



HIGH POINT
LAND COMPANY



FOR SALE

DODGE COUNTY, MN



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



170.6+/- ACRES • DODGE COUNTY, MN

LISTING PRICE: \$1,958,000



DESCRIPTION:

These farms represent a combined 170.6+- acres and are being sold as 2 tracts come with an impressive CPI average of 92.5 on 155.3+/- tillable acres. Both tracts are tiled where needed, are highly productive and have great access. This is very sought-after land in Southern Minnesota that does not come on the market often so don't miss your chance to own these A+ farms for your portfolio. These properties would make for great 1031 exchanges or for anyone looking for the stability of land as an investment or to expand operations of an existing operator.

Tract 1 (80+/- Acres) : \$929,000

The West parcel is 80+- acres and is comprised of 72.8+- tillable acres with an impressive 93.6 CPI. Land in Dodge County is highly sought after and seldom comes available yet with such quality and placement. Don't miss the chance to own on one or both of these highly desirable parcels for your portfolio or operations.

Tract 2 (90.6+/- Acres) : \$1,029,000

The East parcel is 90.6+- acres and is comprised of 82.3+- tillable acres with an impressive 91.5 CPI. Land in Dodge County is highly sought after and seldom comes available yet with such quality and placement. Don't miss the chance to own on one or both of these highly desirable parcels for your portfolio or operations



170.6+/- ACRES • DODGE COUNTY, MN

LISTING PRICE: \$1,958,000



PROPERTY FEATURES:

- Very Strong CPI's
- Easy access off a paved road
- Tiling where deemed necessary

PROPERTY ADDRESS:

TBD 270th Ave. Kasson, MN 55944 - in Sections 35 & 36, respectively of Canisteo Township

DRIVING DIRECTIONS:

From Kasson go east on Highway 14 for 2.5 miles then turn right (south) on County 15 (270th Ave) and go 5.7 miles and the farms on the right and left, respectively.





