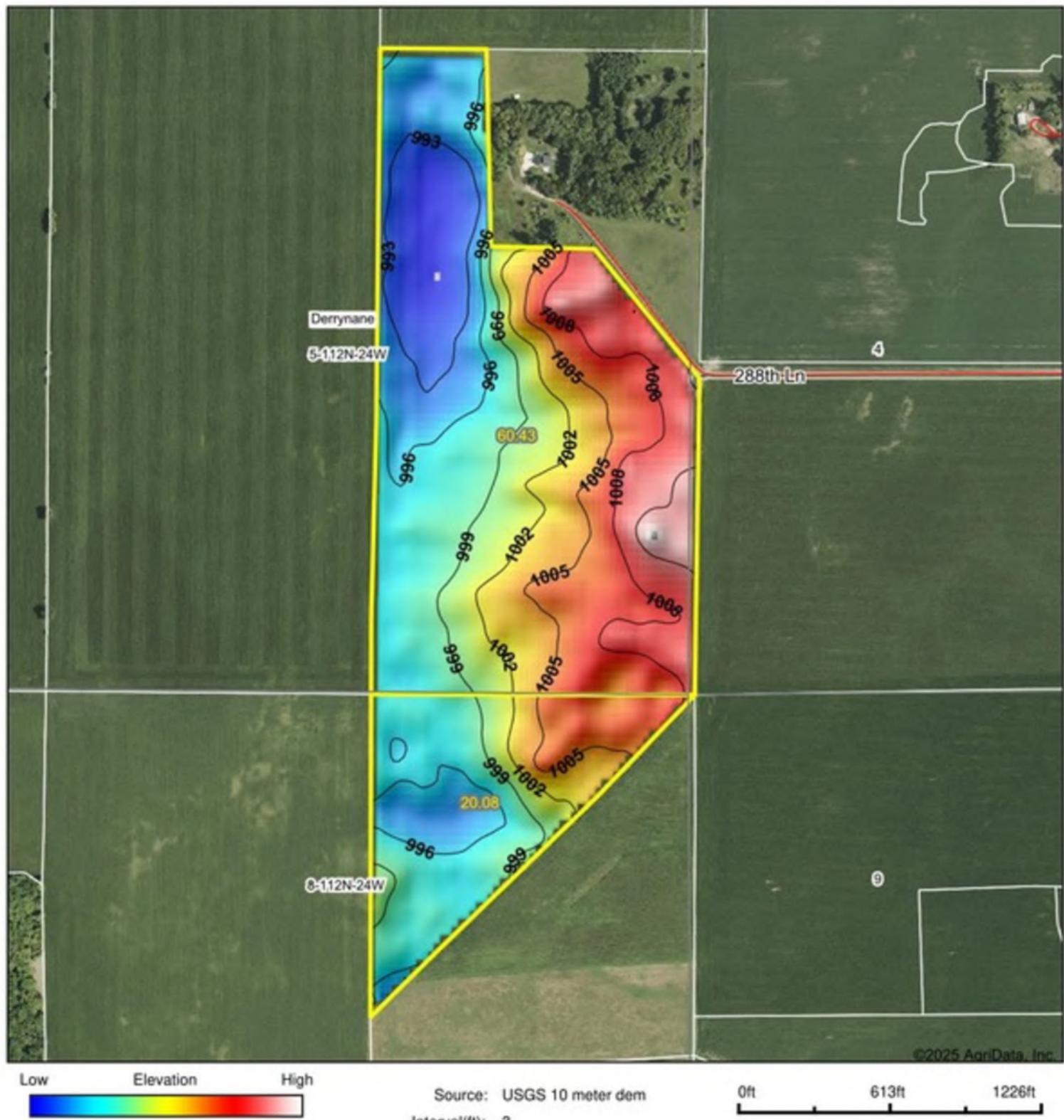


Area Symbol: MN139, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class 'C'	Productivity Index	'n NCCPI Overall
Lf	Le Sueur-Lester complex, 1 to 6 percent slopes	51.54	22.6%		> 6.5ft.	Somewhat poorly drained	llle	95	86
Wc	Webster-Le Sueur silty clay loams	35.63	15.6%		> 6.5ft.	Poorly drained	llw	95	82
CaB2	Clarion loam, 2 to 6 percent slopes, moderately eroded	29.94	13.1%		> 6.5ft.	Moderately well drained	llle	95	73
Wb	Webster-Glencoe silty clay loams	21.14	9.3%		> 6.5ft.	Poorly drained	llw	91	80
CaC2	Clarion loam, 6 to 10 percent slopes, moderately eroded	20.77	9.1%		> 6.5ft.	Well drained	llle	92	70
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	15.92	7.0%		> 6.5ft.	Well drained	llle	76	77
CaB	Clarion loam, 2 to 6 percent slopes	14.72	6.5%		> 6.5ft.	Moderately well drained	llle	95	83
Bc	Blue Earth mucky silt loam, 0 to 1 percent slopes	13.21	5.8%		> 6.5ft.	Very poorly drained	lllw	77	74
PaA	Klossner muck, 0 to 1 percent slopes	7.04	3.1%		> 6.5ft.	Very poorly drained	lllw	77	84
LcB	Lester loam, 2 to 6 percent slopes	4.91	2.2%		> 6.5ft.	Well drained	llle	91	82
PbA	Houghton muck, 0 to 1 percent slopes	4.77	2.1%		> 6.5ft.	Very poorly drained	lllw	74	79
TcB	Terril loam, 2 to 6 percent slopes	3.61	1.6%		> 6.5ft.	Well drained	llle	99	88
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.35	1.0%		> 6.5ft.	Well drained	lVe	67	73

