



HIGH POINT
LAND COMPANY



FOR SALE

LE SUEUR & SCOTT COUNTY, MN



507-382-6669 • 28 S BROADWAY WELLS, MN 56097
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:

- 30,000-bushel grain bin
- 20,000-bushel grain bin
- Well-kept shop (dimensions available upon request)

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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AERIAL MAP LE SUEUR

Aerial Map



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

0ft 992ft 1983ft

5-112N-24W
Le Sueur County
Minnesota

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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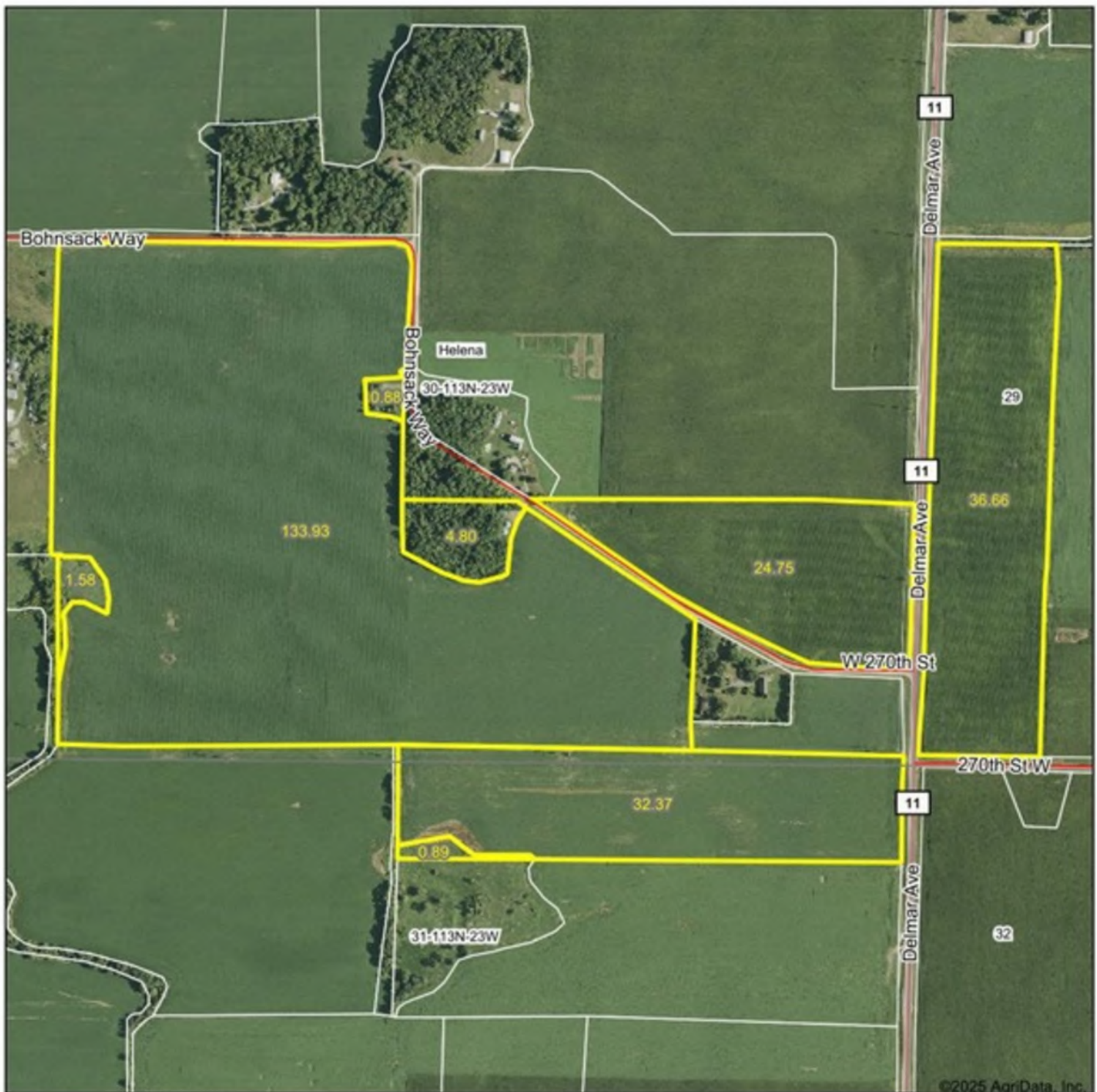