TRACT 1
80+/- ACRES • DODGE COUNTY, MN
LISTING PRICE: \$929,000



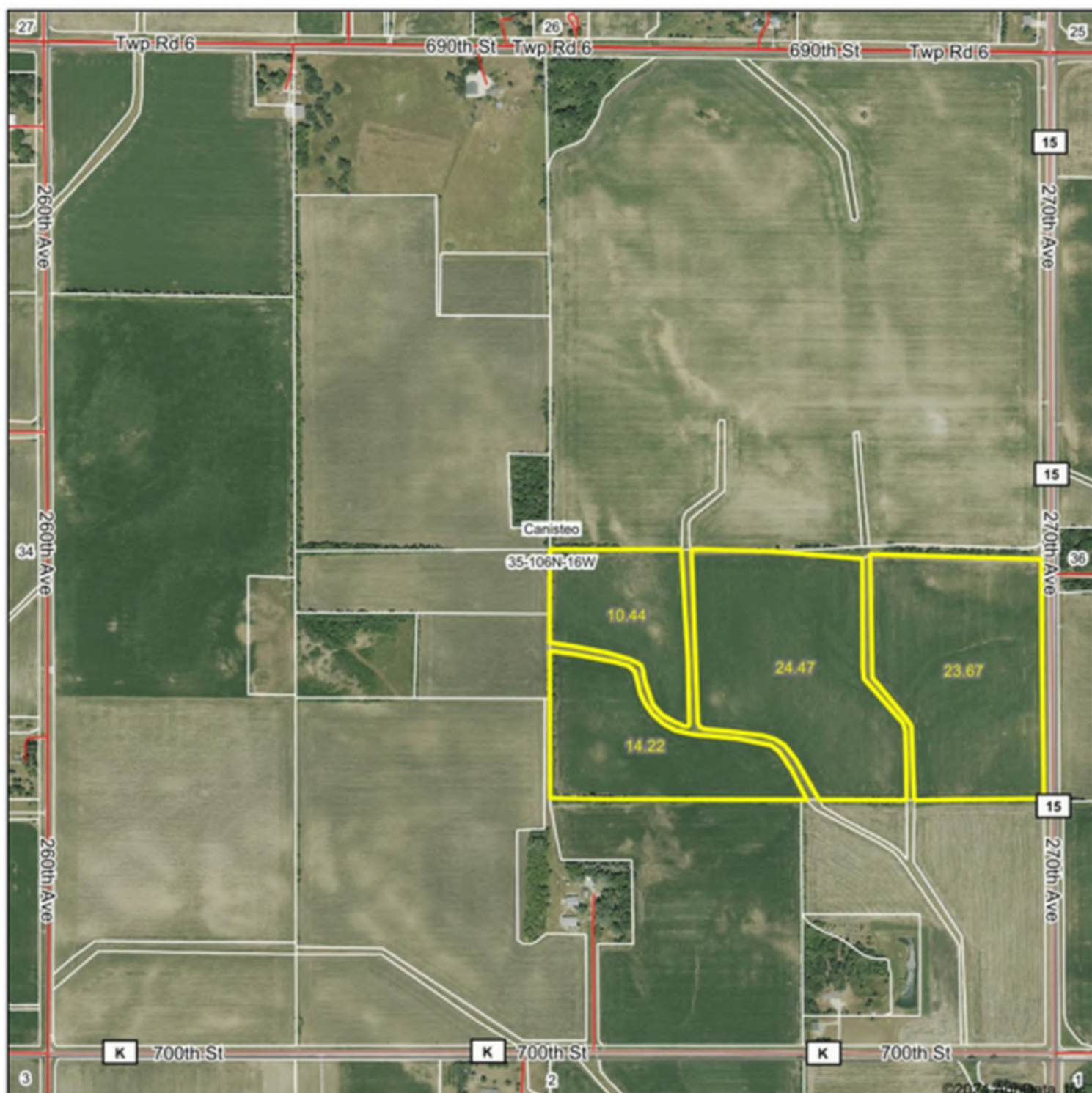


TRACT 2
90.6+/- ACRES • DODGE COUNTY, MN
LISTING PRICE: \$1,029,000



TRACT 1 AERIAL MAP

Aerial Map



Maps Provided By:



© AgriData, Inc. 2023 www.AgridataInc.com

Boundary Center: 43° 56' 27.17, -92° 42' 12.08

35-106N-16W
Dodge County
Minnesota

0ft 815ft 1630ft

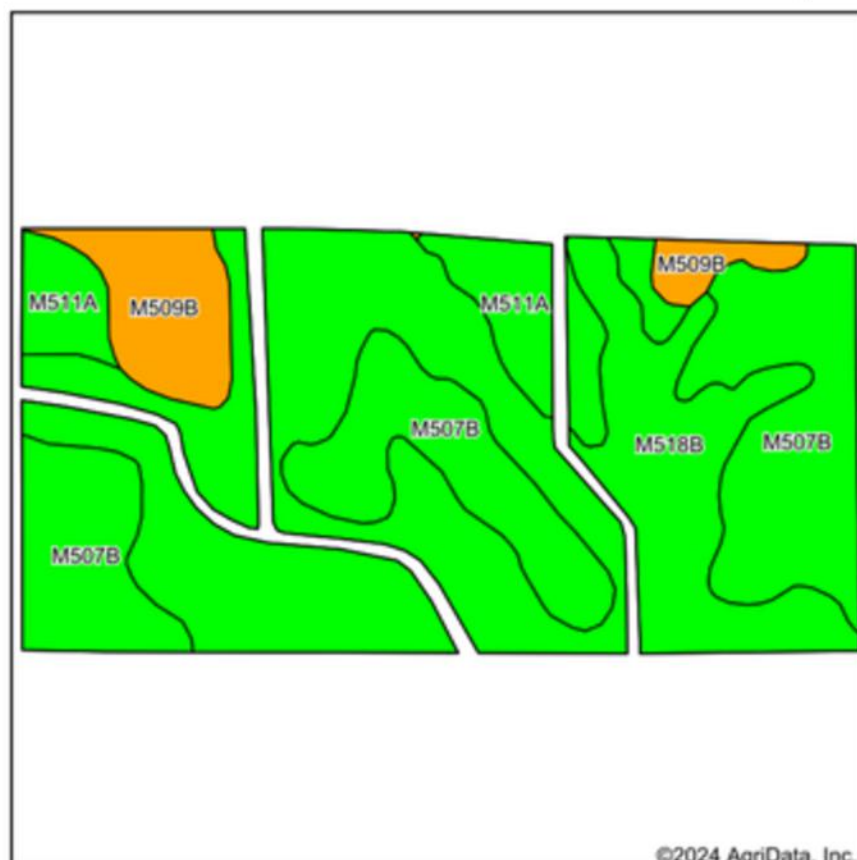


6/18/2024

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

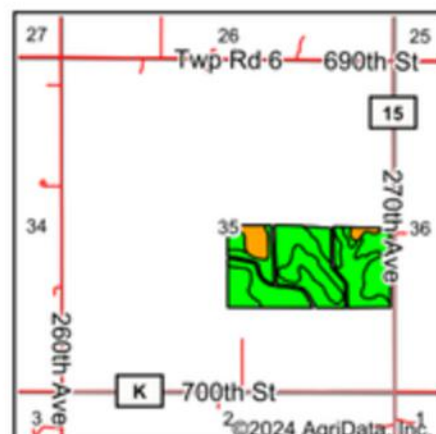
TRACT 1 SOILS MAP

Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **35-106N-16W**
 Township: **Canisteo**
 Acres: **72.8**
 Date: **6/18/2024**