# TOPOGRAPHY MAP LE SUEUR

## Topography Hillshade



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

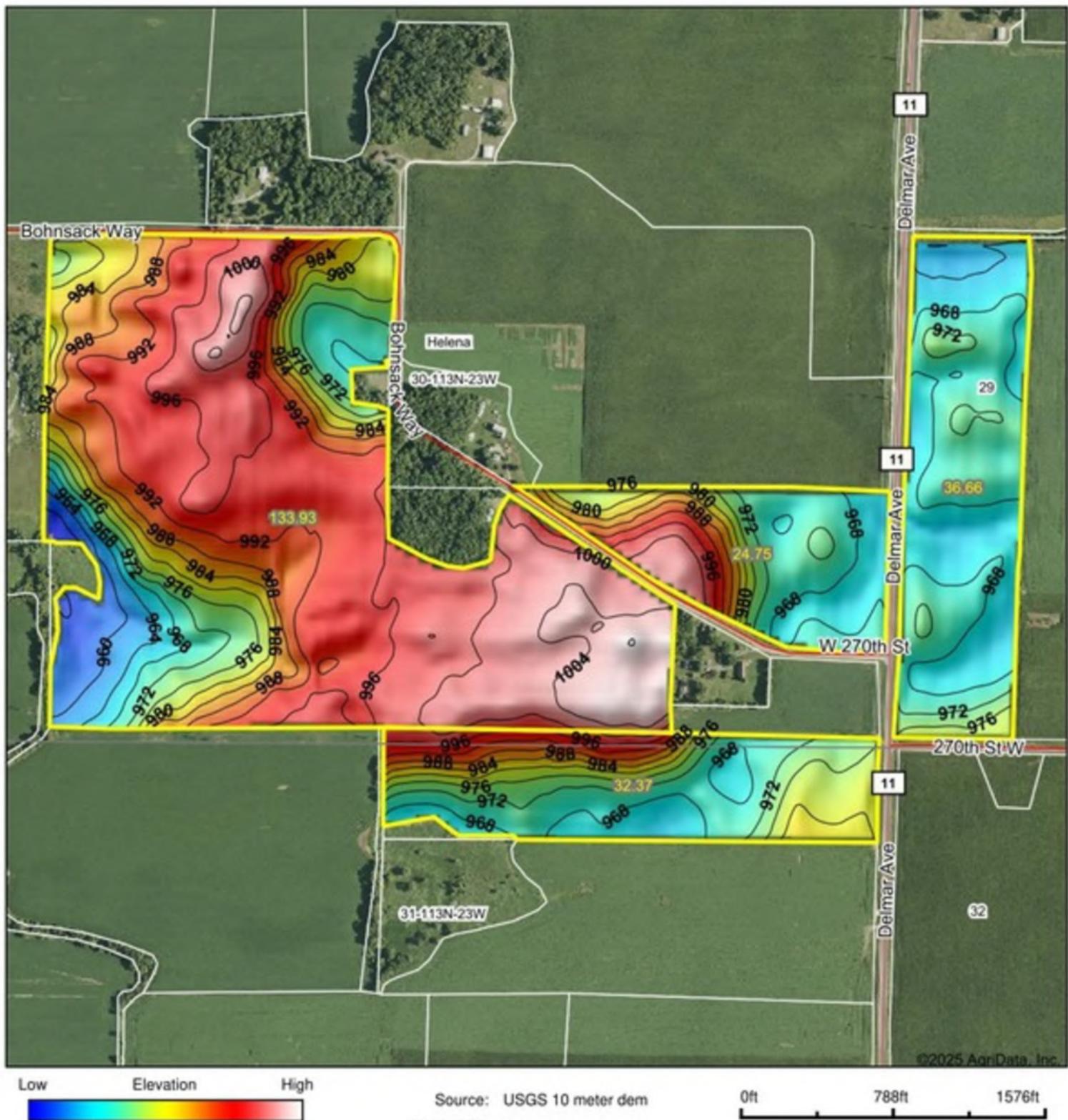


5-112N-24W  
Le Sueur County  
Minnesota  
11/23/2025

Boundary Center: 44° 31' 50.85", -93° 43' 48.95"

# TOPOGRAPHY MAP SCOTT

## Topography Hillshade



Maps Provided By:



© AgriData, Inc. 2025

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

Source: USGS 10 meter dem

Interval(ft): 4

Min: 953.2

Max: 1,008.2

Range: 55.0

Standard Deviation: 13.65 ft

30-113N-23W  
Scott County  
Minnesota

Boundary Center: 44° 33' 40.69, -93° 37' 56.23

# WETLANDS MAP LE SUEUR

## Wetlands Map



State: Minnesota  
Location: 5-112N-24W  
County: Le Sueur  
Township: Derrynane  
Date: 11/23/2025

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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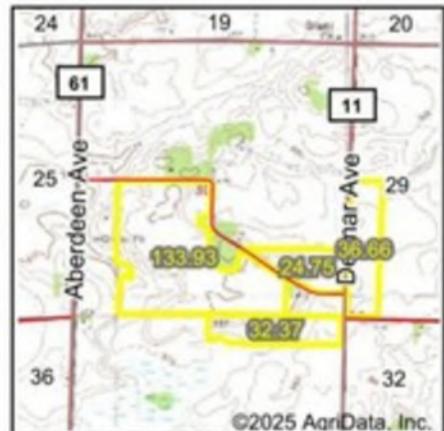


Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# WETLANDS MAP SCOTT

## Wetlands Map



State: Minnesota  
 Location: 30-113N-23W  
 County: Scott  
 Township: Helena  
 Date: 11/23/2025

Maps Provided By:  
  
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0ft 1190ft 2380ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	1.30
PEM1Ad	Freshwater Emergent Wetland	0.35
PFO1Ad	Freshwater Forested/Shrub Wetland	0.03
PEM1A	Freshwater Emergent Wetland	0.01
R4SBC	Riverine	0.00
		Total Acres 1.69

