

LAND

FOR SALE

Dodge County, MN

40
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
40667435

520 S Main St,
Stewartville, MN 55976

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HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

40+/- Acres • Dodge County, MN

Listing Price: \$1,299,000

DESCRIPTION

Attention developers and investors, don't miss your chance at this great property conveniently located in between the bustling communities of Mantorville and Kasson, a town that consistently ranks in the top five safest places to live in Minnesota. This land was recently annexed into the city limits of Mantorville so it is ripe for development with a contiguous 26.7 acre development currently underway to the immediate north.

Off a major highway, this property is ripe for development as it is in the highly sought-after school district of Kasson-Mantorville. This prime location allows residents to enjoy all the amenities this community has to offer along with an excellent education system! A mere 20 minutes west of Rochester on a four-lane highway, this location is in the "backyard" of the World-Renowned Mayo Clinic. Furthermore, only a short hour to the Twin Cities, where one can catch the nightlife and concert venues that attract national artists.

In dialogue with city leadership, a preliminary plan is in place to provide the necessary utility infrastructure along with the conceptual re-zoning considerations to support the proposed mixed-use development plan; subject to final approval.

Don't miss this great opportunity to get in on the ground floor of this tremendous opportunity before it is gone!

Contact Minnesota Land Specialist Troy Stafford at 507-259-3047 or Troy@Highpointlandcompany.com for more details on this great opportunity.

Property Address:

TBD Hwy 57, Kasson/Mantorville, MN 55944

Driving Directions:

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

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



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

0ft 807ft 1613ft

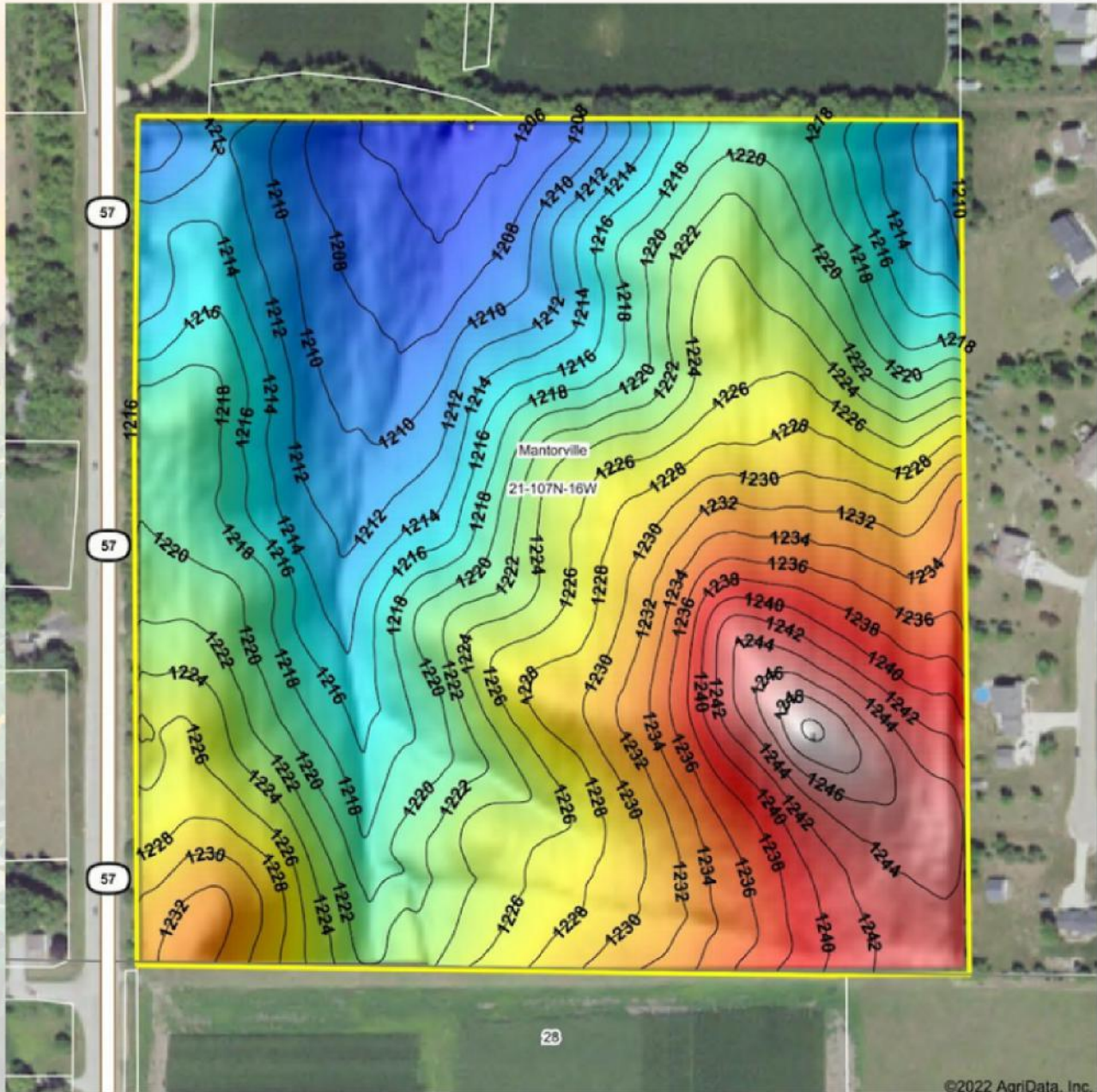
21-107N-16W
Dodge County
Minnesota



Field borders provided by Farm Service Agency as of 9/21/2008

75,000
ACRES SOLD

Topo Hillshade Map



©2022 AgriData, Inc.