Maps Provided By:



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Area Symbol: MN039, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	37.19	51.0%		lhw	92	87	84	78	87
M507B	Marquis silt loam, 2 to 6 percent slopes	22.97	31.6%		lle	99	90	90	73	79
M511A	Readlyn silt loam, 1 to 3 percent slopes	6.70	9.2%		lw	100	80	80	65	68
M509B	Mantorville loam, 2 to 6 percent slopes	5.94	8.2%		lle	75	65	65	59	45
Weighted Average					1.91	93.6	*n 85.5	*n 84	*n 73.7	*n 79.3

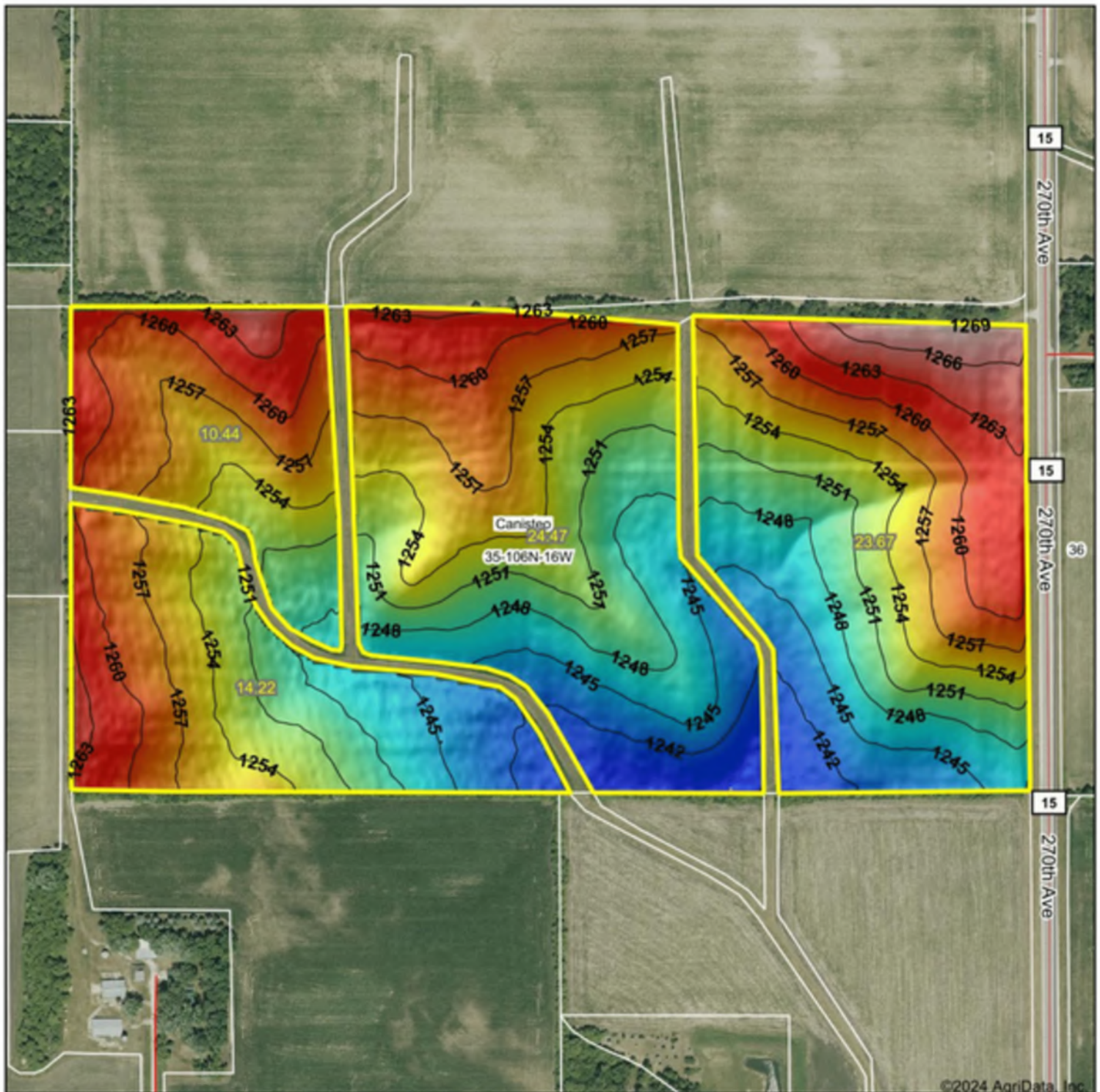
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

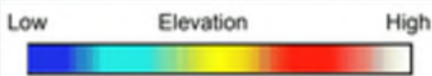
Soils data provided by USDA and NRCS.

