

LAND LEASE **SEALED BID**

146.1
+/- ACRES



DODGE COUNTY, MINNESOTA
THURSDAY, NOVEMBER 20 • ENDS 5PM

507-259-3047 • 520 S MAIN ST, STEWARTVILLE, MN
HIGHPOINTLANDCOMPANY.COM



146.1+/- ACRES DODGE COUNTY, MN



DESCRIPTION:

These parcels in southern Dodge County are as nice as they come, with long, straight rows and great access. They represent 146± acres, mostly tillable (138.8±), with an impressive 94.6 CPI. This tract is pattern tiled, highly productive, and has excellent access. Land in Dodge County is highly sought after and seldom comes available with such quality and placement.

Sealed bids for the 2026 rental year will entitle the winning bidder to exclusive rights to lease this farm from January 1, 2026, through December 31, 2026, with rents due in two equal installments on May 1 and October 1, 2026, respectively.

As noted, this land features a remarkable CPI index of 94.6, reflecting its high-quality and fertile soils, composed predominantly of Readlyn silt and Tripoli clay loams. These premium soils are well known for excellent reliability, productivity, and moisture optimization.



146.1+/- ACRES DODGE COUNTY, MN

PROPERTY FEATURES:

- Excellent CPI
- Easy access
- Pattern tiled
- Long, straight rows conducive to the largest of operators
- Sections 25 & 36, Ashland Township

PROPERTY ADDRESS:

TBD County 210th Ave, Hayfield, MN 55940 (surrounding 68986 210th Ave)

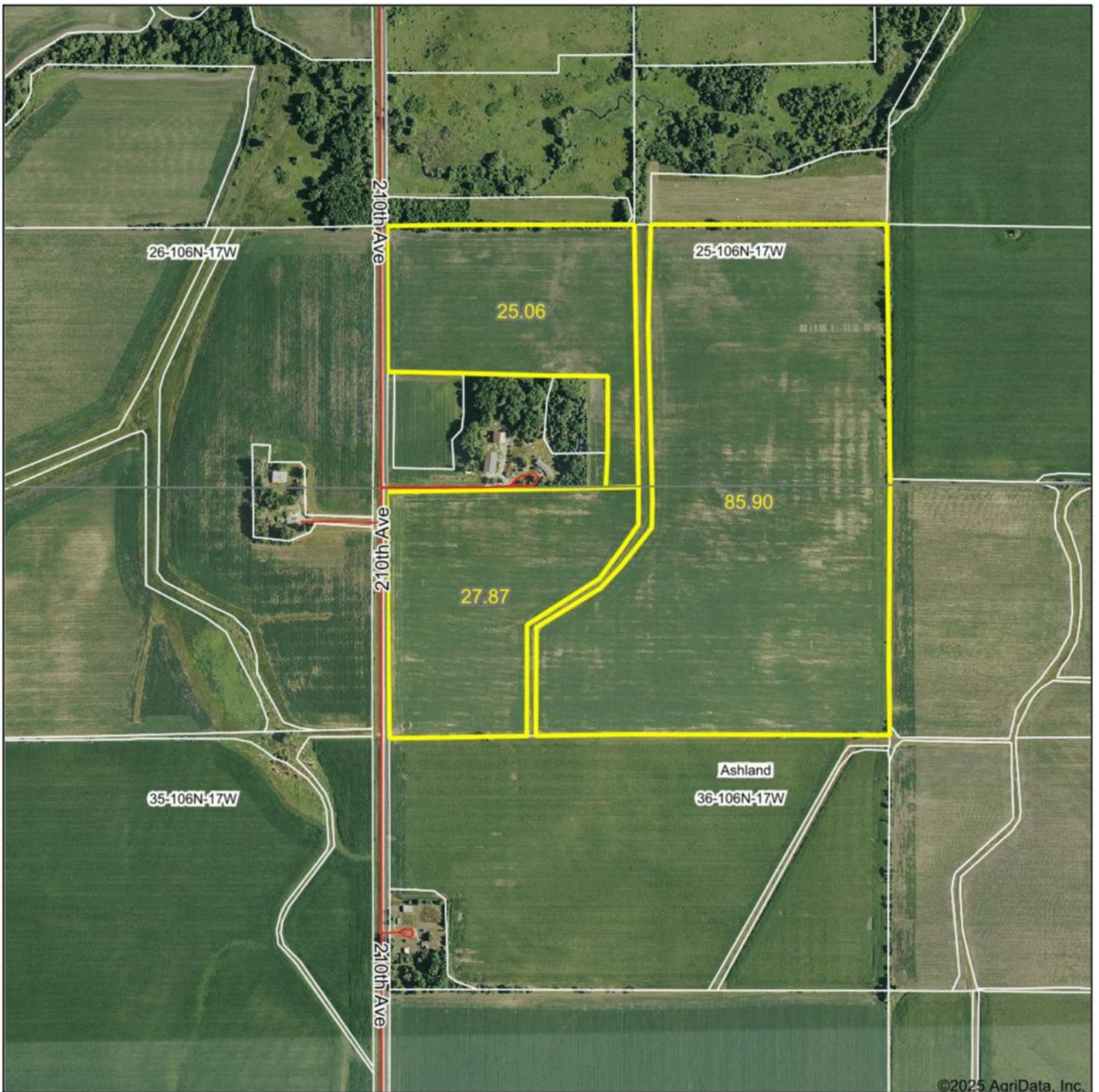
DRIVING DIRECTIONS:

From Hayfield, go left (north) on 200th Ave (6th Ave) for 2 miles, then turn right (east) on 710th St and go 1 mile. Turn left (north) on 210th Ave and go 2 miles; the farm will be on the right (east).



AERIAL MAP

Aerial Map



Boundary Center: 43° 57' 0.74, -92° 48' 50.24

0ft 807ft 1615ft

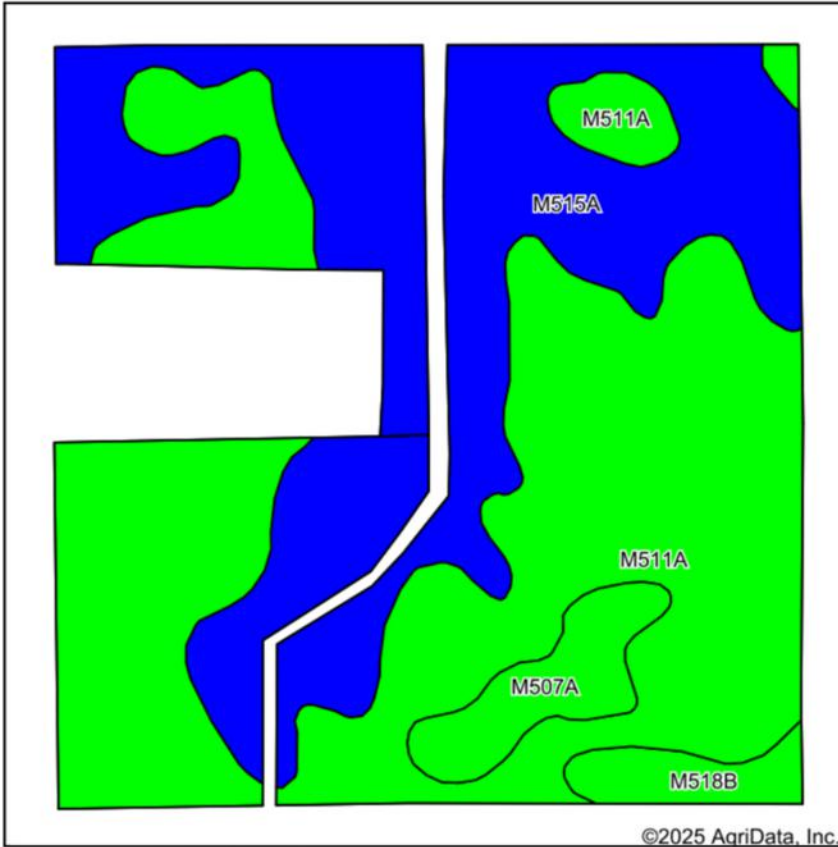
25-106N-17W
Dodge County
Minnesota



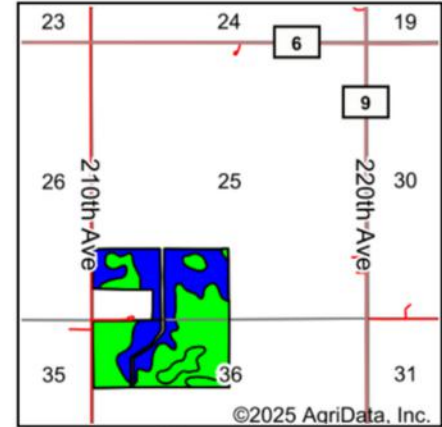
9/25/2025

SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **25-106N-17W**
 Township: **Ashland**
 Acres: **138.83**
 Date: **9/25/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN039, Soil Area Version: 21