11/23/2025

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



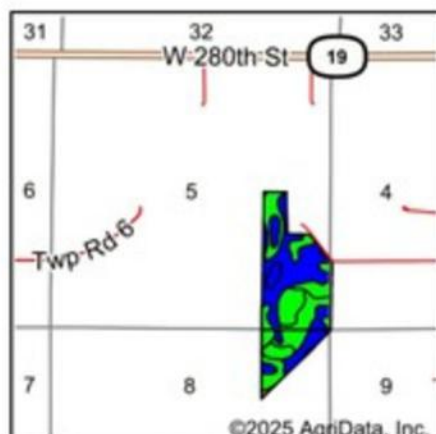
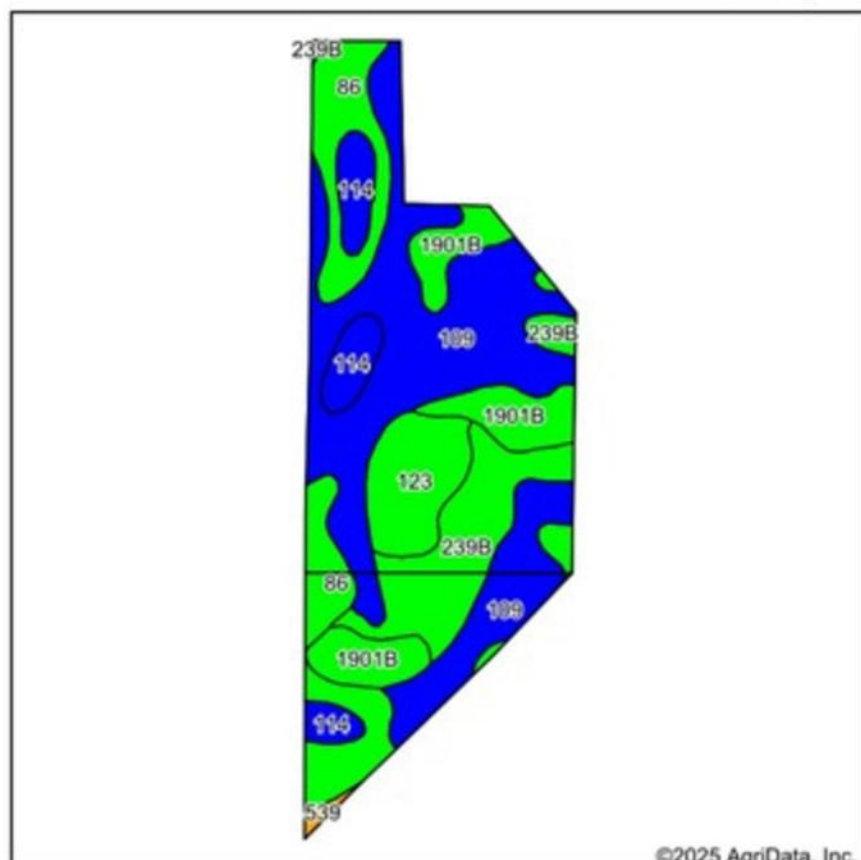
Maps Provided By:
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11/23/2025

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

SOILS MAP LE SUEUR

Soils Map



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

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: MN079, Soil Area Version: 24

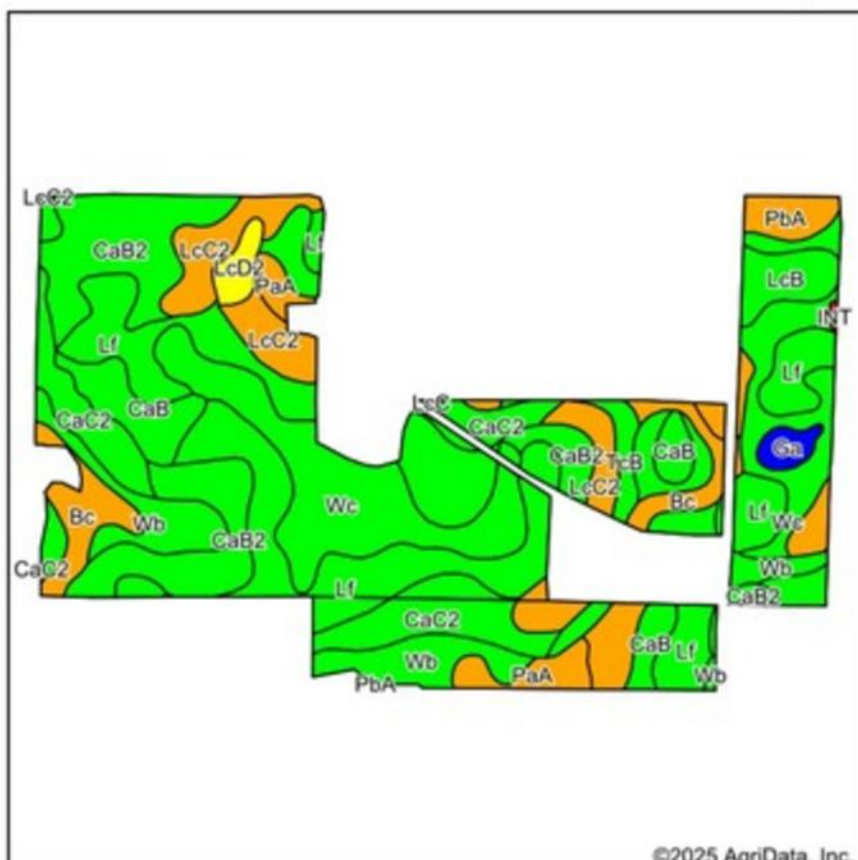
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
109	Cordova clay loam, 0 to 2 percent slopes	32.98	40.9%		> 6.5ft.	Poorly drained	IIw	87	85
86	Canisteo clay loam, 0 to 2 percent slopes	13.49	16.8%		> 6.5ft.	Poorly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