TRACT 1 TOPOGRAPHY MAP

Topography Hillshade



©2024 AgriData, Inc.



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,239.2

Max: 1,269.5

Range: 30.3

Average: 1,253.4

Standard Deviation: 6.46 ft



6/18/2024

35-106N-16W
Dodge County
Minnesota

Boundary Center: 43° 56' 27.17, -92° 42' 12.08

TRACT 1 WETLANDS MAP

Wetlands Map



State: **Minnesota**
 Location: **35-106N-16W**
 County: **Dodge**
 Township: **Canisteo**
 Date: **6/18/2024**



HIGH POINT
 LAND COMPANY

Maps Provided By:



surety
 CUSTOMER ONLINE MAPPING

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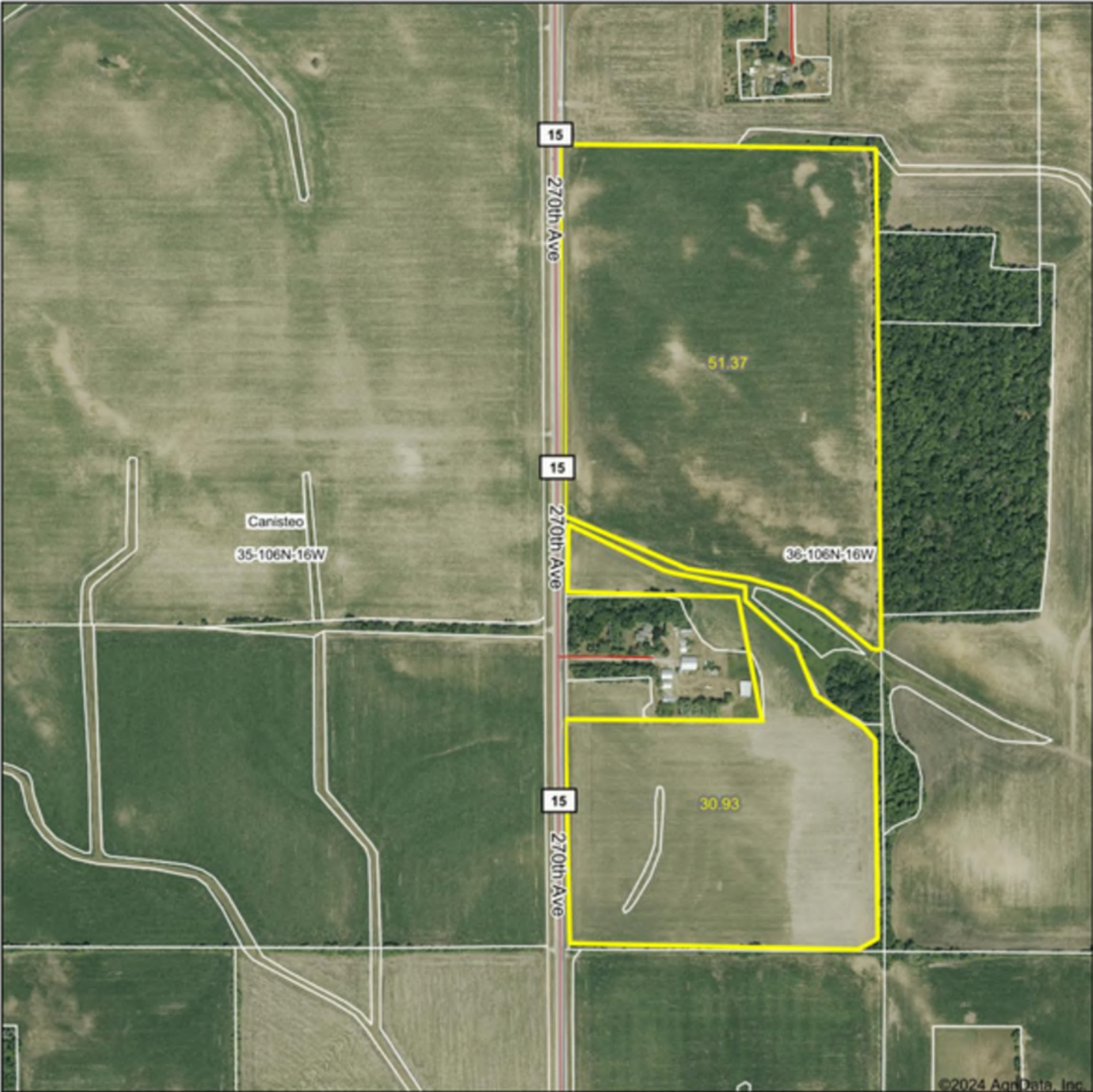
0ft 655ft 1310ft

Classification Code	Type	Acres
R4SBC	Riverine	0.42
Total Acres		0.42

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

TRACT 2 AERIAL MAP

Aerial Map



©2024 AgriData, Inc.