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# SCOTT COUNTY TILE MAP

JDT Farm



Client: Jim Gliszinski  
Farm: JDT Farms  
Field: JDT Farm  
Name: 40ft spacings



**HAVEL**  
LAND IMPROVEMENT  
Montgomery, MN

4in tile	10180.85 ft
6in cement	744.84 ft
6in tile	1204.78 ft
8in cement	547.18 ft
12in dual wall	256.47 ft
Existing 4in	512.19 ft
GAS LINE	1191.03 ft
existing 8in main	927.01 ft

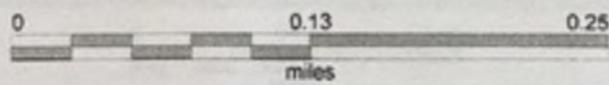
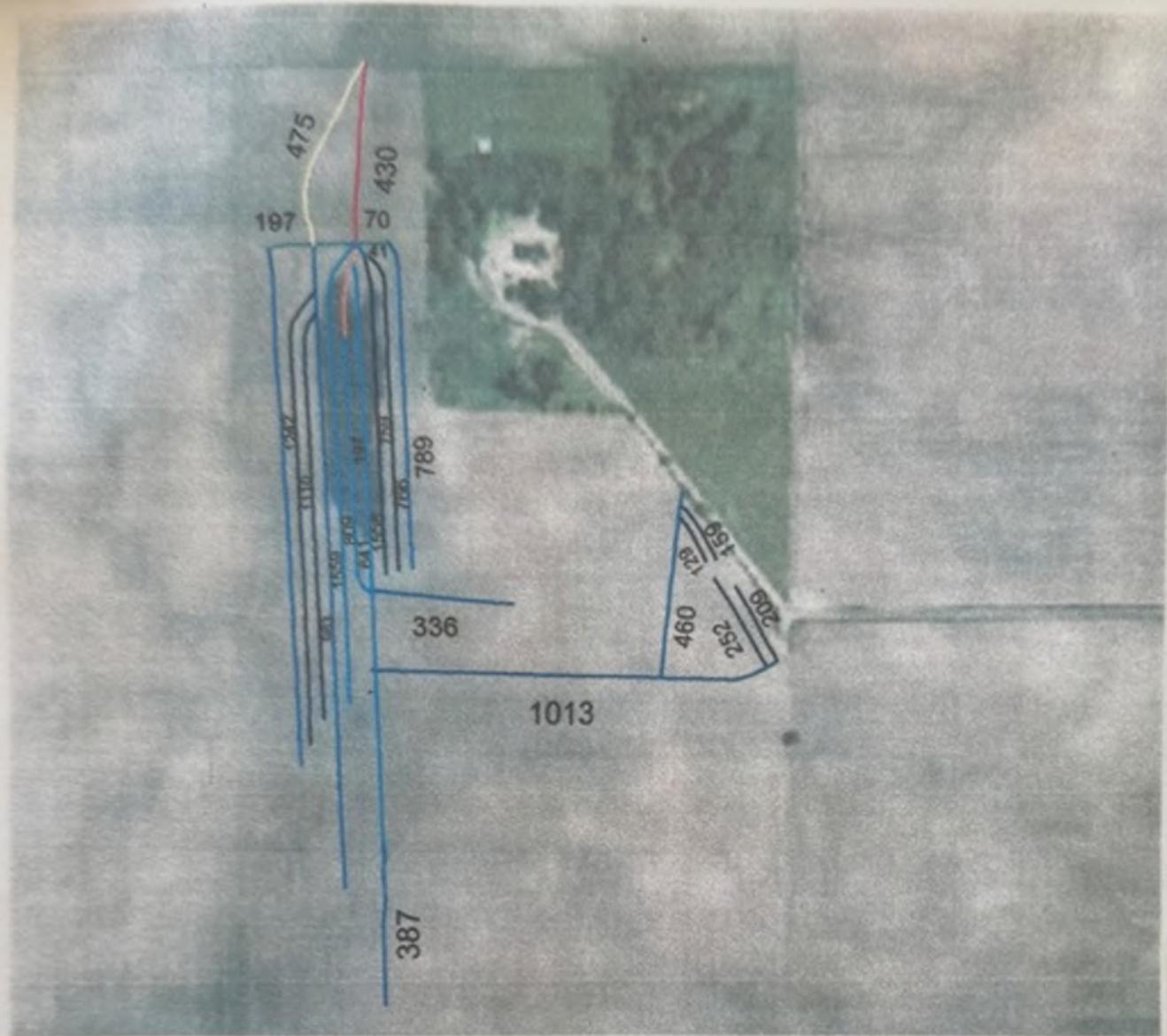
# LE SUEUR COUNTY TILE MAP

