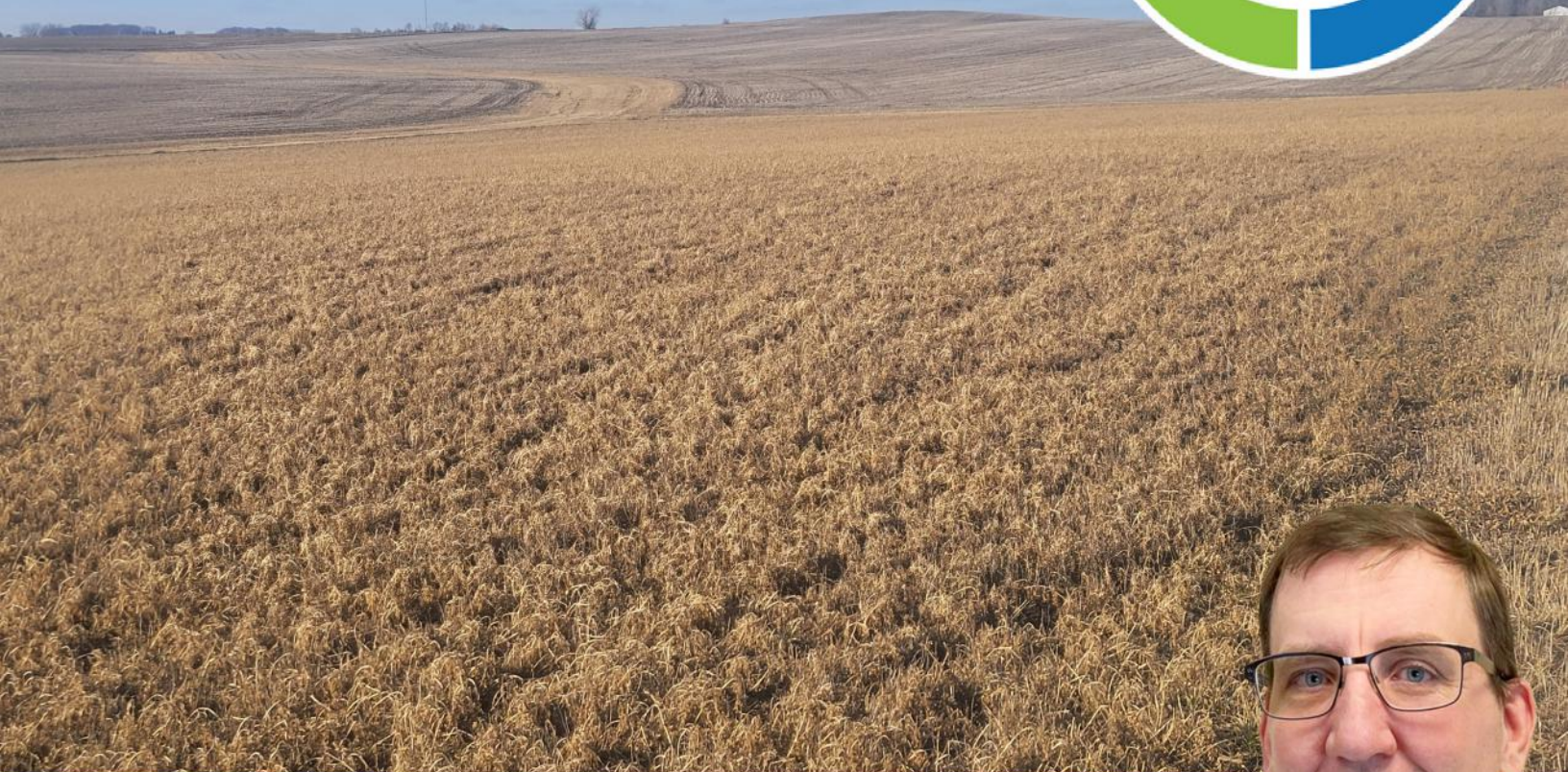


LAND

FOR SALE

Dodge County, MN

116.4
+/- ACRES



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

SCAN FOR MORE INFO



TROY STAFFORD
507-259-3047

Troy@HighPointLandCompany.com

Real Estate License:
40667435

520 S Main St,
Stewartville, MN 55976



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

116.4+/- Acres • Dodge County, MN

Listing Price: \$1,399,000

DESCRIPTION

This farm is as nice as they come with a strong CPI of 89.5 on 100.1 cropland acres. This farm is well tiled, productive and has multiple access points off both paved roads (east side) and gravel (south) as well. 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. Seldom does land come up in this area, yet alone with such great access. This is very sought-after land in Southern Minnesota so don't miss your chance to own this farm for your portfolio.