Maps Provided By:
 surety
CUSTOMER ONLINE MAPPING
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Boundary Center: 43° 56' 36.72, -92° 41' 44.62

36-106N-16W
Dodge County
Minnesota

0ft 634ft 1268ft

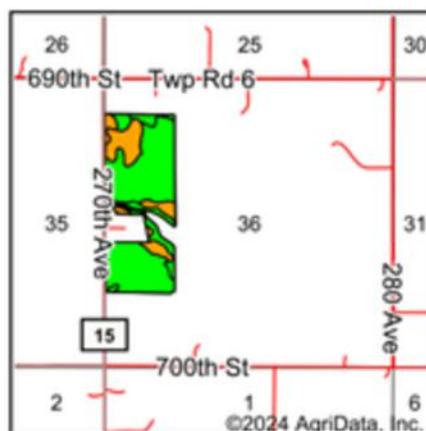
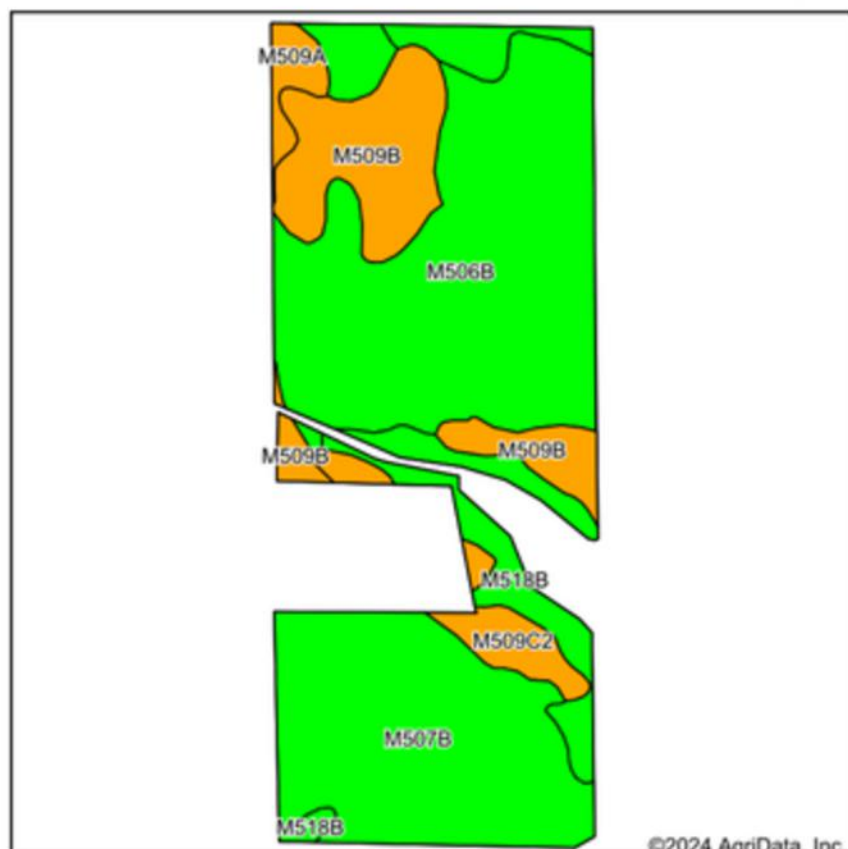


6/19/2024

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

TRACT 2 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Dodge**
 Location: **35-106N-16W**
 Township: **Canisteo**
 Acres: **82.3**
 Date: **6/19/2024**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 20