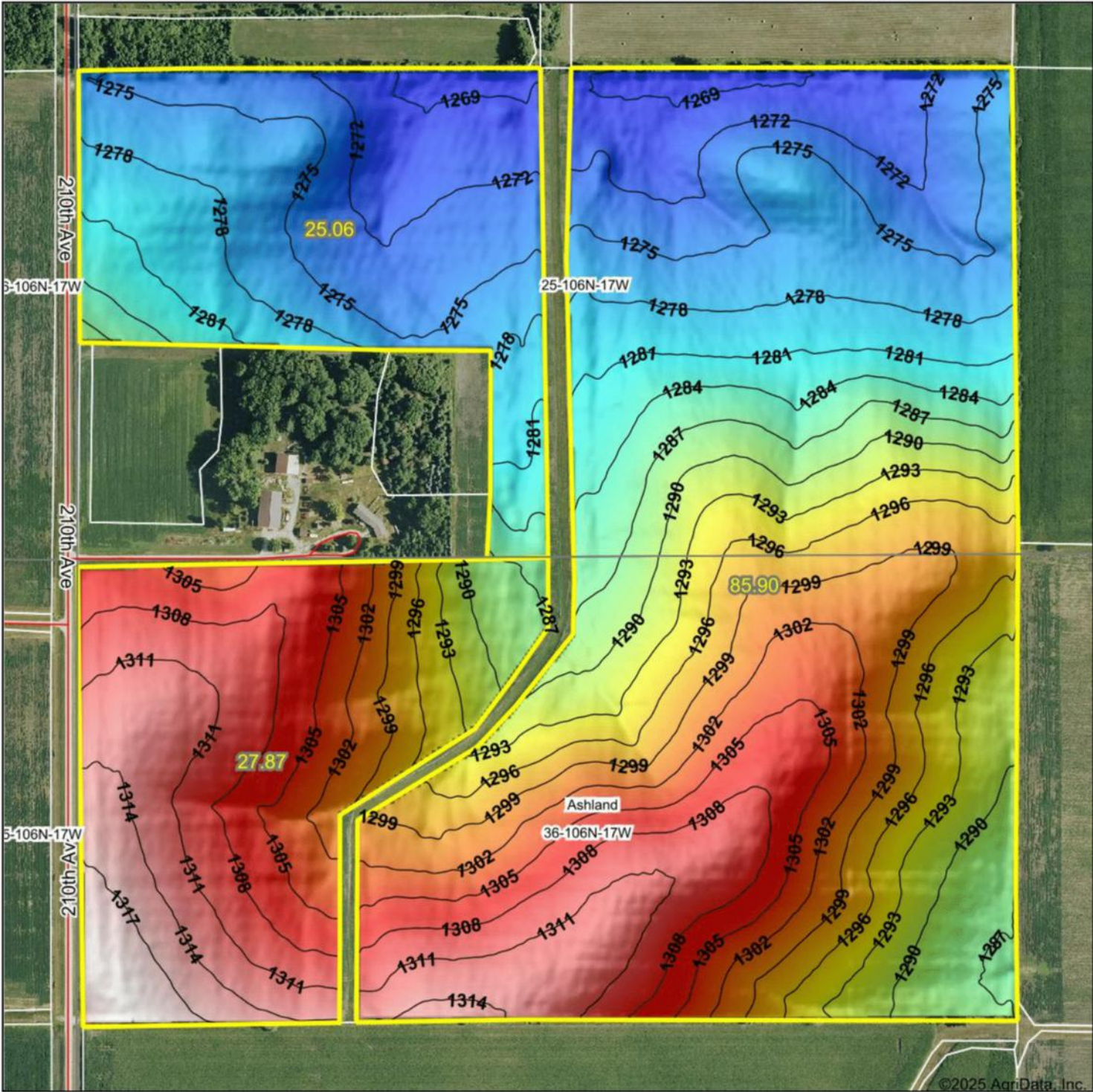
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
M511A	Readlyn silt loam, 1 to 3 percent slopes	74.07	53.3%		> 6.5ft.	Somewhat poorly drained	lw	100	80
M515A	Tripoli clay loam, 0 to 2 percent slopes	55.49	40.0%		> 6.5ft.	Poorly drained	llw	87	68
M507A	Marquis silt loam, 1 to 3 percent slopes	5.85	4.2%		> 6.5ft.	Moderately well drained	lle	100	91
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	3.42	2.5%		> 6.5ft.	Poorly drained	llw	92	87
Weighted Average							1.47	94.6	*n 75.8