Property Address:

TBD 270th Ave, Kasson, MN

Property Features:

- Very Strong CPI of 89.9
- Multiple Access Points off Both Paved and Gravel Roads
- Well-Tiled
- Open for 2025 Crop Year

Driving Directions:

Go south off Highway 14 on 270th Ave. (County #15) 3 miles and farm is on the right (west) side.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



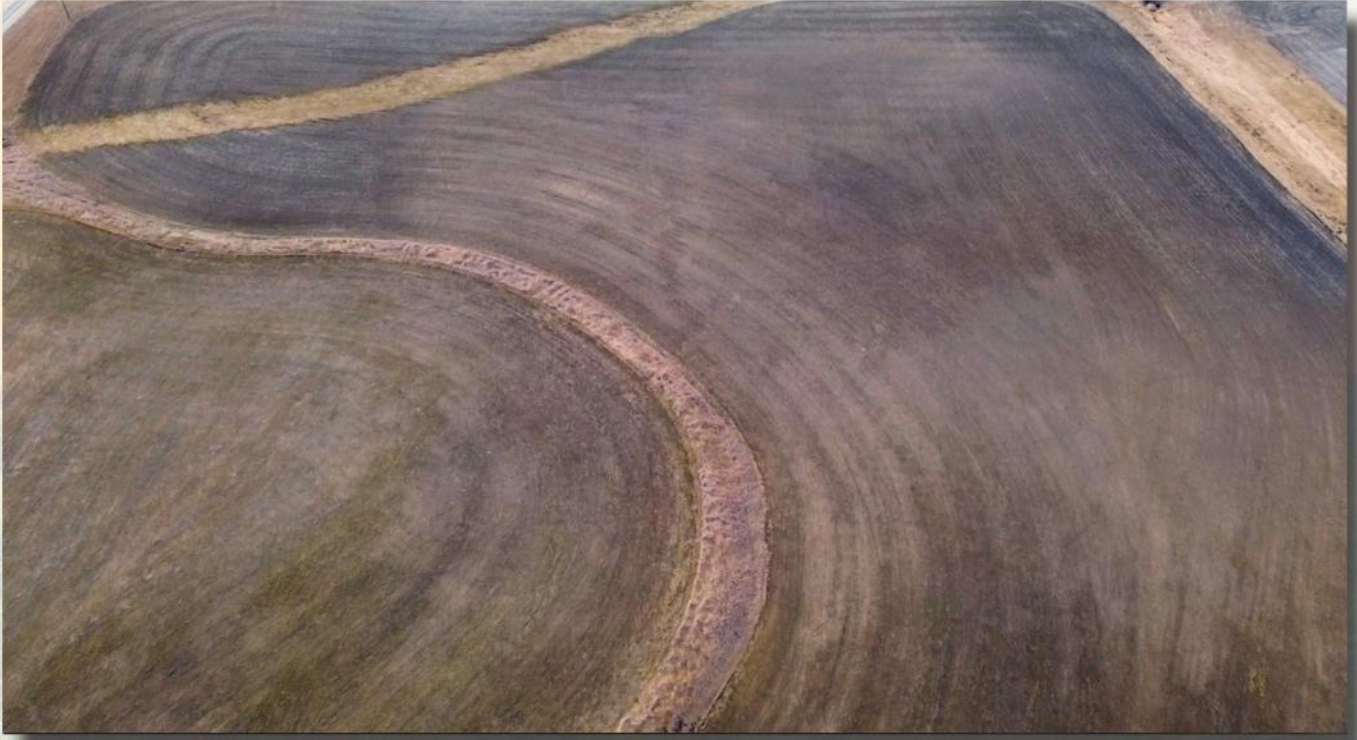
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Lines