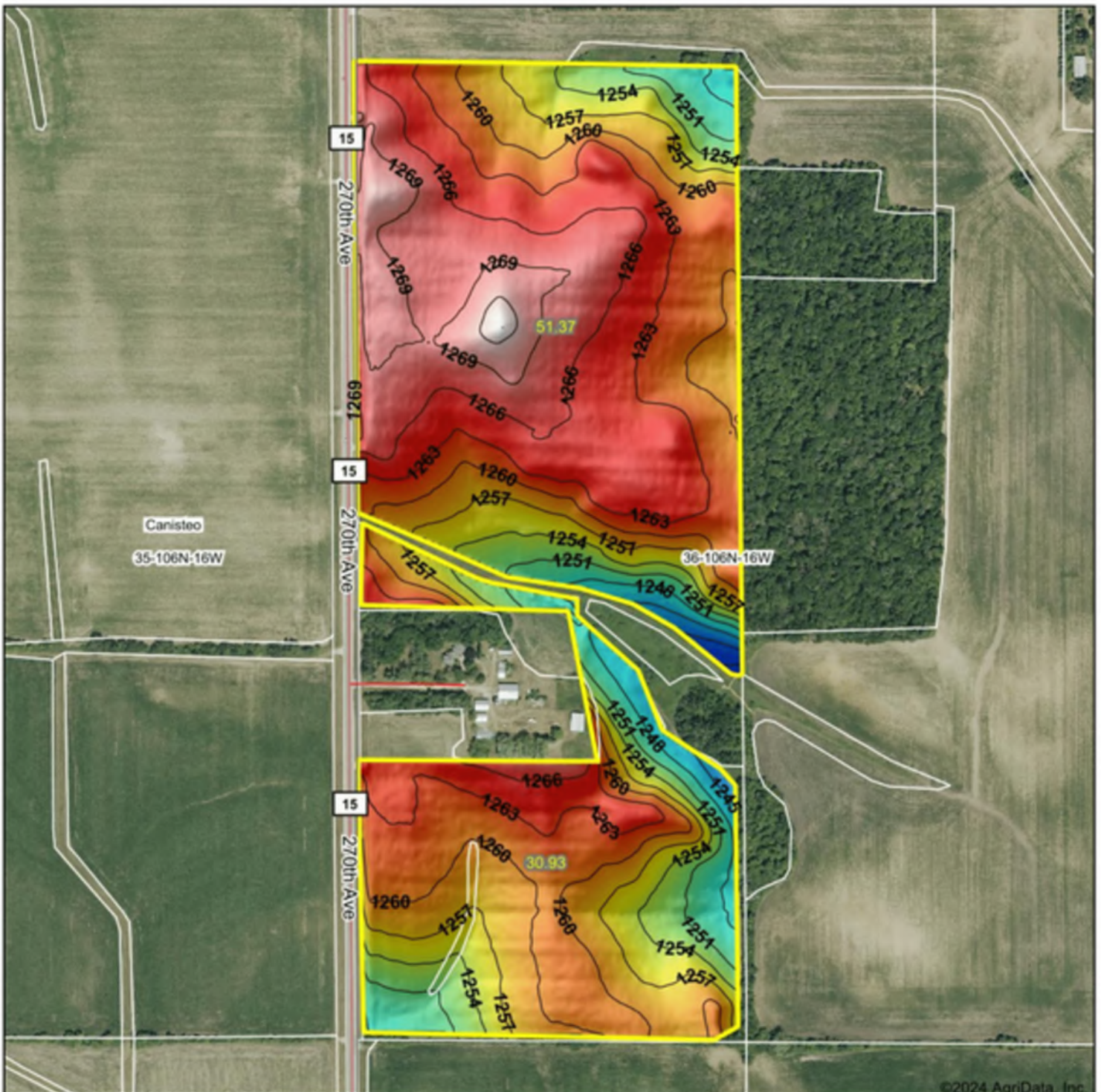
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
M506B	Kasson silt loam, 2 to 6 percent slopes	34.51	41.9%		Ile	95	79	79	62	63
M507B	Marquis silt loam, 2 to 6 percent slopes	22.03	26.8%		Ile	99	90	90	73	79
M509B	Mantorville loam, 2 to 6 percent slopes	11.98	14.6%		Ile	75	65	65	59	45
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	8.72	10.6%		Ilw	92	87	84	78	87
M509C2	Mantorville loam, 6 to 12 percent slopes, moderately eroded	3.39	4.1%		Ille	71	60	60	53	38
M509A	Mantorville loam, 0 to 2 percent slopes	1.67	2.0%		Ilis	79	67	67	60	48
Weighted Average						2.04	91.5	*n 79.7	*n 79.4	*n 65.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 2 TOPOGRAPHY MAP

