



**HIGH POINT
LAND COMPANY**



FOR SALE

DODGE COUNTY, MN



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



40+/- ACRES • DODGE COUNTY, MN

LISTING PRICE: \$1,199,000



DESCRIPTION:

Attention developers and investors—don't miss this exceptional opportunity to secure a prime parcel ideally located on the edge of Kasson, one of Minnesota's top five safest and fastest-growing communities.

Positioned just off a major highway in the highly desirable Kasson-Mantorville School District, this property is perfectly suited for residential, commercial, or mixed-use development. Its convenient location allows residents to enjoy all the amenities of a thriving small town along with access to an excellent education system.

Located only 20 minutes west of Rochester via a four-lane highway—placing the world-renowned Mayo Clinic practically in your backyard—and just one hour from the Twin Cities, this site combines small-town comfort with easy access to world-class healthcare, entertainment, and employment opportunities.

Already annexed into the City of Mantorville, a forward-thinking community ready for growth, this parcel is supported by existing infrastructure including city water, sewer, and electricity. A preliminary conceptual plan includes 4 commercial lots, 3 multifamily parcels, and 38 residential lots, offering tremendous flexibility to bring your vision to life. Situated along State Highway 57, the property benefits from daily traffic counts exceeding 4,400 vehicles, ensuring excellent visibility for future businesses and accessibility for residents.

Don't miss your chance to be part of the next chapter in this thriving area's growth story—a premier opportunity ready for immediate development.



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PROPERTY FEATURES:

- Premier location with strong traffic exposure along State Hwy 57
- Annexed into city limits with full infrastructure (water, sewer, electricity)
- Located in one of Minnesota's safest and most desirable communities
- Minutes from Rochester and the world-renowned Mayo Clinic
- Excellent Kasson-Mantorville School District
- Ideal for mixed-use development: residential, commercial, or multifamily

PROPERTY ADDRESS:

TBD Hwy 57, Mantorville, MN 55955

DRIVING DIRECTIONS:

From Kasson, MN travel north on highway 57 off 14 and go 2 miles and property is on the east side