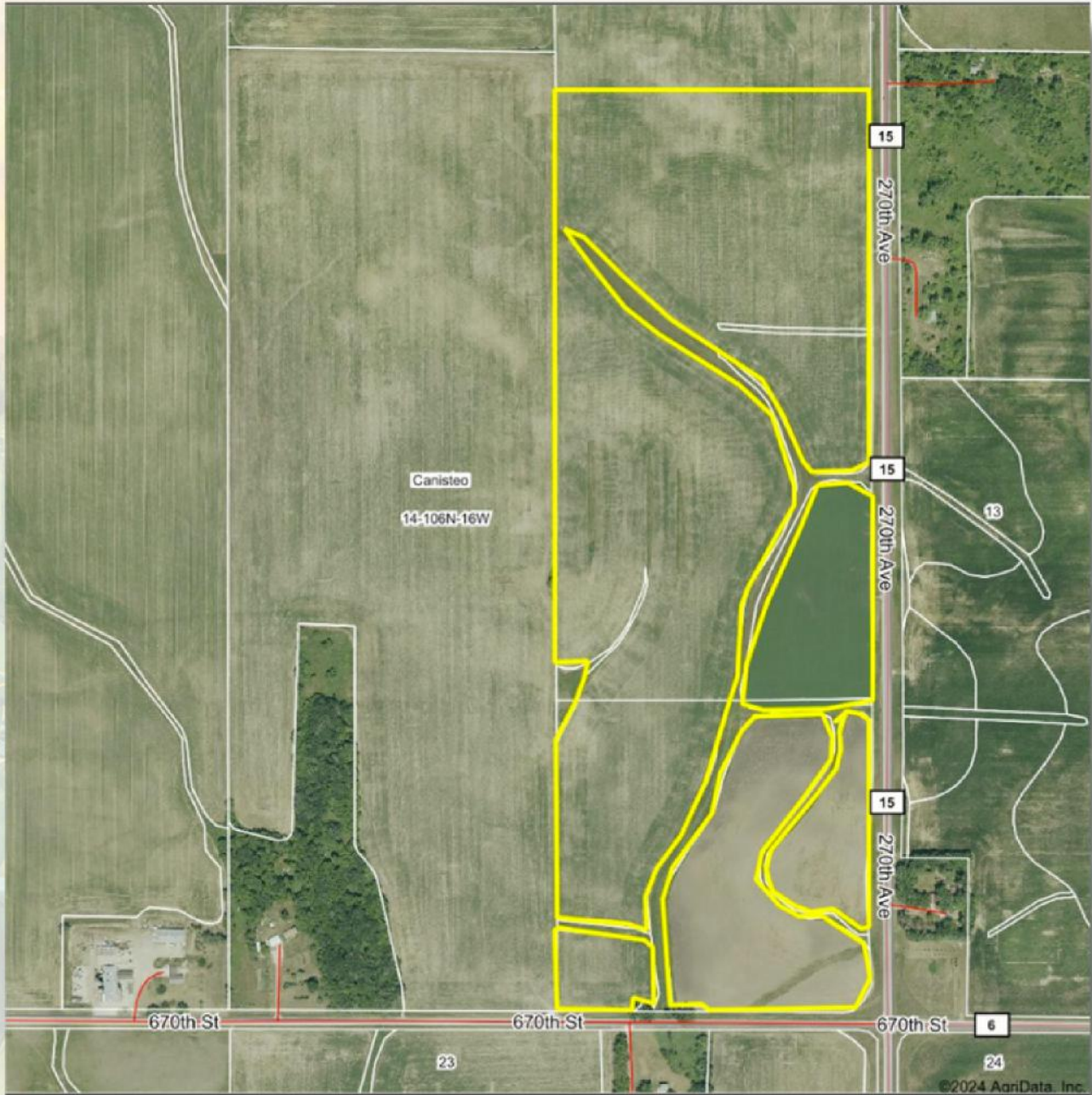
75,000
ACRES SOLD

Property Lines



75,000
ACRES SOLD

FSA Map



Maps Provided by
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 59' 2.5, -92° 42' 2.88