2012 Loken

Runs into 6"

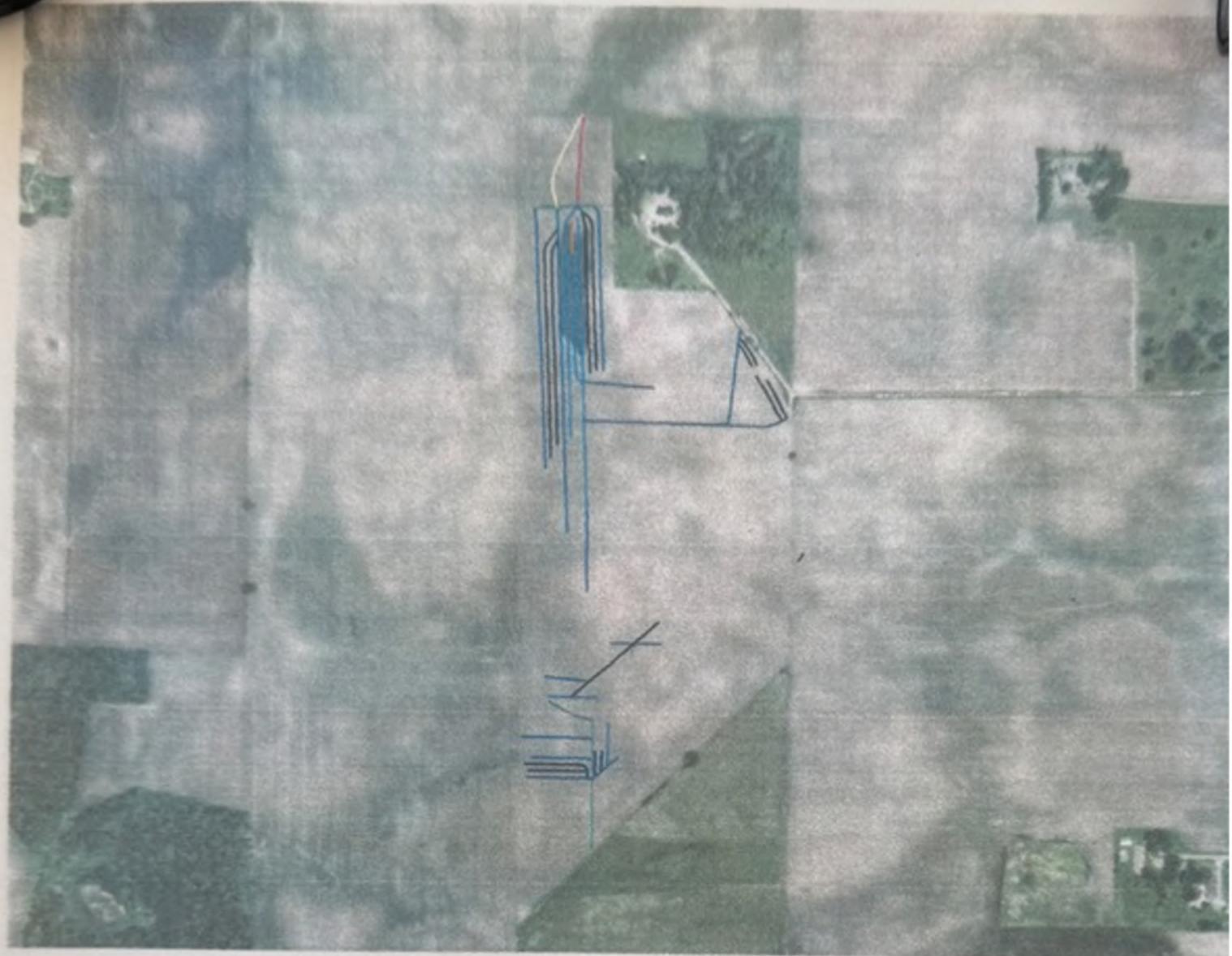


# LE SUEUR COUNTY TILE MAP



4in	5816.19 ft
6" cement	7850.71 ft
6in	3358.96 ft
8" cement	526.35 ft
10" cement	633.31 ft
12" cement	474.93 ft
12in	203.40 ft
14" cement	429.81 ft
15" dw	18.49 ft

