



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

WASECA COUNTY, MN



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





## **40+/- ACRES • WASECA COUNTY, MN**

LISTING PRICE: \$499,000



High Point Land Company is pleased to offer this 40+ /- acres of Waseca County farmland located in Otisco Township just 4 miles south of Waseca, MN. This farm is in the heart of some of the best farmland in Minnesota and is as nice as they come with a strong CPI of 92.4 on 38 +/- tillable acres. The farm has tiling where needed, is productive and has excellent access and has a road along the entire east site.

This property would make for a great 1031 exchange for anyone looking for the stability of land as an investment or to expand operations of an existing operator. 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 this farm for your portfolio.



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### PROPERTY FEATURES:

- Productive land with a great 92.4 CPI
- Great access as has and adjacent road access along the entire east side
- Tiled where needed
- Close proximity to local grain markets

### PROPERTY ADDRESS:

TBD 155th St., Waseca, MN 56093 – South of 29381 155th St

### DRIVING DIRECTIONS:

From Waseca go south on Hwy #13 for 7 miles and take a left (east) on Cty #15 and go 2 miles to 155th St and take a right (south) and go ½ mile and the farm will be on the right (west) side.







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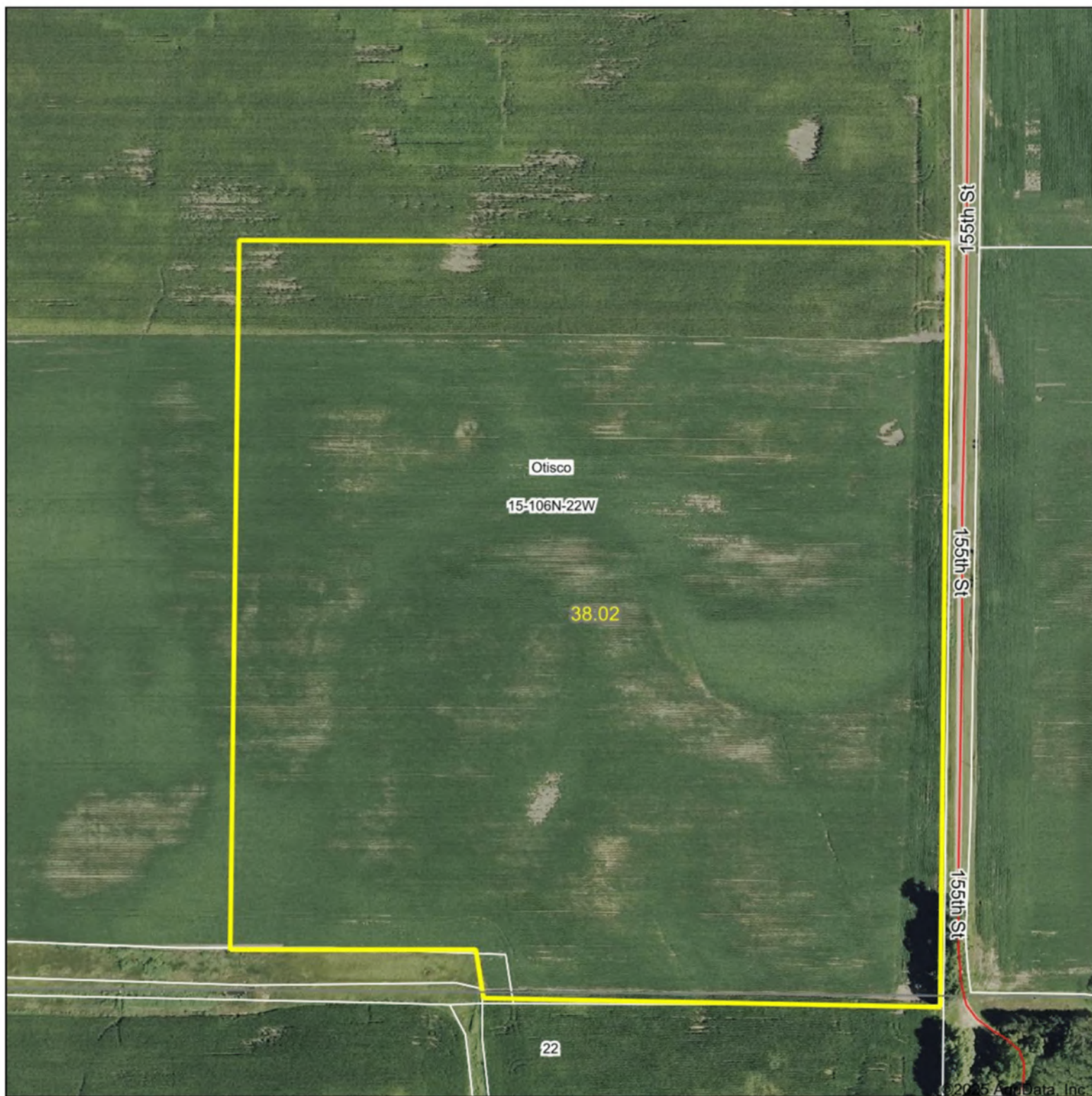
## **40+/- ACRES • WASECA COUNTY, MN**