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

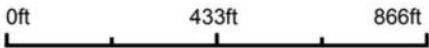
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,268.3
Max: 1,319.6
Range: 51.3
Average: 1,291.6
Standard Deviation: 14.21 ft

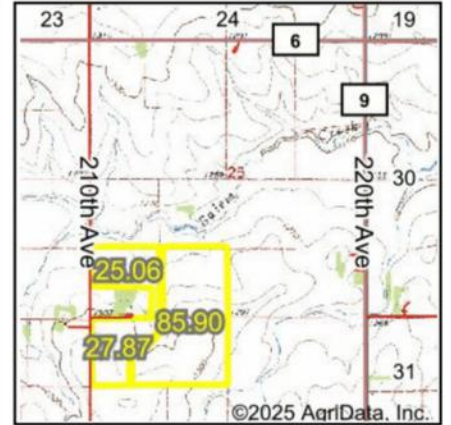
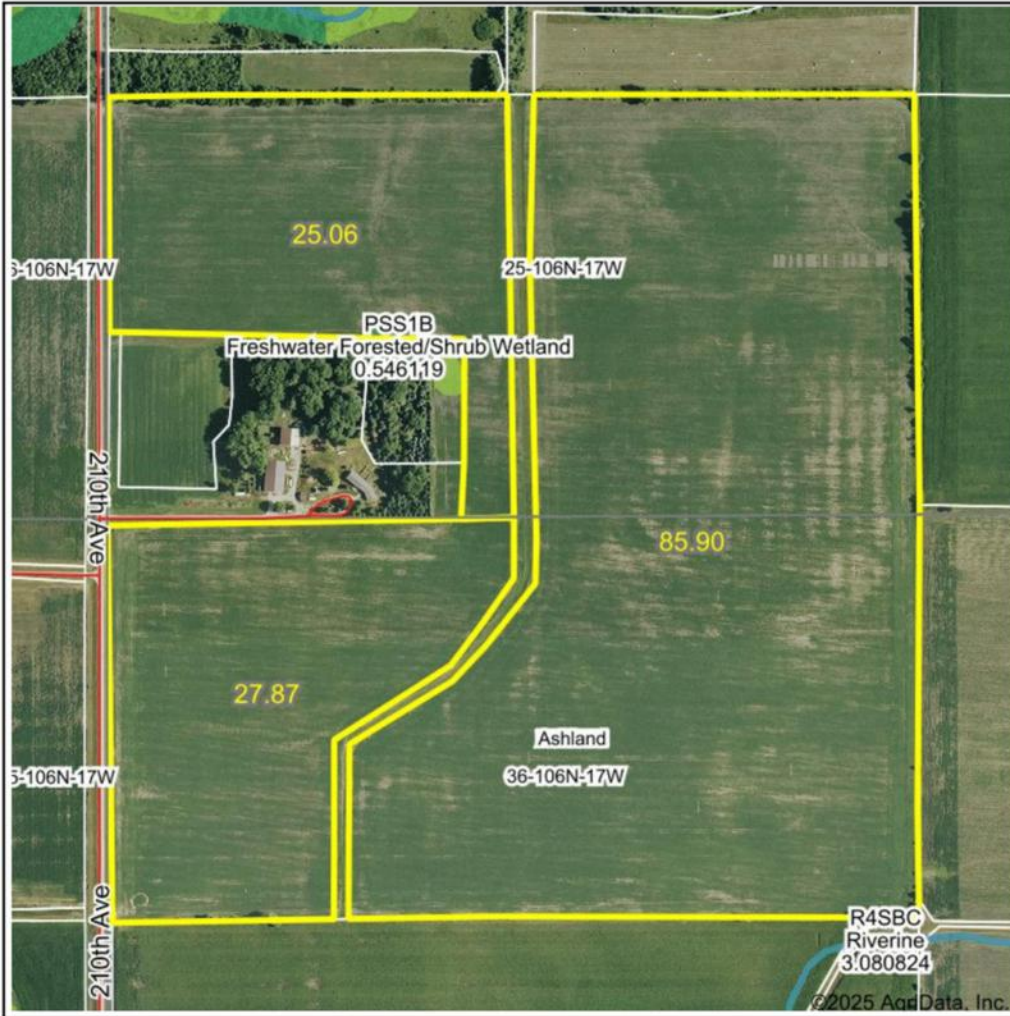