0ft 630ft 1259ft

14-106N-16W
Dodge County
Minnesota

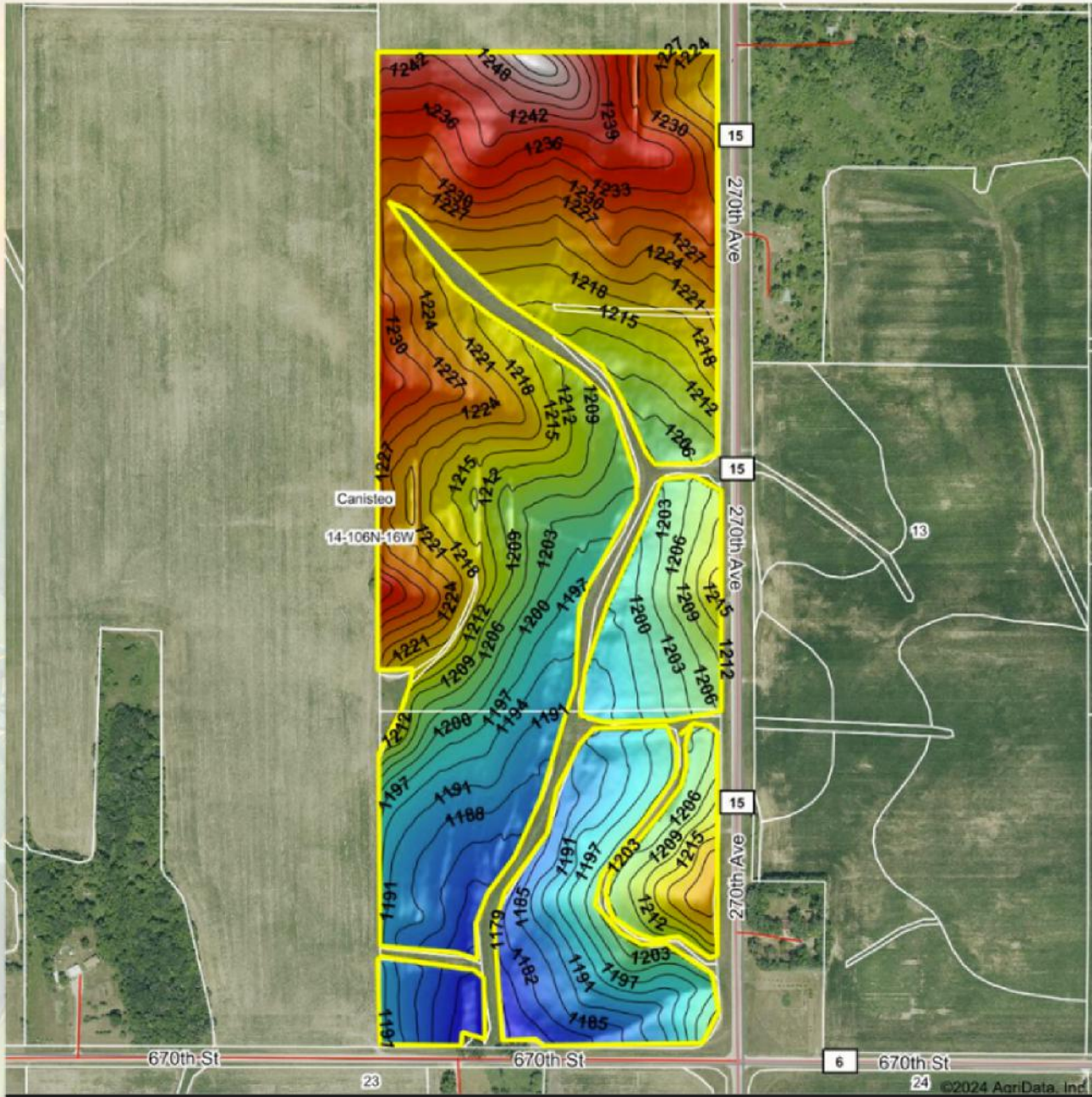


2/29/2024

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75,000
ACRES SOLD

Topo Map



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): 3

Min: 1,174.8

Max: 1,256.2

Range: 81.4

Average: 1,211.3

Standard Deviation: 17.36 ft

0ft 584ft 1168ft



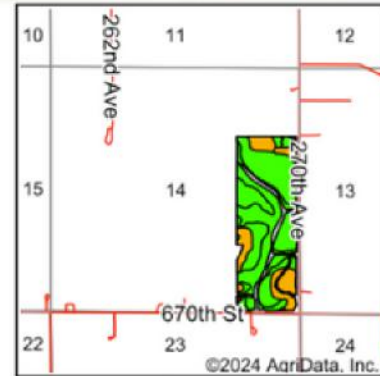
2/29/2024

14-106N-16W
Dodge County
Minnesota

Boundary Center: 43° 59' 2.5, -92° 42' 2.88



Soil Map



State: **Minnesota**
 County: **Dodge**
 Location: **14-106N-16W**
 Township: **Canisteo**
 Acres: **100.08**
 Date: **2/29/2024**



Maps Provided by:



Soils data provided by USDA and NRCS.

