



**HIGH POINT  
LAND COMPANY**



**80  
+/- ACRES**

**FOR SALE**

**MARTIN COUNTY, MN**

507-259-8541 • 28 S BROADWAY WELLS, MN 56097  
HIGHPOINTLANDCOMPANY.COM



## 80+/- ACRES • MARTIN COUNTY, MN

LISTING PRICE: \$770,000



### DESCRIPTION:

High Point Land Company is proud to present the Gronseth 80, a highly productive farmland and recreational opportunity located in Martin County, Minnesota. This exceptional property will be offered via traditional listing and provides an excellent chance to acquire quality farmland in a strong agricultural area of Southern Minnesota.

The farm consists of 80 deeded acres, including approximately 56 ± certified cropland acres with an impressive Crop Productivity Index (CPI) of 86.6, reflecting strong soil fertility and long-term production potential. The cropland is fully pattern tilled, promoting efficient drainage and consistent yields, making it a reliable addition for operators looking to expand their farming operation or investors seeking a stable agricultural asset.

In addition to its productive farmland, the property features approximately 24 acres of mature timber, offering excellent wildlife habitat and recreational value. The area supports strong populations of whitetail deer, pheasants, and wild turkeys, providing outstanding hunting opportunities.



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## PROPERTY FEATURES:

- 80 Deeded Acres
- 56 ± Certified Tillable Acres
- Average CPI of 86.6
- Fully Pattern Tiled Cropland
- Approximately 24 Acres of Timber
- Excellent Habitat for Whitetail Deer, Pheasants, and Turkeys
- Located in Martin County, MN

## DESCRIPTION CONTINUED:

With a strong combination of productive cropland, quality soils, and recreational appeal, the Gronseth 80 represents a great opportunity for farmers, investors, and outdoor enthusiasts alike.

## PROPERTY ADDRESS:

XXX 300th Ave Winnebago, MN 56098

## DRIVING DIRECTIONS:

From Winnebago head west on 200th st for 5.3 miles , turn N on 300th ave for 1.9 miles





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# AERIAL MAP



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Boundary Center: 43° 48' 1.06, -94° 15' 54.14