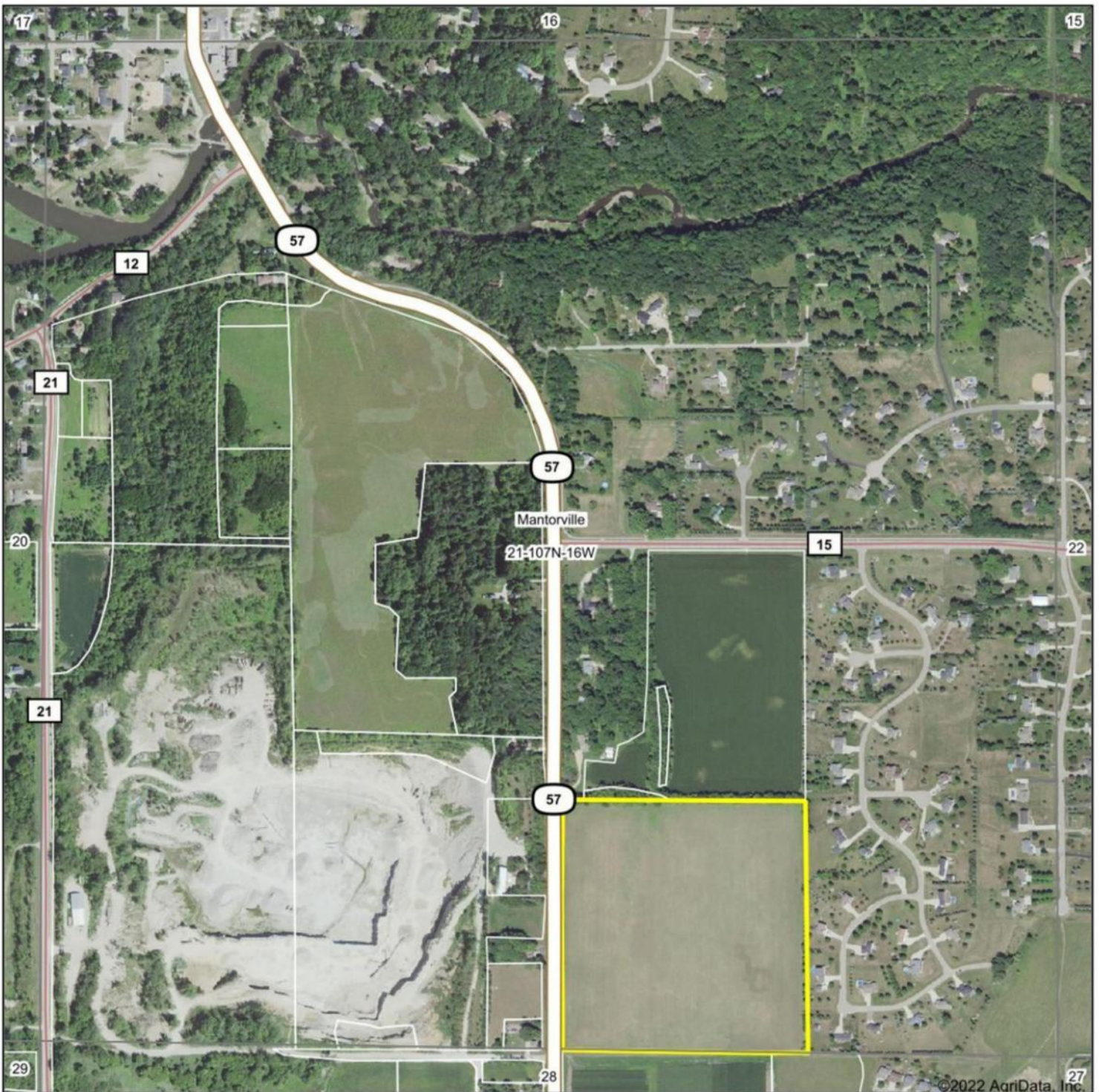


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Aerial Map



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Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Map Center: 44° 3' 30.12, -92° 44' 54