LISTING PRICE: \$499,000





# Aerial Map



Boundary Center: 43° 58' 49.57, -93° 27' 32.1

0ft 276ft 552ft

**15-106N-22W**  
**Waseca County**  
**Minnesota**

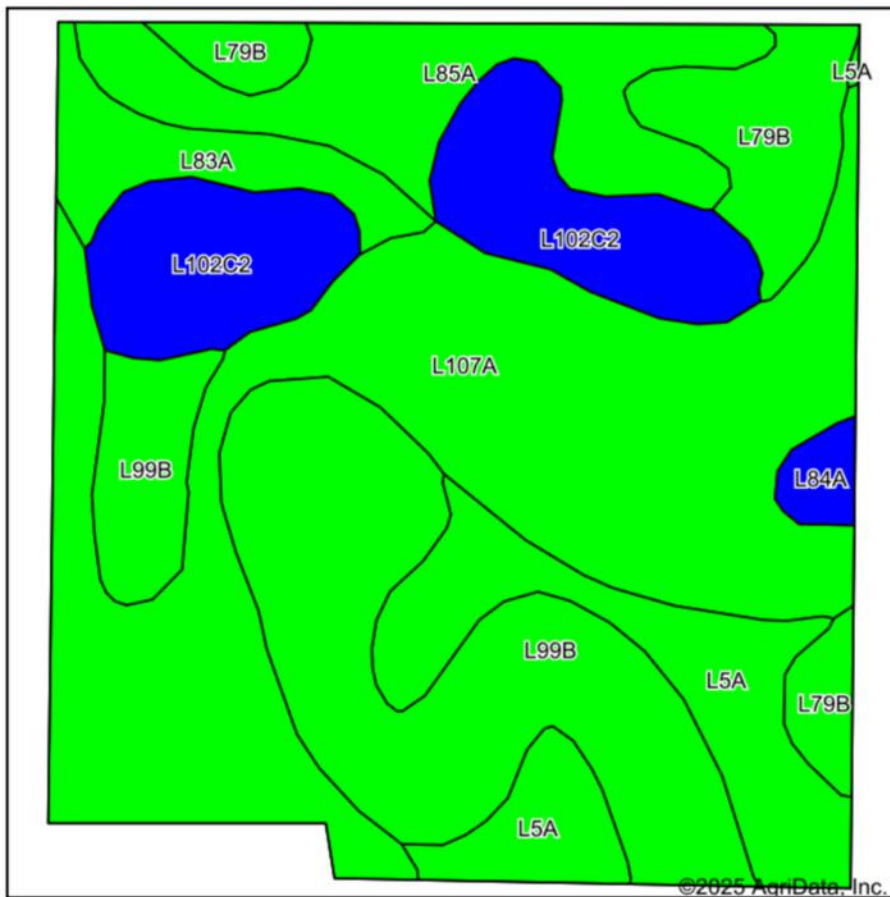


Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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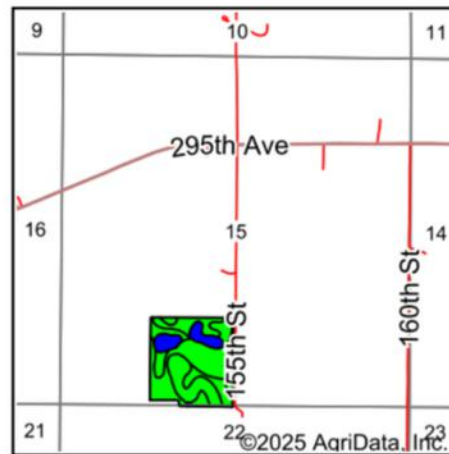
9/5/2025

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Waseca**  
 Location: **15-106N-22W**  
 Township: **Otisco**  
 Acres: **38.02**  
 Date: **9/5/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN161, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	13.03	34.3%		> 6.5ft.	Poorly drained	IIw	91	81
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	8.01	21.1%		> 6.5ft.	Moderately well drained	Ile	92	82
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.50	11.8%		> 6.5ft.	Well drained	IIIe	87	71
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	4.14	10.9%		> 6.5ft.	Poorly drained	IIw	96	85
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.65	9.6%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
L79B	Clarion loam, 2 to 6 percent slopes	2.79	7.3%		> 6.5ft.	Moderately well drained	Ile	95	83
L83A	Webster clay loam, 0 to 2 percent slopes	1.53	4.0%		> 6.5ft.	Poorly drained	IIw	93	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.37	1.0%		> 6.5ft.	Very poorly drained	IIIw	86	77
Weighted Average							2.03	92.4	*n 80.7