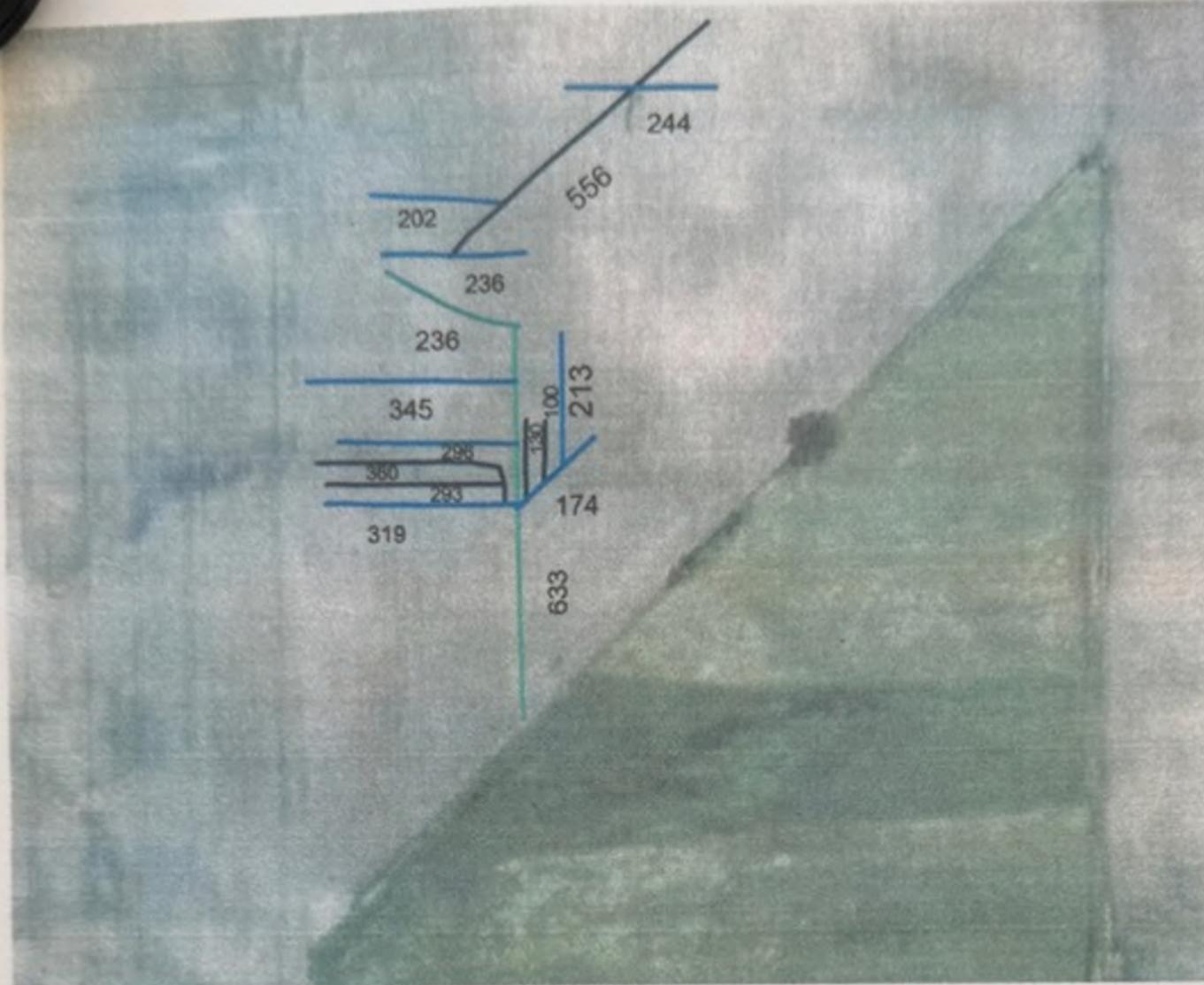
# LE SUEUR COUNTY TILE MAP



0 0.13 0.25  
miles

4in	5816.19 ft
6" cement	7850.71 ft
6in	3358.96 ft
8"cement	526.35 ft
10" cement	633.31 ft
12" cement	474.93 ft