Topography Hillshade



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,238.3

Max: 1,273.5

Range: 35.2

Average: 1,260.6

Standard Deviation: 6.07 ft

0ft 521ft 1042ft



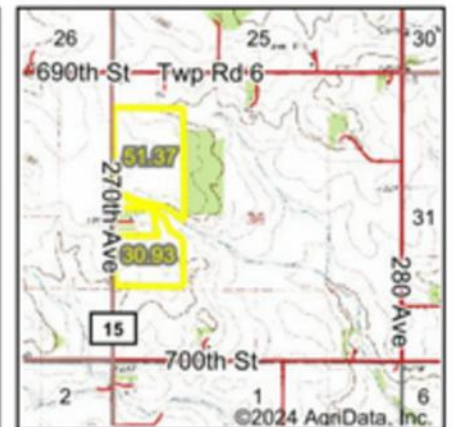
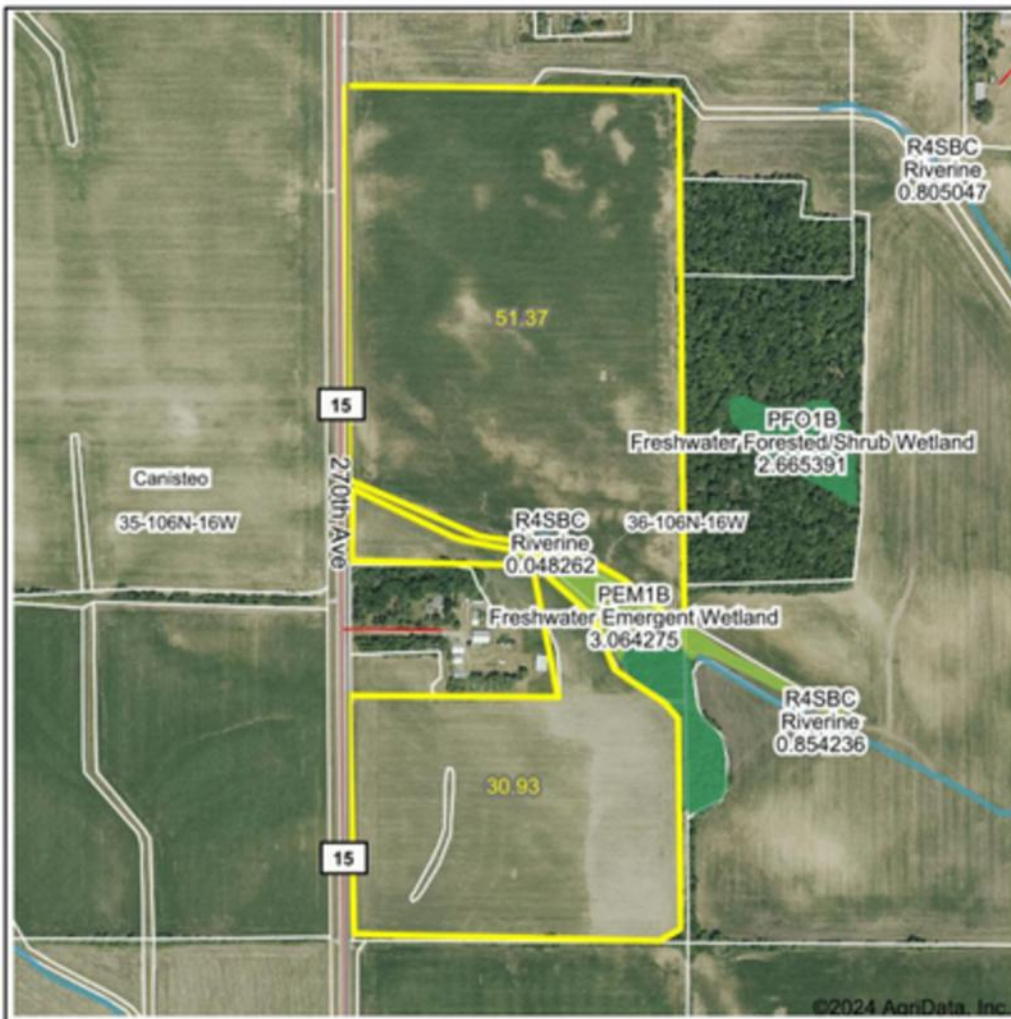
6/19/2024

36-106N-16W
Dodge County
Minnesota

Boundary Center: 43° 56' 36.72, -92° 41' 44.62

TRACT 2 WETLANDS MAP

Wetlands Map



State: **Minnesota**
 Location: **36-106N-16W**
 County: **Dodge**
 Township: **Canisteo**
 Date: **6/19/2024**



0ft 802ft 1604ft

Classification Code	Type	Acres
PEM1B	Freshwater Emergent Wetland	0.14
R4SBC	Riverine	0.04
PFO1B	Freshwater Forested/Shrub Wetland	0.00
Total Acres		0.18

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

TILE MAPS

Hutton Inc.
Drainage & Excavating

Martha Begger Spacings: 60
Section: 35 Township: Conisted
County: Dodge State: MN
Drawn by: D. Avery 04-18-17

0	LF 3" Tile	_____
3195	LF 4" Tile	_____
0	LF 5" Tile	_____
0	LF 6" Tile	_____
0	LF 8" Tile	_____
0	LF 10" Tile	_____
0	LF 12" Tile	_____
0	LF 15" Tile	_____

Existing Tile -----
Waterways and Ditches -----
Property and field Borders -----
Elec. or Tele. Cable -----
Gas Line -----
Surface Intake

0 220 440 880
1 inch = 440 ft.