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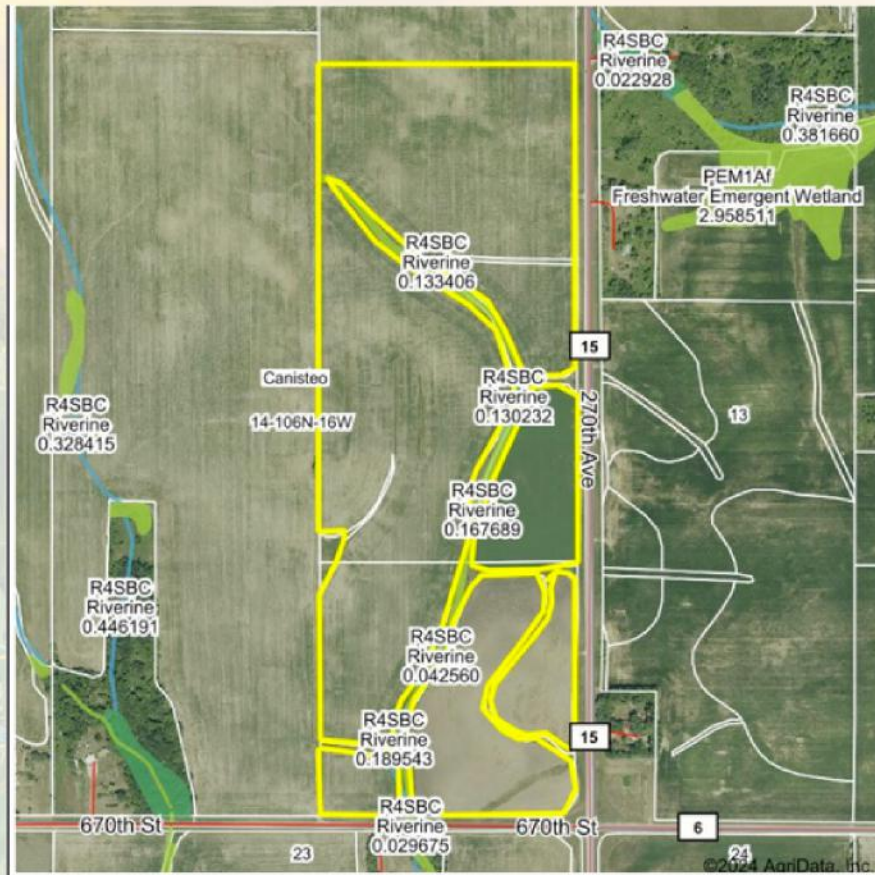
Area Symbol: MN039, Soil Area Version: 20

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	
M506B	Kasson silt loam, 2 to 6 percent slopes	50.46	50.4%		lle	95	79	79	62	63	
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	28.74	28.7%		llw	92	87	84	78	87	
M523C2	Bassett-Kasson complex, 6 to 12 percent slopes, eroded	10.11	10.1%		llle	77	73	73	56	57	
M509C2	Mantorville loam, 6 to 12 percent slopes, moderately eroded	8.72	8.7%		llle	71	60	60	53	38	
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	1.38	1.4%		lle	94	81	81	69	70	
M526B	Winneshiek silt loam, 2 to 6 percent slopes	0.50	0.5%		lle	50	63	63	56	50	
M526C2	Winneshiek silt loam, 6 to 12 percent slopes, moderately eroded	0.17	0.2%		llle	44	51	51	42	33	
Weighted Average						2.19	89.9	*n 78.9	*n 78.1	*n 65.2	*n 67.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Wetland Map



State: **Minnesota**
 Location: **14-106N-16W**
 County: **Dodge**
 Township: **Canisteo**
 Date: **2/29/2024**



Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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0ft 893ft 1786ft

Classification Code	Type	Acres
R4SBC	Riverine	0.33
PEM1B	Freshwater Emergent Wetland	0.29
Total Acres		0.62

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



156EZ

MINNESOTA DODGE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7994 Prepared: 2/29/24 1:14 PM CST Crop Year : 2024
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Tract Number	: 6184
Description	: Sec. 14 Canisteo
FSA Physical Location	: MINNESOTA/DODGE
ANSI Physical Location	: MINNESOTA/DODGE
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: ANITA MADERY IRREVOCABLE TRUST
Other Producers	: STONE OAK RANCH
Recon ID	: 27-039-2024-30

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
109.94	100.07	100.07	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.73	0.00	0.34	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	55.38	0.00	175
Soybeans	42.05	0.31	38
TOTAL	97.43	0.31	