12in	203.40 ft
14" cement	429.81 ft
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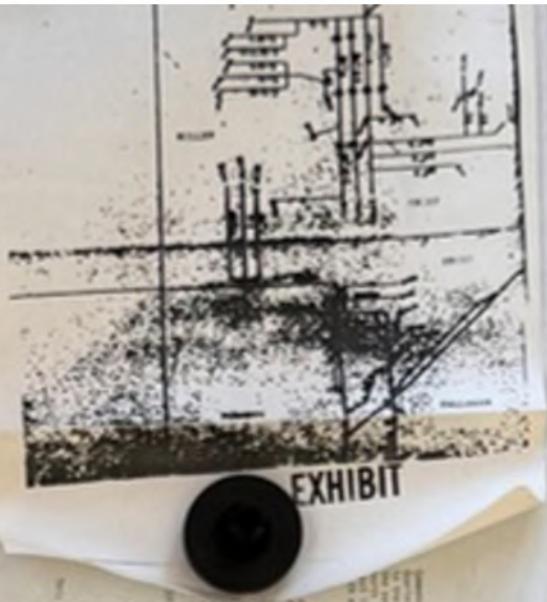
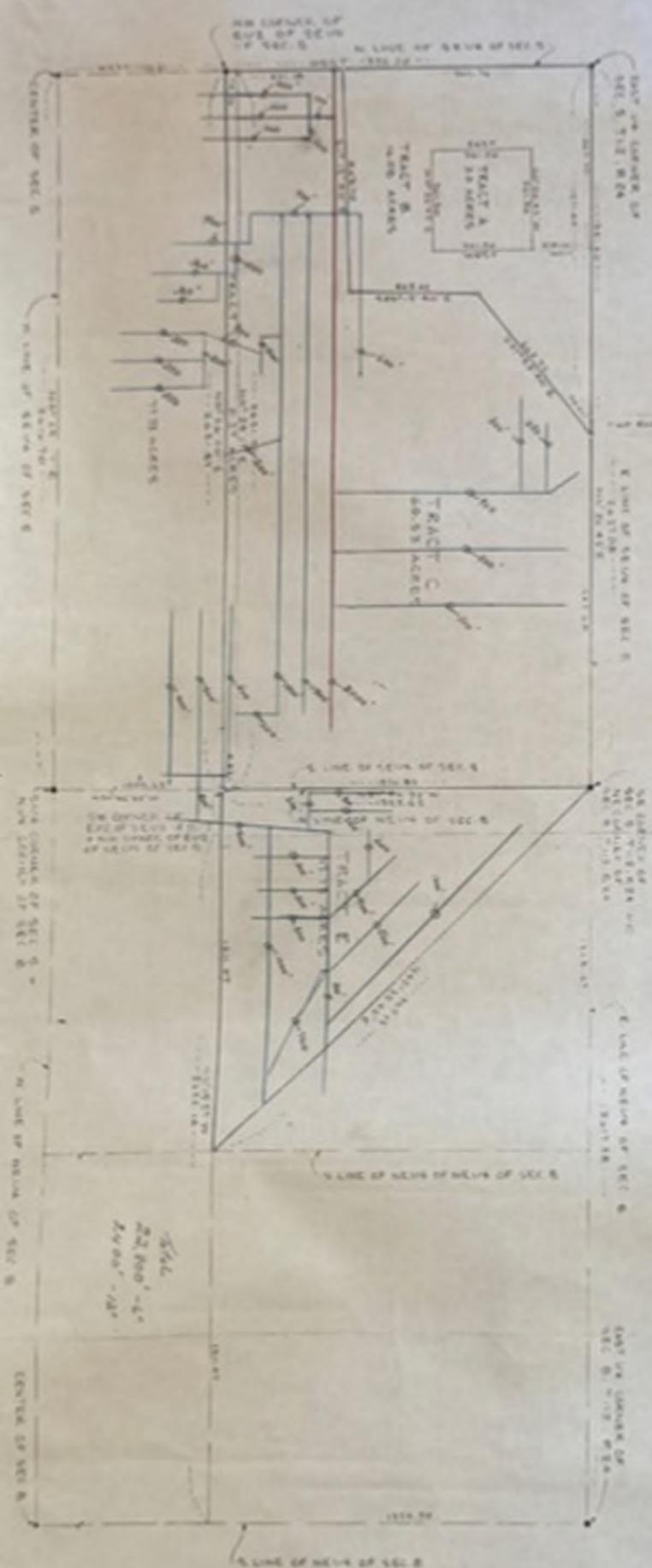
# LE SUEUR COUNTY TILE MAP