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

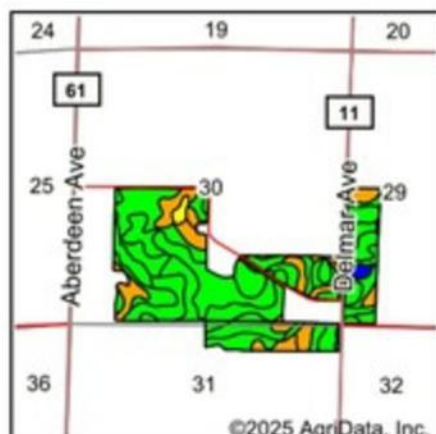
*c: Using Capabilities Class Dominant Condition Aggregation Method

SOILS MAP SCOTT

Soils Map



Soils data provided by USDA and NRCS.



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

Maps Provided By:
surety
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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	Ile	95	86
Wc	Webster-Le Sueur silty clay loams	35.63	15.6%		> 6.5ft.	Poorly drained	IIw	95	82
CaB2	Clarion loam, 2 to 6 percent slopes, moderately eroded	29.94	13.1%		> 6.5ft.	Moderately well drained	Ile	95	73
Wb	Webster-Glencoe silty clay loams	21.14	9.3%		> 6.5ft.	Poorly drained	IIw	91	80
CaC2	Clarion loam, 6 to 10 percent slopes, moderately eroded	20.77	9.1%		> 6.5ft.	Well drained	IIle	92	70
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	15.92	7.0%		> 6.5ft.	Well drained	IIle	76	77
CaB	Clarion loam, 2 to 6 percent slopes	14.72	6.5%		> 6.5ft.	Moderately well drained	Ile	95	83
Bc	Blue Earth mucky silt loam, 0 to 1 percent slopes	13.21	5.8%		> 6.5ft.	Very poorly drained	IIIw	77	74
PaA	Klossner muck, 0 to 1 percent slopes	7.04	3.1%		> 6.5ft.	Very poorly drained	IIIw	77	84
LcB	Lester loam, 2 to 6 percent slopes	4.91	2.2%		> 6.5ft.	Well drained	Ile	91	82
PbA	Houghton muck, 0 to 1 percent slopes	4.77	2.1%		> 6.5ft.	Very poorly drained	IIIw	74	79
TcB	Terril loam, 2 to 6 percent slopes	3.61	1.6%		> 6.5ft.	Well drained	Ile	99	88
LcD2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.35	1.0%		> 6.5ft.	Well drained	IVe	67	73

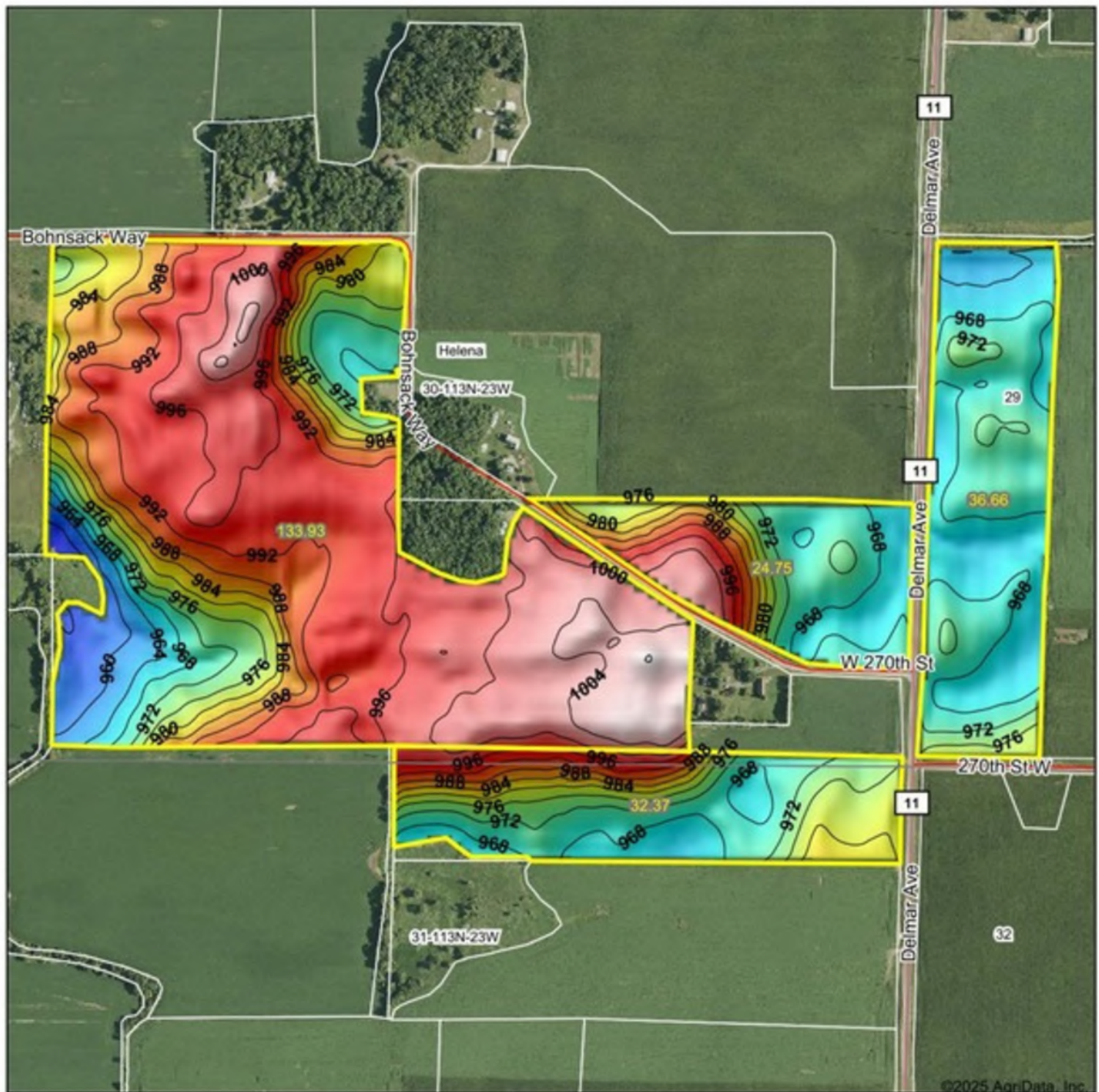
Soils data provided by USDA and NRCS.