Low Elevation High



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



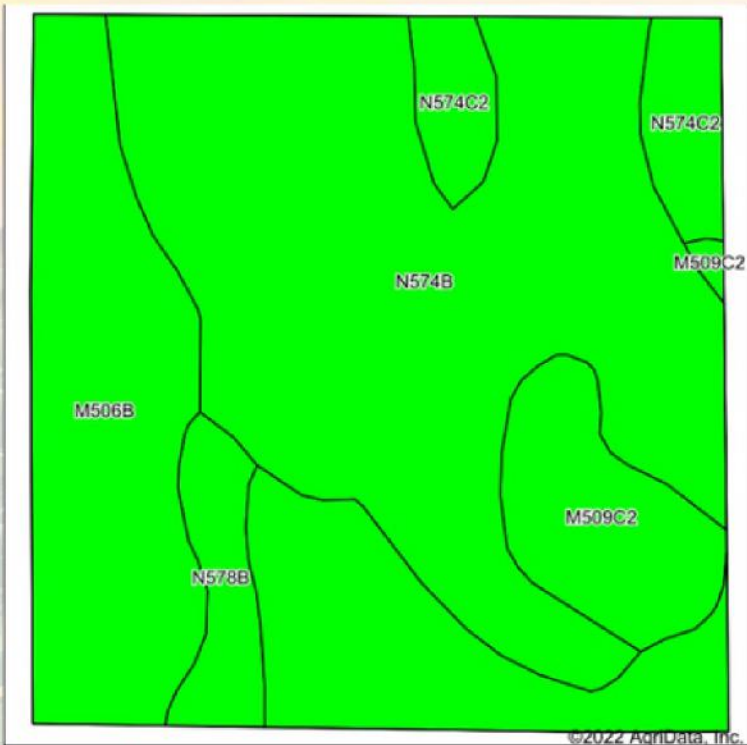
4/14/2022

21-107N-16W
Dodge County
Minnesota

map center: 44° 3' 30.12, -92° 44' 54



Soils Map



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



Soils data provided by USDA and NRCS.

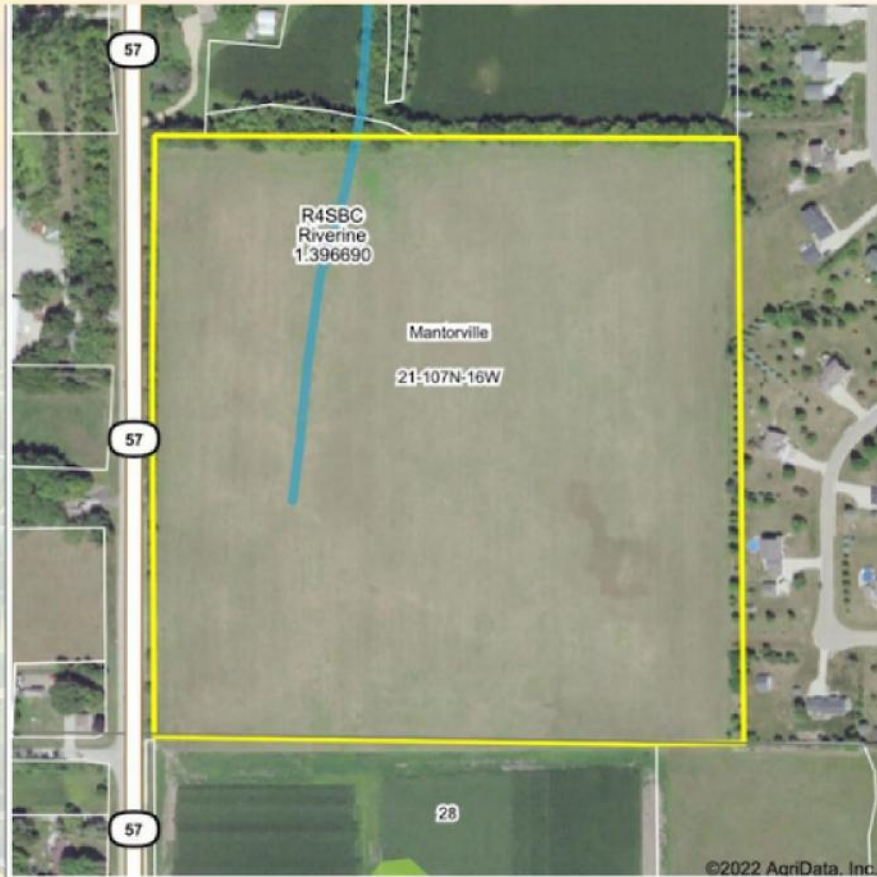
Area Symbol: MN039, Soil Area Version: 18

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



Wetlands Map



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



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/>

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