0ft 729ft 1458ft



**24-104N-29W**  
**Martin County**  
**Minnesota**

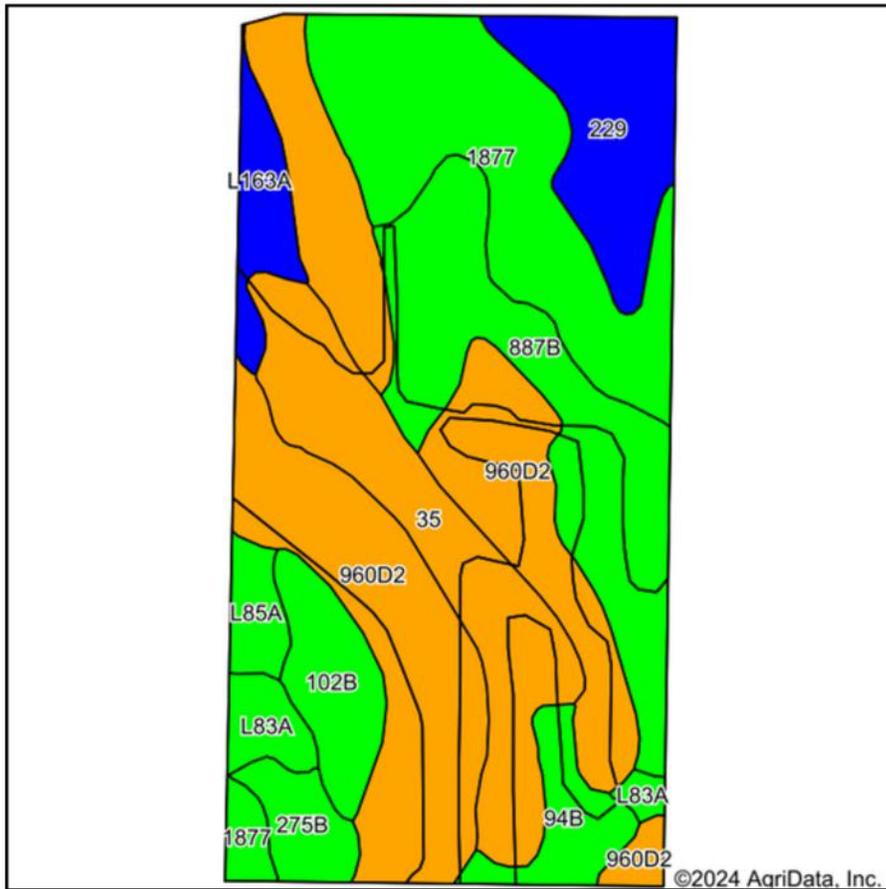


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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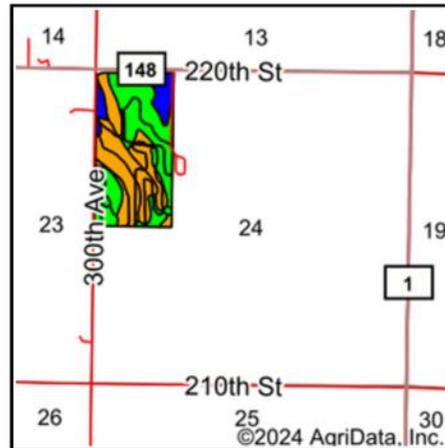
6/10/2024

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

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Martin**  
 Location: **24-104N-29W**  
 Township: **Nashville**  
 Acres: **76.64**  
 Date: **6/10/2024**



Area Symbol: MN091, Soil Area Version: 20

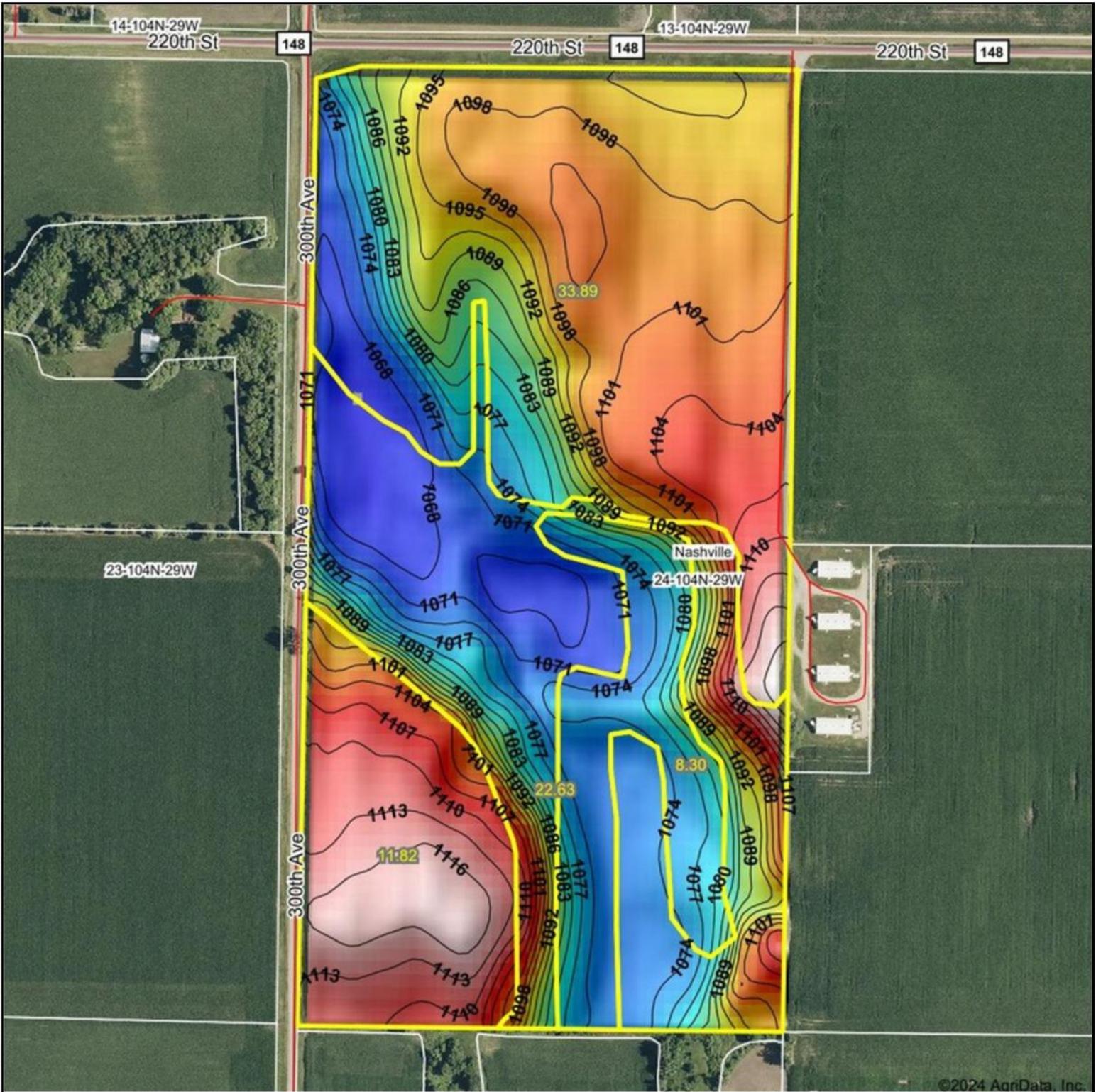
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
960D2	OmsrudStorden complex, 10 to 16 percent slopes, moderately eroded	22.56	29.5%		IVe	76	68	67	59	67	
1877	Fostoria clay loam	13.19	17.2%		I	100	84	78	73	84	
887B	ClarionSwanlake complex, 2 to 6 percent slopes	11.53	15.0%		IIe	92	82	75	69	82	
35	Blue Earth mucky silt loam, 0 to 1 percent slopes Waldorf silty clay loam, 0 to 2 percent slopes	9.75	12.7%		IIIw	77	74	67	68	74	
229	Clarion loam, 2 to 6 percent slopes	6.20	8.1%		IIw	85	70	65	67	68	
102B		3.49	4.6%		IIe	95	83	78	72	83	
94B	Terril loam, 2 to 6 percent slopes	2.55	3.3%		IIe	99	88	87	74	84	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.32	3.0%		IIIw	86	77	74	74	74	
275B	Ocheyedan loam, 1 to 5 percent slopes	1.92	2.5%		IIe	93	79	79	69	73	
L83A	Webster clay loam, 0 to 2 percent slopes	1.76	2.3%		IIw	93	83	78	70	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.37	1.8%		Iw	99	81	81	74	81	
<b>Weighted Average</b>						<b>2.56</b>	<b>86.6</b>	<b>*n 76.3</b>	<b>*n 72.1</b>	<b>*n 67</b>	<b>*n 75.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