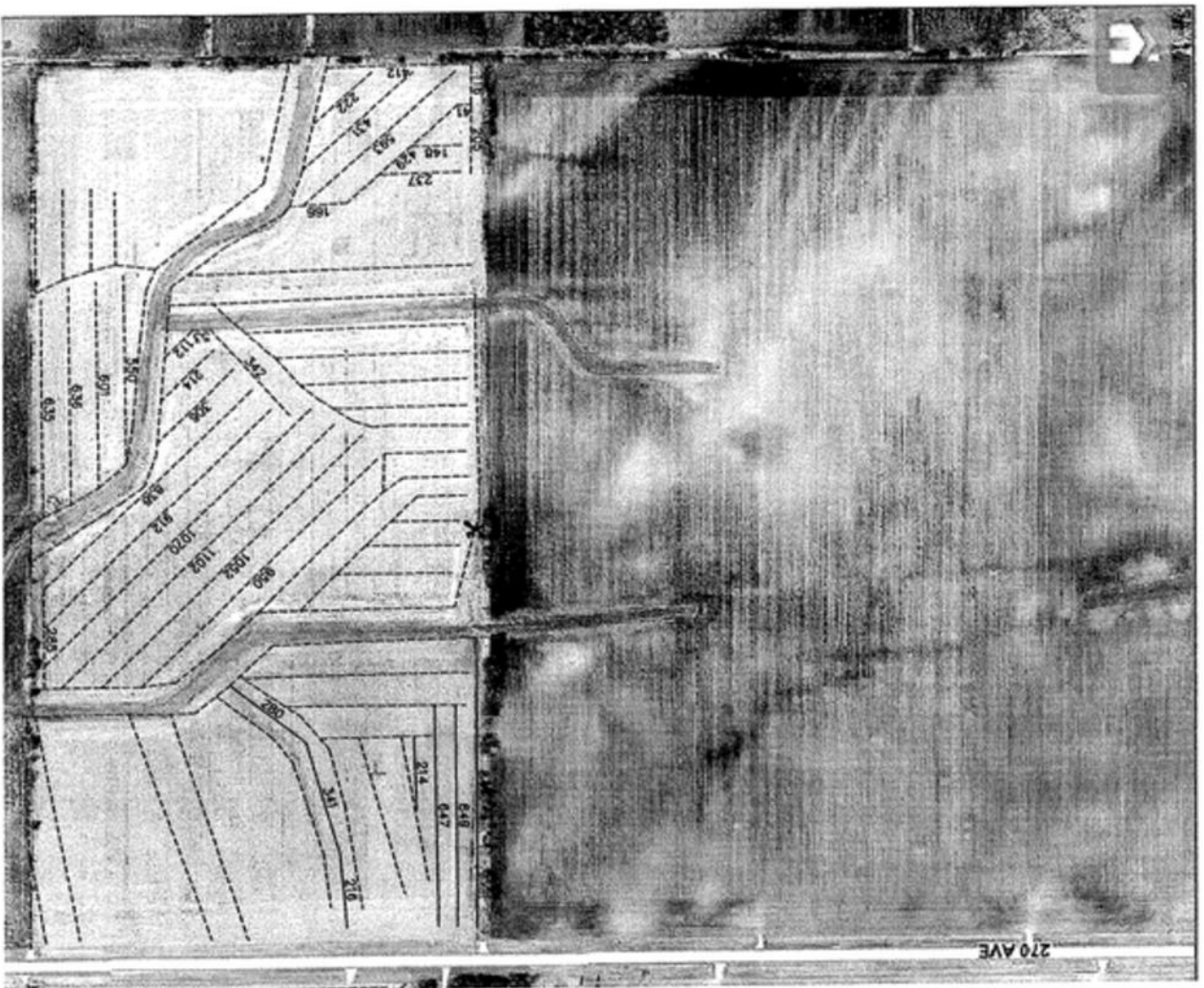
Hutton Inc.
Drainage & Excavating

Martha Begger Spacings: 80
Section: 35 Township: Conisted
County: Dodge State: MN
Drawn by: D. Avery 10-15-14

0	LF 3" Tile	_____
12657	LF 4" Tile	_____
0	LF 5" Tile	_____
0	LF 6" Tile	_____
0	LF 8" Tile	_____
0	LF 10" Tile	_____
0	LF 12" Tile	_____
0	LF 15" Tile	_____

Existing Tile -----
Waterways and Ditches -----
Property and field Borders -----
Elec. or Tele. Cable -----
Gas Line -----
Surface Intake

0 220 440 880
1 inch = 440 ft.



TILE MAPS





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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