Topography Hillshade



TOPOGRAPHY MAP SCOTT

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 4
Min: 953.2
Max: 1,008.2
Range: 55.0
Average: 983.1
Standard Deviation: 13.65 ft

0ft 788ft 1576ft



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:

 CUSTOMER ONLINE MAPPING
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0ft 935ft 1871ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, 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:

 CUSTOMIZED ONLINE MAPPING
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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. DoI, 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



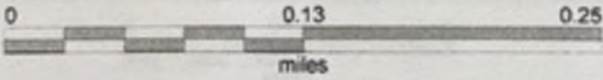
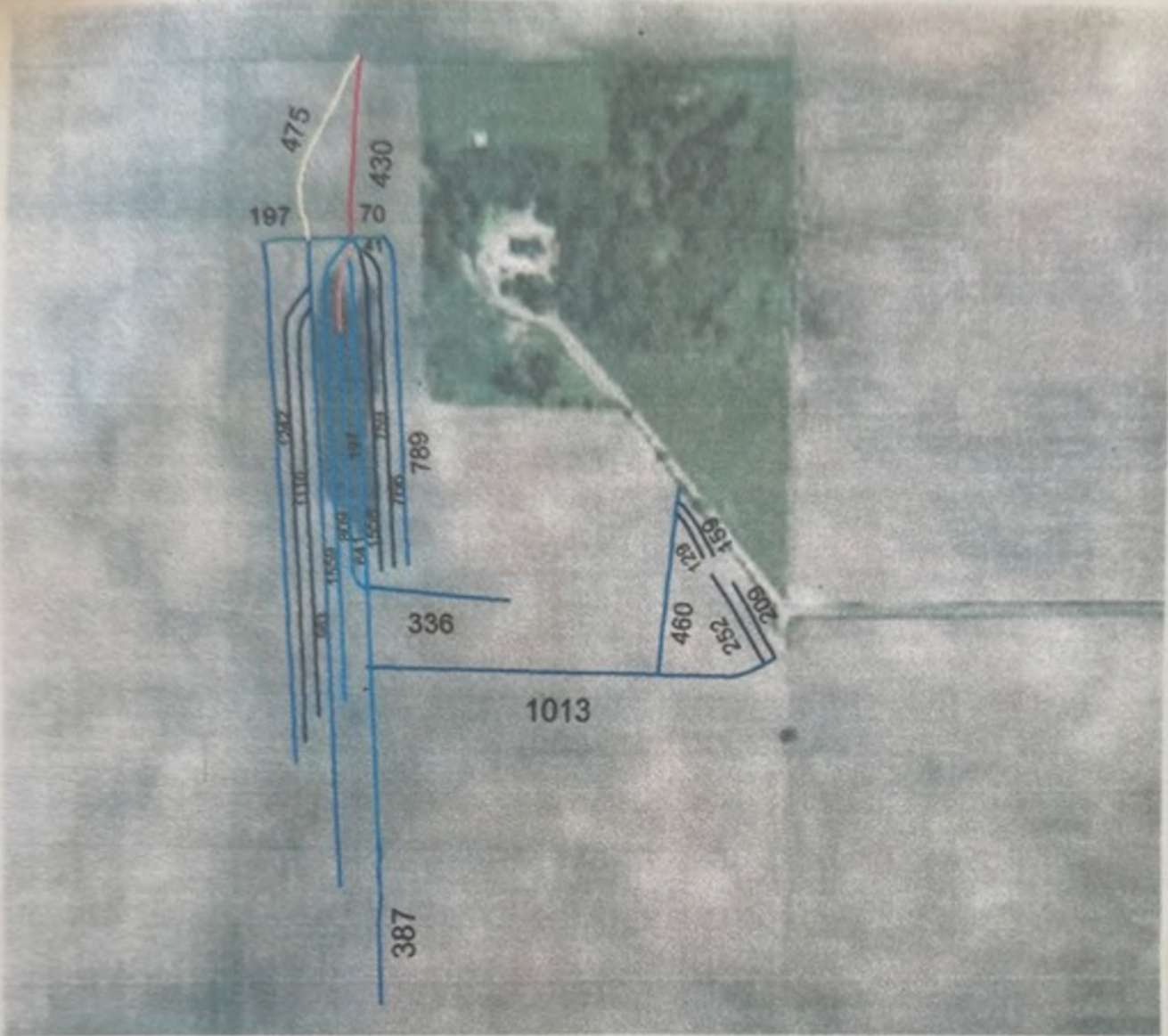
HAVEL
LAND IMPROVEMENT
Montgomery, MN