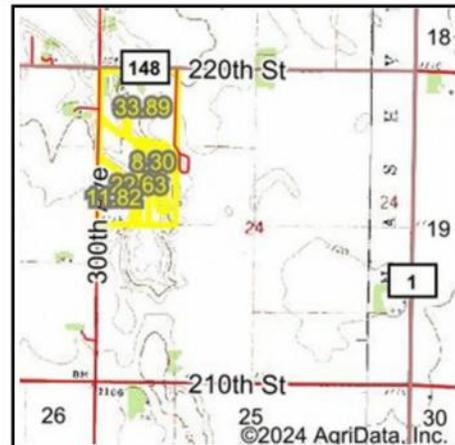
Soils data provided by USDA and NRCS.

# TOPOGRAPHY HILLSHADE



<p>Low Elevation High</p>	<p>Source: 10 meter dem 3 Min: Interval: 6.0 Max: 1,119.8</p>	<p>0ft 418ft 835ft</p>
<p><b>HIGH POINT</b> LAND COMPANY</p> <p>Maps Provided By:</p> <p><b>surety</b> CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023 www.AgriDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008.</p>	<p>Range: 53.8 Average: 1,090.3 Standard Deviation: 15.32 ft</p>	<p></p> <p>6/10/2024</p> <p><b>24-104N-29W</b> Martin County Minnesota</p> <p>Boundary Center: 43° 48' 1.06, -94° 15' 54.14</p>

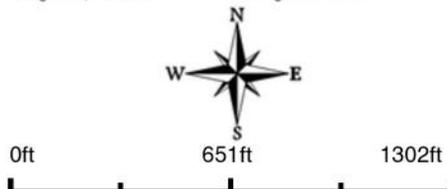
# WETLANDS MAP



State: **Minnesota**  
 Location: **24-104N-29W**  
 County: **Martin**  
 Township: **Nashville**  
 Date: **6/10/2024**