0ft 807ft 1613ft

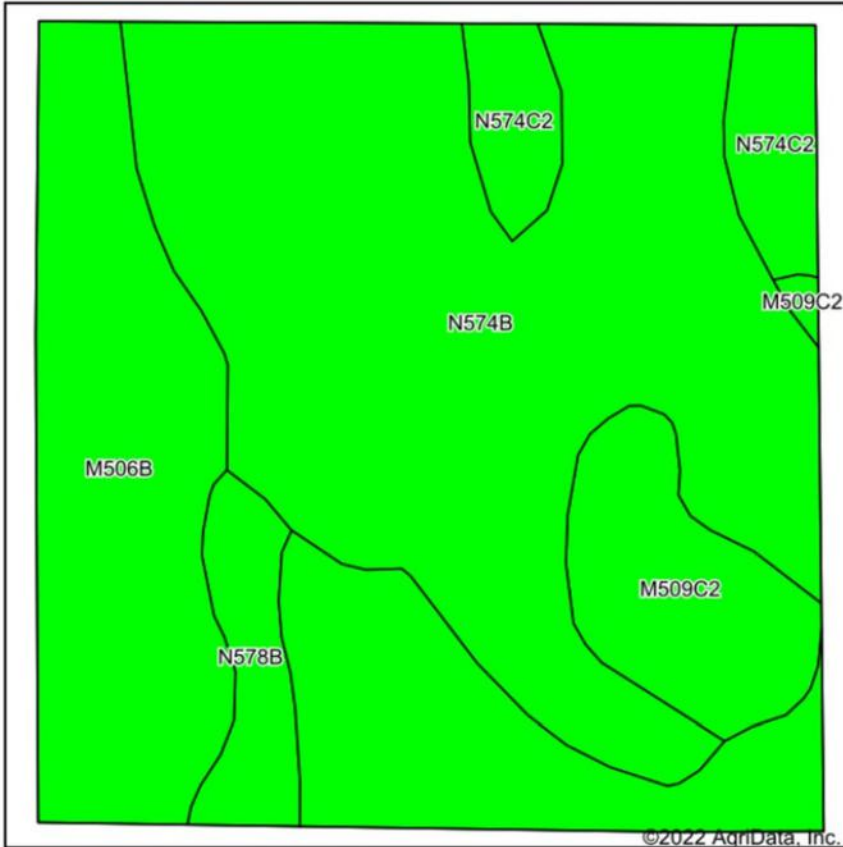
21-107N-16W
Dodge County
Minnesota



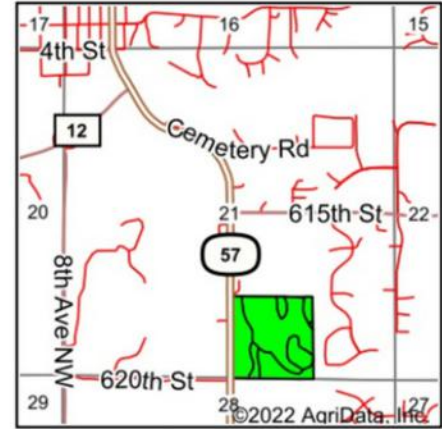
4/14/2022

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **21-107N-16W**
 Township: **Mantorville**
 Acres: **38.02**
 Date: **4/14/2022**