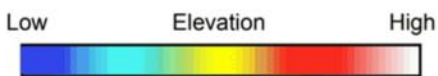
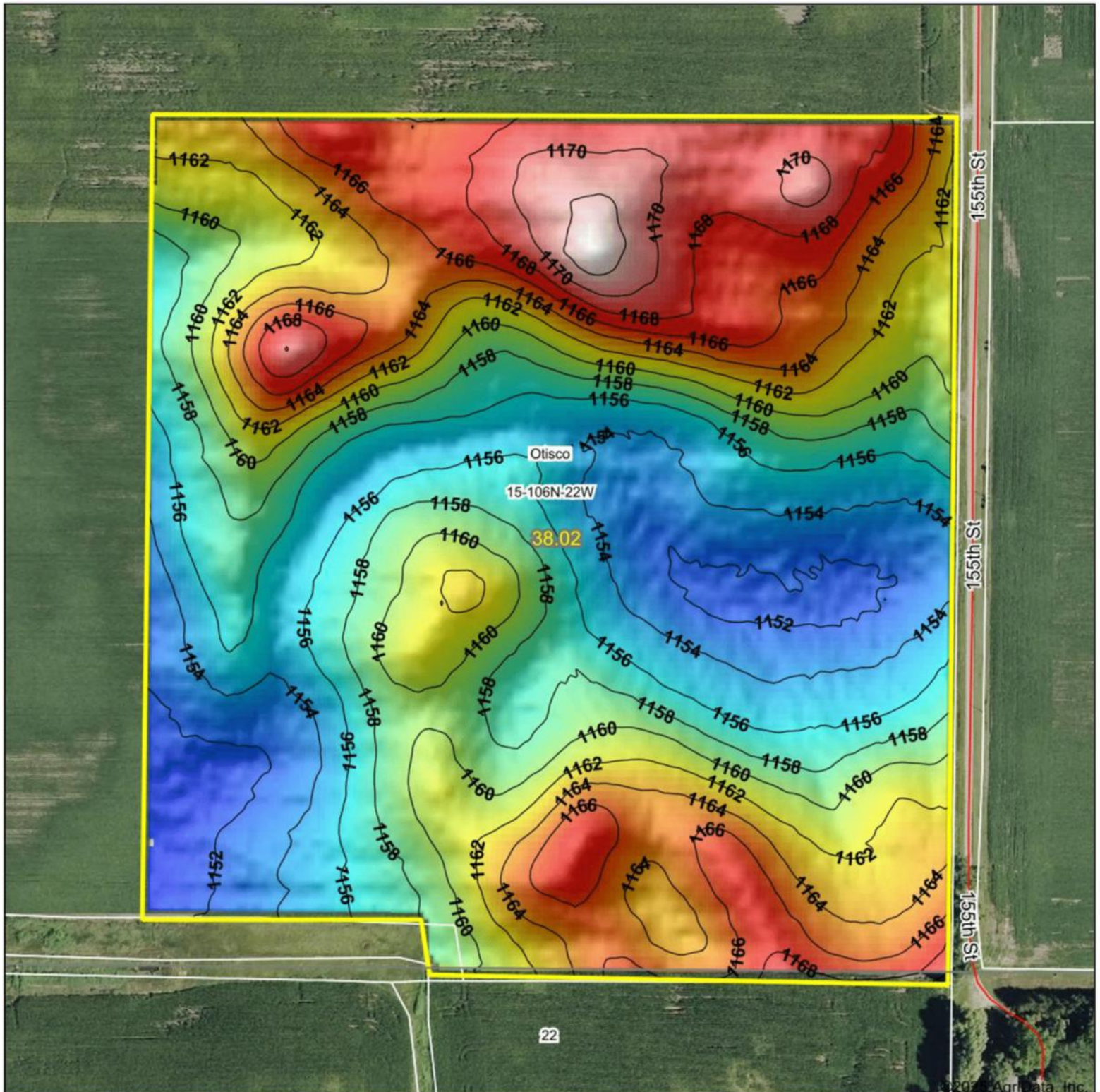
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 2

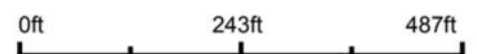
Min: 1,150.1

Max: 1,173.4

Range: 23.3

Average: 1,160.1

Standard Deviation: 5.38 ft



9/5/2025

**15-106N-22W**  
**Waseca County**  
**Minnesota**

Boundary Center: 43° 58' 49.57, -93° 27' 32.1

Maps Provided By:

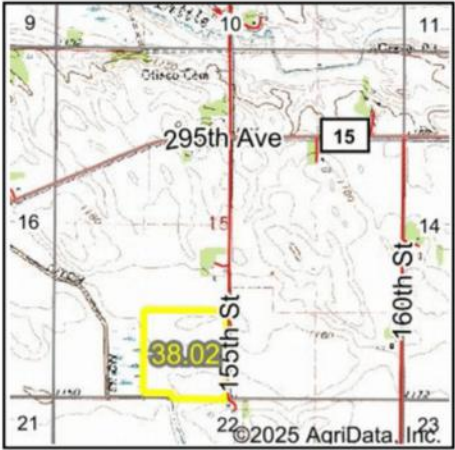
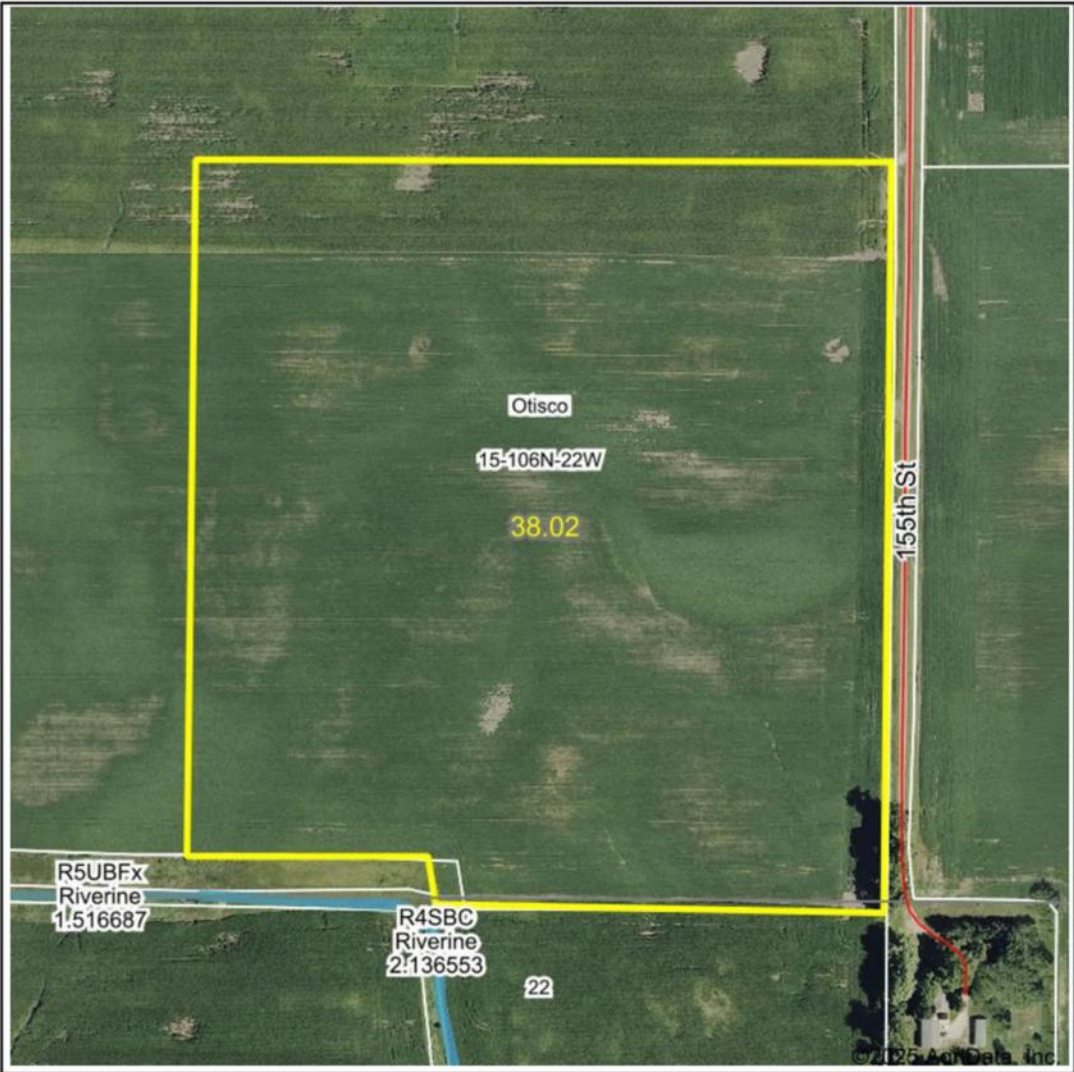


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Field borders provided by Farm Service Agency as of 5/21/2008.



Wetlands Map



State: **Minnesota**  
Location: **15-106N-22W**  
County: **Waseca**  
Township: **Otisco**  
Date: **9/5/2025**

Maps Provided By:  
  
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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/>



# TILE MAP







# 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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