25-106N-17W
Dodge County
Minnesota

Boundary Center: 43° 57' 0.74, -92° 48' 50.24

WETLANDS MAP

Wetlands Map



State: **Minnesota**
Location: **25-106N-17W**
County: **Dodge**
Township: **Ashland**
Date: **9/25/2025**

Maps Provided By:



0ft 674ft 1347ft

Classification Code	Type	Acres
PSS1B	Freshwater Forested/Shrub Wetland	0.15
PEM1Af	Freshwater Emergent Wetland	0.01
Total Acres		0.16

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

TERMS AND CONDITIONS



The Terms & Conditions of Lease are set forth upon this page in this Property Information Packet. The information set forth is believed to be accurate. However, the owner of the properties and High Point Land Company make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies. **All ANNOUNCEMENTS ONLINE TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling/Leasing without Reserve" Only the chosen bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold/leased as is, where is and all buyer or sellers agree to hold harmless High Point Land Company LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase or lease of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller has assigned the right to lease this land to a High Point Land Company Farm Manager or Real Estate Agent.
- All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, national origin, religion, familial status, or disability.
- **Lease is for Crop years 2026 only. Lease shall start March 1 and end when crops are removed in 2026 or Dec, 1st 2026. Lease termination notification shall not be required at the end of the lease by the landlord or farm manager. Lease shall end when lease date expires unless otherwise agreed upon by my tenant and farm manager in writing.**

EASEMENTS The property to be leased is subject to any restrictive covenants or easements of record including hunting, wind, solar, or other access requirements.

BUYER'S PREMIUM This bid, or lease **does not** include a buyer's premium.

RENTAL AGREEMENT The successful bidder(s) will be required to sign a lease agreement at the close of the real estate auction or within 24 hours of bid due date with the agent or electronically. Lease Agreement and other documents are found on the website listing for bidders' review.

ENVIRONMENTAL DISCLAIMER The seller, broker & auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

PROPERTY LEASED WITHOUT WARRANTY All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees or agents. The property will be **LEASED AS IS** & without any warranties or representations, express or implied. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

TERMS AND CONDITIONS



LEASE- The farm is being offered for a lease term of 1 year; 2026, only. The lease shall be a base rent/acre (tillable) paid to the landlord in 2 equal installments of May 1st and October 1st, 2026.

POSSESSION Possession will be upon successful lease signing unless otherwise agreed to in writing and agreeable by buyer and seller which may include fall of 2025 to allow tenant to soil sample or prepare fields for spring of 2026, if agreed to in writing in advance by landlord.

SELLER'S PERFORMANCE The seller has agreed to the terms of the bid process as published., the broker and agent make no warranties or guarantees as to the seller's performance. Seller reserves the right in care of their farm manager to deny the high bid for any reason.

MINERAL RIGHTS All mineral rights, if any, held by the seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Leasing the property
2. Leasing the property at a price you can afford.

HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This lease is not subject to financing.

SEALED BID

AUCTION FORM



Fill out your information below. Write in the total price you would like to bid. Potential Land Lease clients must have a sealed bid submitted to High Point Land Company by November 20th, 2025 at 5pm. Bids must be mailed to:

High Point Land Company
520 S Main St
Stewartville , MN 55976

or emailed to:
sold@highpointlandcompany.com



Full Name:			
Address:			
City:		State :	
Zip Code :		Phone :	
Email:			

\$	per acre	\$
138.8+/- acres		Total Bid

Signature: _____

THANK YOU FOR YOUR REGISTRATION



TROY STAFFORD

507-259-3047

TROY@HIGHPOINTLANDCOMPANY.COM

Living in the Dodge County area all his life and working on two local dairy farms throughout high school and college gave Troy immense respect for farmers. After seven years in public accounting, Troy has worked in various private industries in both Controller and CFO capacities, including 10+ years working for two different farm supply, producer owned, cooperatives. Mr. Stafford also holds an active CPA license and has an MBA degree. In his free time, he loves to give back to the community as a volunteer Mantorville firefighter/first-responder; Co-treasurer for Dodge Count Faith in Action, appointed Commissioner for both Dodge County and Mantorville EDA's, and is an active member in Faith Lutheran Church. Troy looks forward to working with you as it relates to your rural real estate needs!

"I was totally pleased with the service Troy provided during our recent real estate transaction. I wanted to acquire farm property as part of a 1031 transaction. Troy was a very good listener, found exactly the kind of property I wanted, and went out of his way to be helpful working with the exchange company, myself, and my attorney. I would recommend Troy without hesitation to anyone in a similar situation."

-JIM W



SCAN TO SEE
MY LISTINGS



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POINT**
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