Maps Provided By

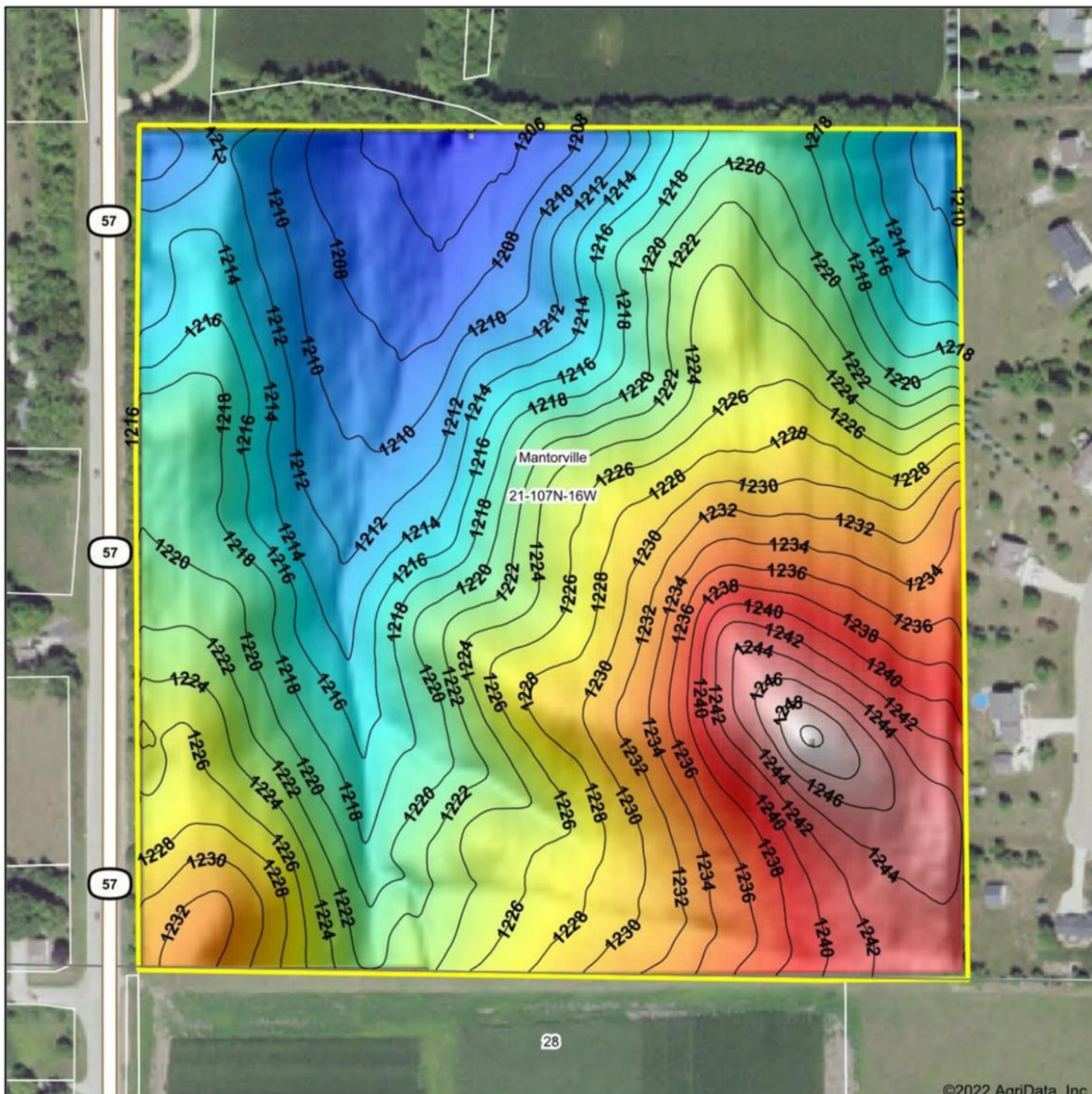


Area Symbol: MN039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu
N574B	Downs-Hersey complex, 2 to 6 percent slopes	18.86	49.6%		Ile	91		
M506B	Kasson silt loam, 2 to 6 percent slopes	12.22	32.1%		Ile	95		
M509C2	Mantorville loam, 6 to 12 percent slopes, moderately eroded	3.19	8.4%		IIle	71	143	43
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	2.23	5.9%		IIle	81		
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	1.52	4.0%		Ile	94	194	56
Weighted Average					2.14	90.1	19.8	5.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

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): 2

Min: 1,203.8

Max: 1,250.4

Range: 46.6

Average: 1,223.3

Standard Deviation: 10.5 ft

0ft 240ft 479ft

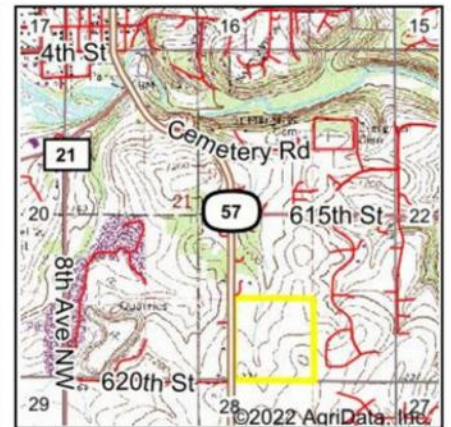
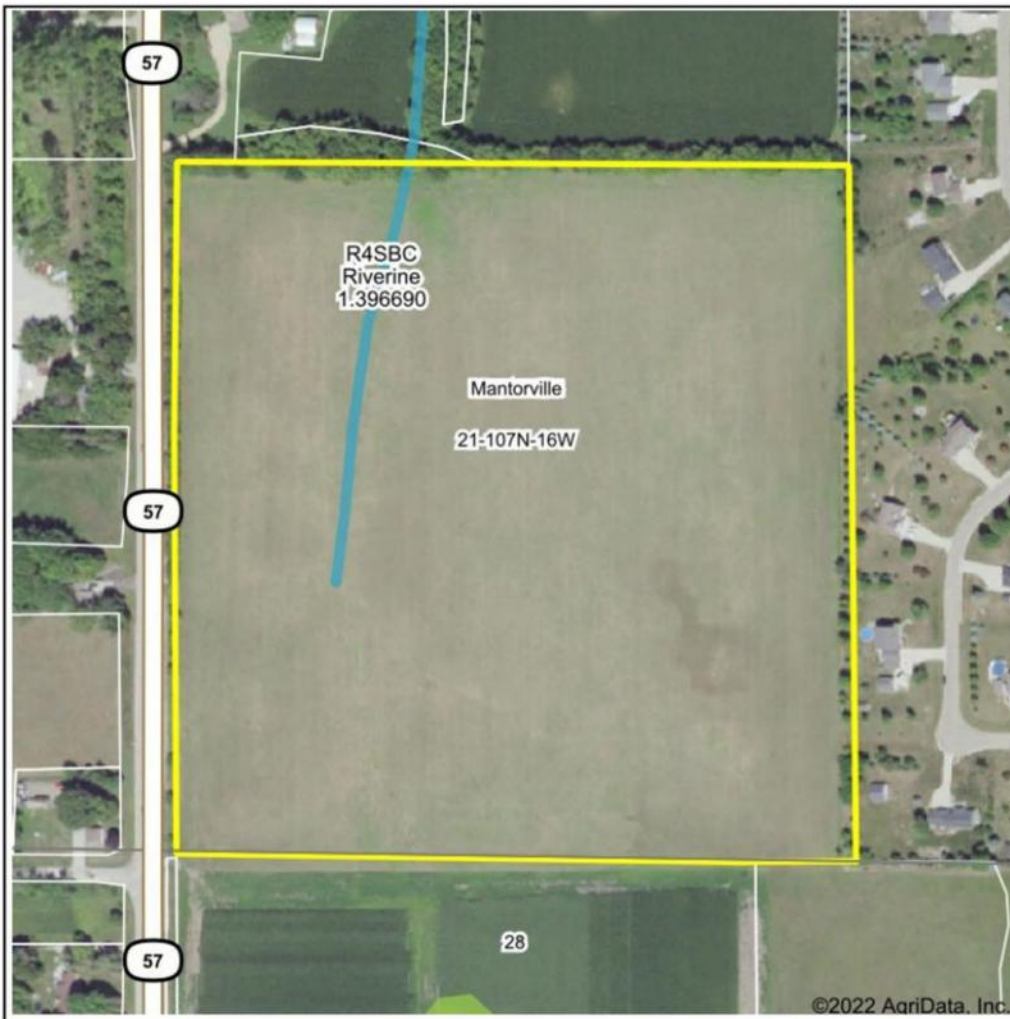