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

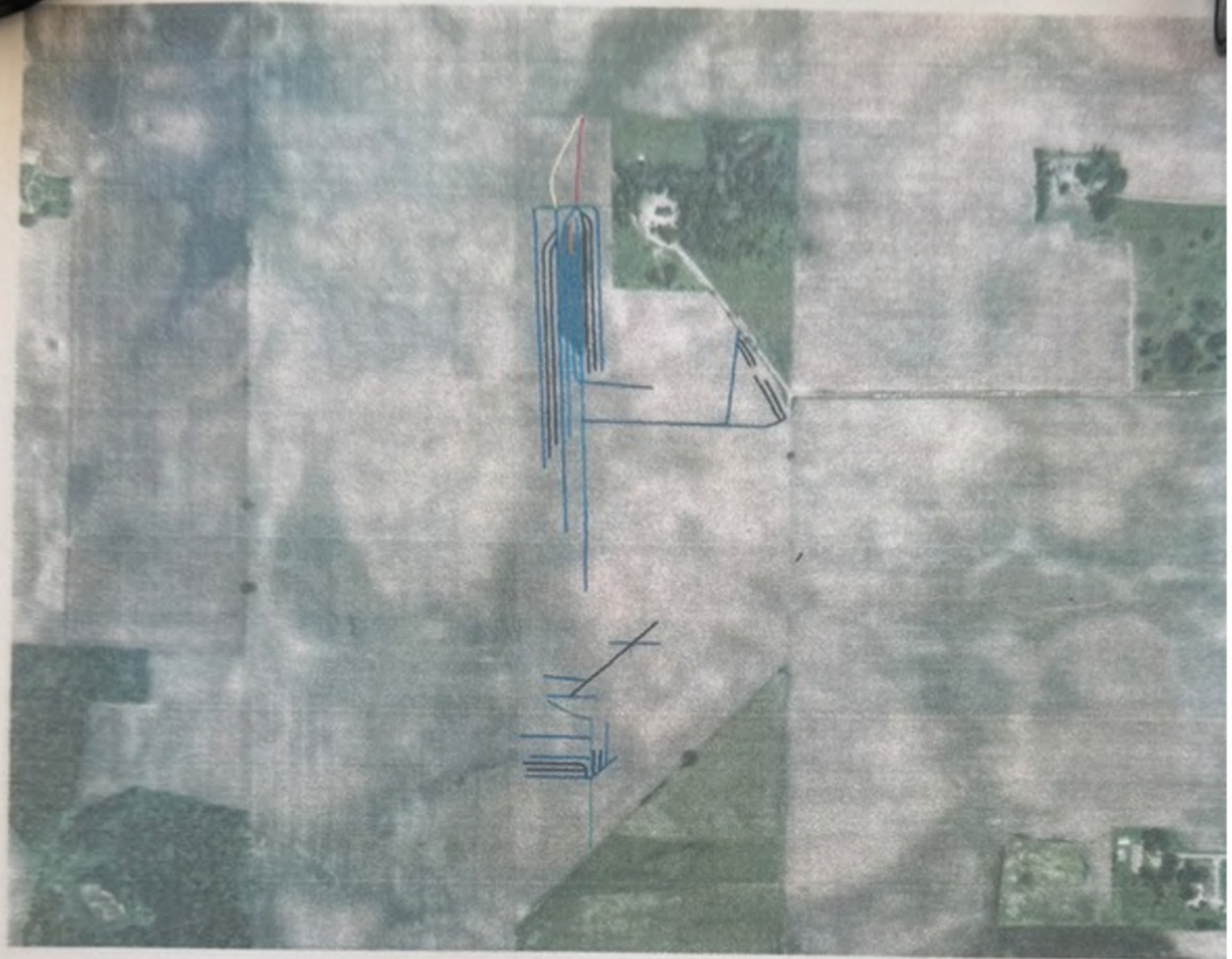


LE SUEUR COUNTY TILE MAP



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	

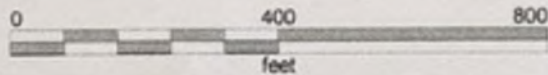
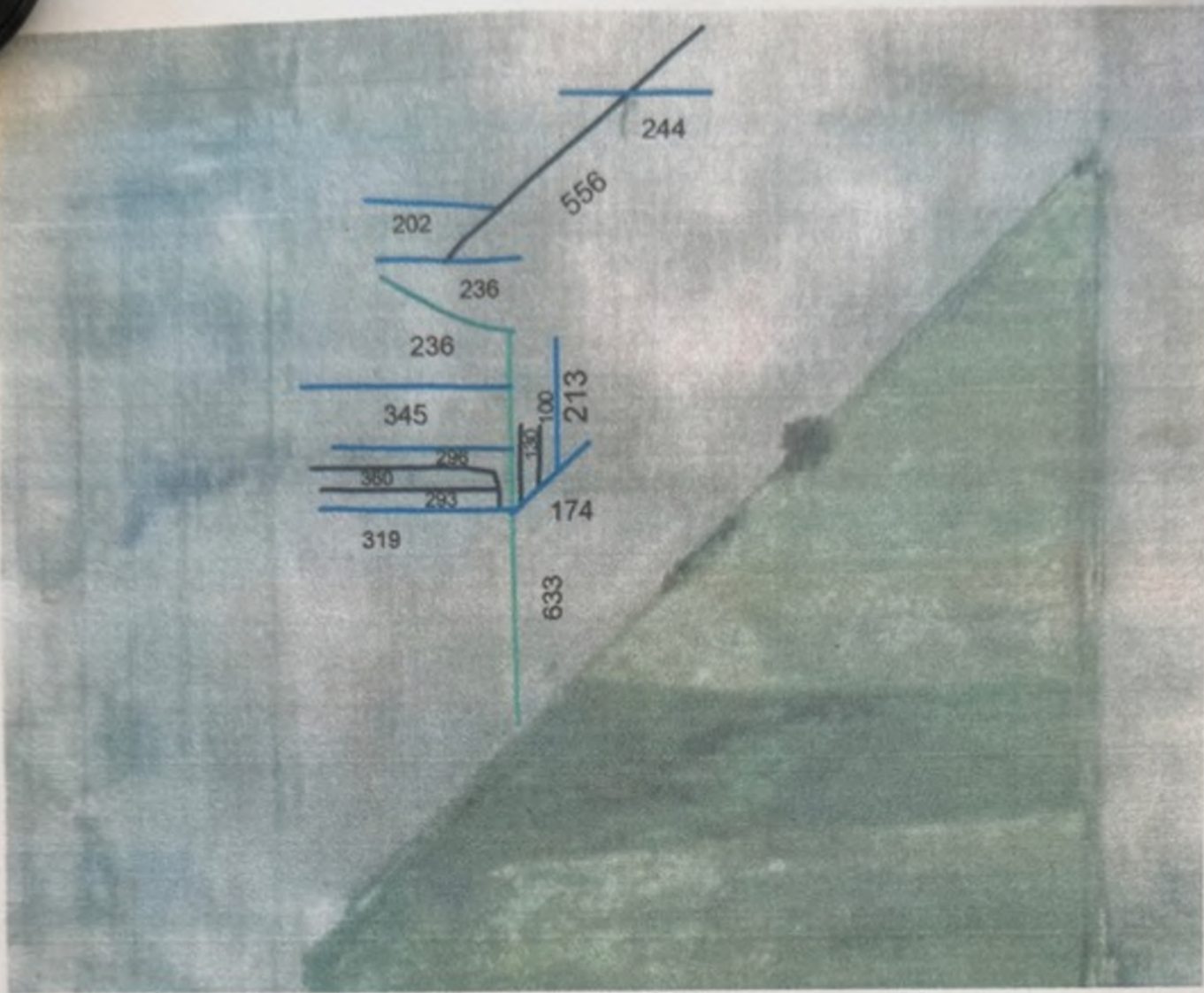
LE SUEUR COUNTY TILE MAP



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miles

4in	5816.19 ft	
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LE SUEUR COUNTY TILE MAP



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LE SUEUR COUNTY TILE MAP



EXHIBIT

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
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Subscription price: \$5.00 per year in advance
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The East West of the business Bureau at Section 6, Number 10, Street 78, in New York City.

1940-1941

beginning with the most basic notion of a function f , namely an ordered pairing of the form $(x, f(x))$, where x is an object and $f(x)$ is the function's value at x . A function f is then defined as a set of ordered pairs $(x, f(x))$ such that for every object x there is a unique y such that $(x, y) \in f$. In other words, a function f is a set of ordered pairs (x, y) such that for every object x there is a unique y such that $(x, y) \in f$. This is the standard definition of a function in set theory.