0 400 800  
feet

4in	5816.19 ft
6" cement	7850.71 ft
6in	3358.96 ft
8"cement	526.35 ft
10" cement	633.31 ft
12" cement	474.93 ft
12in	203.40 ft
14" cement	429.81 ft
15" dw	18.49 ft

# LE SUEUR COUNTY TILE MAP



**EXHIBIT**

Journal of Management and Social Sciences 2013, 10(1), 101-114  
DOI: 10.1007/s10918-012-0333-1

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104

Ergonomics

110



# BRYCE BRUNZ

507-382-6669

BRYCE@HIGHPOINTLANDCOMPANY.COM

Born and raised in Mankato, MN, Bryce grew up in an active family both in the gym and in the outdoors. His passion for hunting and fishing developed at a young age and has carried throughout his life. His countless hours on the basketball court paid off when he achieved much success in high school and in college. After playing two seasons at Kirkwood Community College in Cedar Rapids, Iowa, two additional seasons at University of Central Missouri in Warrensburg, Mo, and living in Perth, Western Australia, Bryce returned home to pursue a career in education and construction. During that time he developed a love for real estate, having his own home inspection business and shared investment properties. He followed his passion for outdoors and real estate, Bryce is thrilled to be working at High Point Land Company as a Minnesota Land Specialist. He lives in Le Sueur, MN with his wife Jamie, two daughters, Remi Raye and Indie Jane and son Judd. If you or someone you know is interested in buying or selling land in South Central Minnesota, Bryce serves Le Sueur, Nicollet, Sibley, Renville and Redwood counties. He would love the opportunity to assist you!

*"My family would like to thank you for navigating us through the sale of our family farm. You should us both compassion and professionalism every step of the way. We appreciate you recognizing that this sale pulled hard on our heartstrings. The communication advertising, and auction went through without a hitch. We all were so thankful that our reserves were met, saving us having to negotiate. You were so good with timely answers prior to the day of auction. We could tell the team worked very hard the day of to bring us the best possible outcome!"*

*We will be more than happy to recommend High Point in the future to all of our family and friends in need of a land company. Thank you again."*



SCAN TO SEE  
MY LISTINGS



**-John & Mary Depuydt LLC**

**Pat, Sandra, Mona, Greg, Donald, Joanne**



**HIGH  
POINT**  
LAND COMPANY

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