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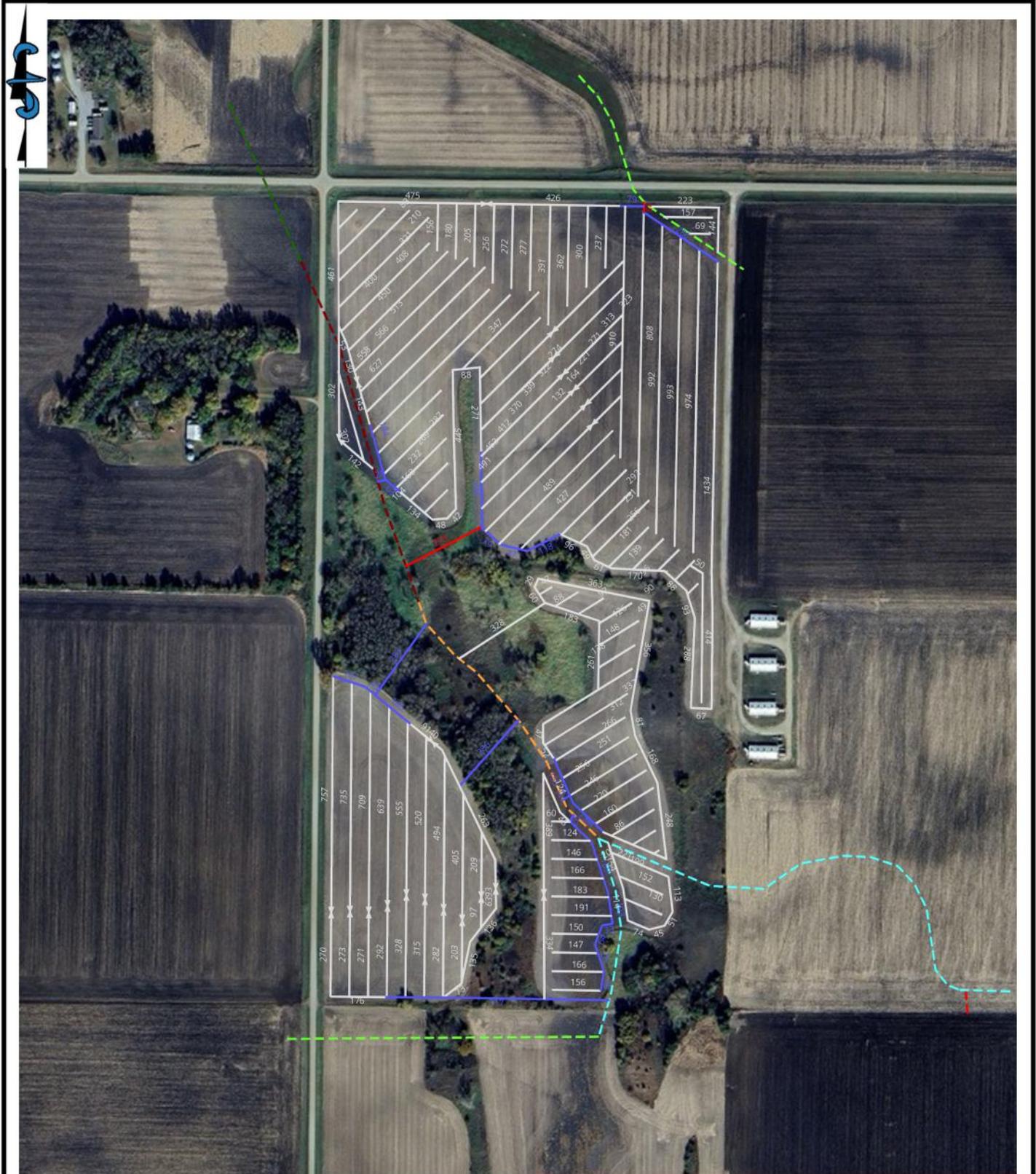


Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	7.71
PSS1A	Freshwater Forested/Shrub Wetland	0.25
Total Acres		7.96

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



# TILE MAP



Legend:



Tile Line

Existing Tile Line

**HODGMAN**  
DRAINAGE COMPANY INC.

POBox 205  
Claremont, MN 55924  
Office: 507-528-2225  
Fax: 507-218-2240  
www.hodgmandrainage.com

Materials	Estimate	Installed	Owner: Gene Gronseth
4" Tile	42,923 LF		Township: Nashville - Sec. 24
5" Tile	3,728 LF		County: Martin
6" Tile	310 LF		State: MN
8" Tile			Date: June 2025
10" Tile			Spacings: 60'
12" Tile			Filename: NE24NWW
15" Tile			



# MITCHELL KRUGER

507-259-8541

MITCHELL@HIGHPOINTLANDCOMPANY.COM

Growing up in Southeast Minnesota on a farm just outside of Plainview; Mitchell spent a lot of time helping out on the family farm, and enjoying the many aspects that country life had to offer! After graduating high school from Plainview-Elgin-Millville, Mitchell went to study at UW-River Falls where he played football for two years, and pursued a degree in sports management. After two years, he decided to come back home and try and give back to the farming community that he grew up with. Mitchell started working for a drainage company as a Staker/Project Designer and spent a fair amount of time in the western part of the state! Now Mitchell is turning these experiences and knowledge he's gathered into a career in real estate! His areas of service are: Freeborn, Martin, Waseca, Blue Earth, and Fairbault counties! Mitchell is excited for the opportunity to meet and work with everyone! If you have any questions, feel free to give Mitchell a call!

*"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."*



LIC#:40735678

SCAN TO SEE  
MY LISTINGS



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