4/14/2022

21-107N-16W
Dodge County
Minnesota

map center: 44° 3' 30.12, -92° 44' 54

Wetlands Map



State: **Minnesota**
 Location: **21-107N-16W**
 County: **Dodge**
 Township: **Mantorville**
 Date: **4/14/2022**



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0ft 392ft 785ft

Classification Code	Type	Acres
R4SBC	Riverine	0.37
Total Acres		0.37

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



NOEL CLARKE
PARCEL ID: 13.021.0400

BIGBLOWHOMES, LLC
PARCEL ID: 13.021.0401

EAGLE MEADOW

SANITARY SEWER
THROUGH EAGLE MEADOW

INDEPENDENT SCHOOL DISTRICT 204
PARCEL ID: 13.028.0102

KASSON MEADOWS, LLC
PARCEL ID: 24.307.0001

40.0 AC	PARCEL 13.021.1100
7.99 AC	HIGHWAY COMMERCIAL - 4 LOTS
3.88 AC	R-3 - 3 LOTS
16.64 AC	R-1 - 38 LOTS
8.56 AC	PUBLIC STREETS

0 100 200
SCALE IN FEET



CONCEPT PLAN WILCOX (SW 1/4 SE 1/4) KASSON, MINNESOTA

REV.	DATE	DESCRIPTION

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

WSE+MASSEY
Engineering & Surveying
P.O. BOX 100
320 WEST BROADWAY
PLAINVIEW, MN 55964
ROCHESTER OFFICE
1712 RESTORATION
DRIVE SW
ROCHESTER, MN 55902

PH. NO. 507-634-4505
FAX. NO. 507-634-4506
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P.O. BOX 100
320 WEST BROADWAY
PLAINVIEW, MN 55964
ROCHESTER OFFICE
1712 RESTORATION
DRIVE SW
ROCHESTER, MN 55902

SCALE: AS SHOWN
DATE: 08/21/2023
DRAWN BY: LK
CHK: LK
JOB NUMBER: 03-25205
DWG. FILE: 03-25205.dwg



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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