1000

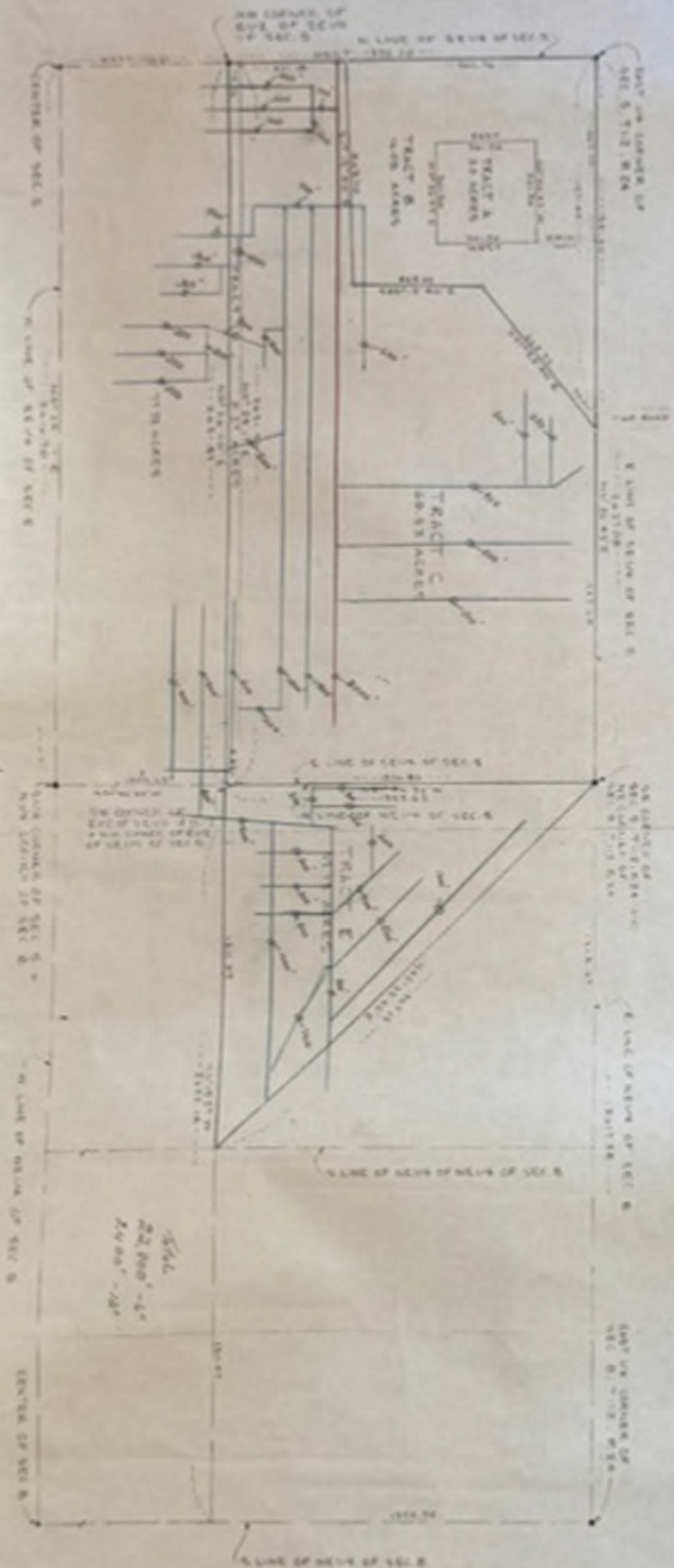
the average per hectare yield of the wheat crop was 1.5 tons in 1992, 1.6 tons in 1993, 1.7 tons in 1994, 1.8 tons in 1995, 1.9 tons in 1996, 2.0 tons in 1997, 2.1 tons in 1998, 2.2 tons in 1999, 2.3 tons in 2000, 2.4 tons in 2001, 2.5 tons in 2002, 2.6 tons in 2003, 2.7 tons in 2004, 2.8 tons in 2005, 2.9 tons in 2006, 3.0 tons in 2007, 3.1 tons in 2008, 3.2 tons in 2009, 3.3 tons in 2010, 3.4 tons in 2011, 3.5 tons in 2012, 3.6 tons in 2013, 3.7 tons in 2014, 3.8 tons in 2015, 3.9 tons in 2016, 4.0 tons in 2017, 4.1 tons in 2018, 4.2 tons in 2019, 4.3 tons in 2020, 4.4 tons in 2021, 4.5 tons in 2022, 4.6 tons in 2023, 4.7 tons in 2024, 4.8 tons in 2025, 4.9 tons in 2026, 5.0 tons in 2027, 5.1 tons in 2028, 5.2 tons in 2029, 5.3 tons in 2030, 5.4 tons in 2031, 5.5 tons in 2032, 5.6 tons in 2033, 5.7 tons in 2034, 5.8 tons in 2035, 5.9 tons in 2036, 6.0 tons in 2037, 6.1 tons in 2038, 6.2 tons in 2039, 6.3 tons in 2040, 6.4 tons in 2041, 6.5 tons in 2042, 6.6 tons in 2043, 6.7 tons in 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12.2 tons in 2099, 12.3 tons in 2100, 12.4 tons in 2101, 12.5 tons in 2102, 12.6 tons in 2103, 12.7 tons in 2104, 12.8 tons in 2105, 12.9 tons in 2106, 13.0 tons in 2107, 13.1 tons in 2108, 13.2 tons in 2109, 13.3 tons in 2110, 13.4 tons in 2111, 13.5 tons in 2112, 13.6 tons in 2113, 13.7 tons in 2114, 13.8 tons in 2115, 13.9 tons in 2116, 14.0 tons in 2117, 14.1 tons in 2118, 14.2 tons in 2119, 14.3 tons in 2120, 14.4 tons in 2121, 14.5 tons in 2122, 14.6 tons in 2123, 14.7 tons in 2124, 14.8 tons in 2125, 14.9 tons in 2126, 15.0 tons in 2127, 15.1 tons in 2128, 15.2 tons in 2129, 15.3 tons in 2130, 15.4 tons in 2131, 15.5 tons in 2132, 15.6 tons in 2133, 15.7 tons in 2134, 15.8 tons in 2135, 15.9 tons in 2136, 16.0 tons in 2137, 16.1 tons in 2138, 16.2 tons in 2139, 16.3 tons in 2140, 16.4 tons in 2141, 16.5 tons in 2142, 16.6 tons in 2143, 16.7 tons in 2144, 16.8 tons in 2145, 16.9 tons in 2146, 17.0 tons in 2147, 17.1 tons in 2148, 17.2 tons in 2149, 17.3 tons in 2150, 17.4 tons in 2151, 17.5 tons in 2152, 17.6 tons in 2153, 17.7 tons in 2154, 17.8 tons in 2155, 17.9 tons in 2156, 18.0 tons in 2157, 18.1 tons in 2158, 18.2 tons in 2159, 18.3 tons in 2160, 18.4 tons in 2161, 18.5 tons in 2162, 18.6 tons in 2163, 18.7 tons in 2164, 18.8 tons in 2165, 18.9 tons in 2166, 19.0 tons in 2167, 19.1 tons in 2168, 19.2 tons in 2169, 19.3 tons in 2170, 19.4 tons in 2171, 19.5 tons in 2172, 19.6 tons in 2173, 19.7 tons in 2174, 19.8 tons in 2175, 19.9 tons in 2176, 20.0 tons in 2177, 20.1 tons in 2178, 20.2 tons in 2179, 20.3 tons in 2180, 20.4 tons in 2181, 20.5 tons in 2182, 20.6 tons in 2183, 20.7 tons in 2184, 20.8 tons in 2185, 20.9 tons in 2186, 21.0 tons in 2187, 21.1 tons in 2188, 21.2 tons in 2189, 21.3 tons in 2190, 21.4 tons in 2191, 21.5 tons in 2192, 21.6 tons in 2193, 21.7 tons in 2194, 21.8 tons in 2195, 21.9 tons in 2196, 22.0 tons in 2197, 22.1 tons in 2198, 22.2 tons in 2199, 22.3 tons in 2200, 22.4 tons in 2201, 22.5 tons in 2202, 22.6 tons in 2203, 22.7 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2256, 28.0 tons in 2257, 28.1 tons in 2258, 28.2 tons in 2259, 28.3 tons in 2260, 28.4 tons in 2261, 28.5 tons in 2262, 28.6 tons in 2263, 28.7 tons in 2264, 28.8 tons in 2265, 28.9 tons in 2266, 29.0 tons in 2267, 29.1 tons in 2268, 29.2 tons in 2269, 29.3 tons in 2270, 29.4 tons in 2271, 29.5 tons in 2272, 29.6 tons in 2273, 29.7 tons in 2274, 29.8 tons in 2275, 29.9 tons in 2276, 30.0 tons in 2277, 30.1 tons in 2278, 30.2 tons in 2279, 30.3 tons in 2280, 30.4 tons in 2281, 30.5 tons in 2282, 30.6 tons in 2283, 30.7 tons in 2284, 30.8 tons in 2285, 30.9 tons in 2286, 31.0 tons in 2287, 31.1 tons in 2288, 31.2 tons in 2289, 31.3 tons in 2290, 31.4 tons in 2291, 31.5 tons in 2292, 31.6 tons in 2293, 31.7 tons in 2294, 31.8 tons in 2295, 31.9 tons in 2296, 32.0 tons in 2297, 32.1 tons in 2298, 32.2 tons in 2299, 32.3 tons in 2300, 32.4 tons in 2301, 32.5 tons in 2302, 32.6 tons in 2303, 32.7 tons in 2304, 32.8 tons in 2305, 32.9 tons in 2306, 33.0 tons in 2307, 33.1 tons in 2308, 33.2 tons in 2309, 33.3 tons in 2310, 33.4 tons in 2311, 33.5 tons in

700.000.000

Reprints of the first half of the Supplement (Articles 1-10, Pages 1-10) have been made available, distributed at no charge.

According to the Department of State, the U.S. National Security Council is not authorized to make any statement on matters of foreign policy, except in the form of an official statement of the Secretary of State. The Department of State is the only U.S. government agency authorized to make such statements. The Department of State is the only U.S. government agency authorized to make such statements. The Department of State is the only U.S. government agency authorized to make such statements.

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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 showed 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."

-John & Mary Depuydt LLC

Pat, Sandra, Mona, Greg, Donald, Joanne



SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

507-382-6669 • 28 S BROADWAY WELLS, MN 56097
HIGHPOINTLANDCOMPANY.COM