NOTES

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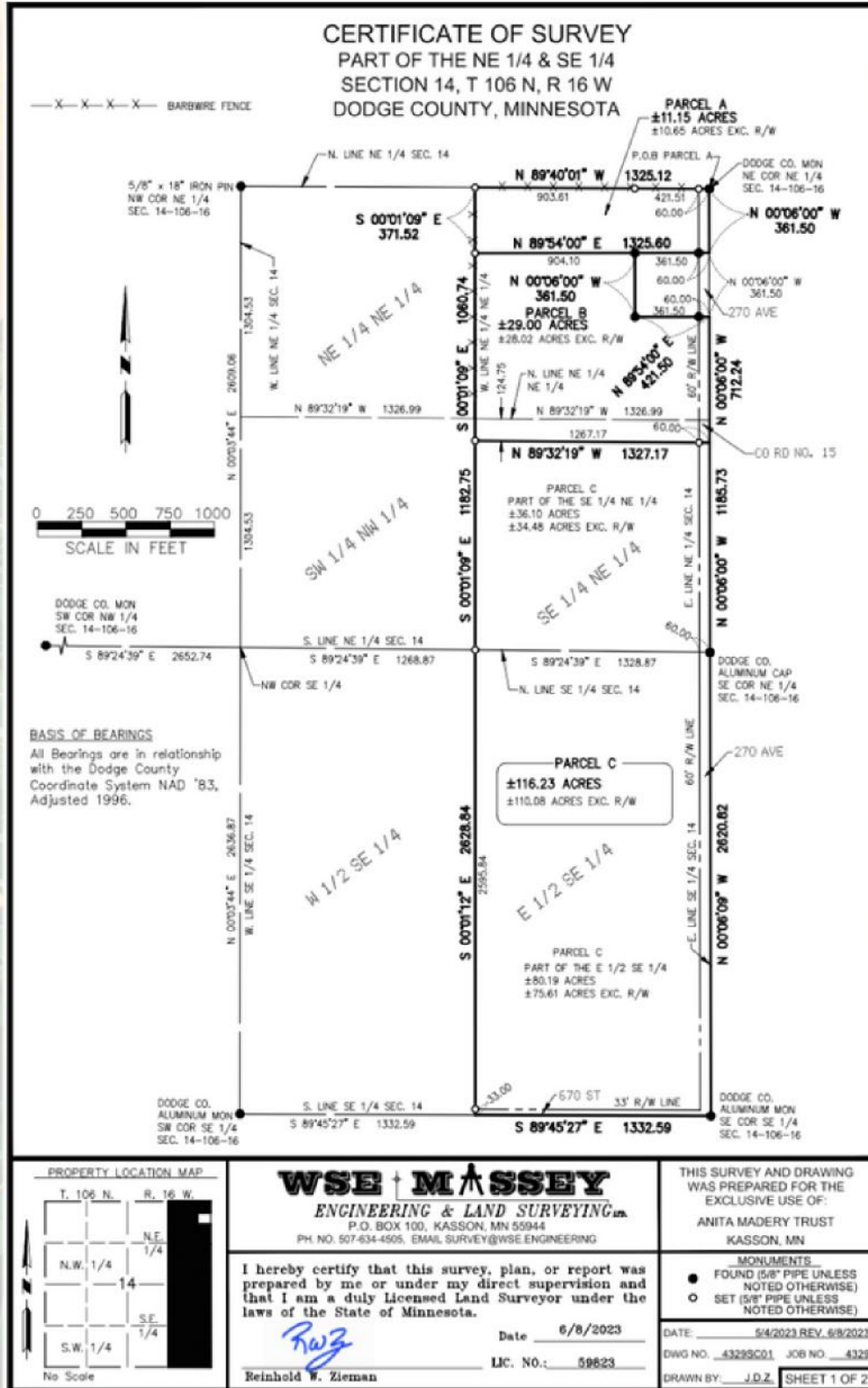
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ams.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: ocr@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Survey





Survey

CERTIFICATE OF SURVEY PART OF THE NE 1/4 & SE 1/4 SECTION 14, T 106 N, R 16 W DODGE COUNTY, MINNESOTA

PARCEL A:

That part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of said Northeast Quarter, thence North 89 degrees 40 minutes 01 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996,) along the north line of said Northeast Quarter, 1325.12 feet; thence South 00 degrees 01 minutes 09 seconds East, along the west line of Northeast Quarter of said Northeast Quarter, 371.52 feet; thence North 89 degrees 54 minutes 00 seconds East, parallel with the north line of said Northeast Quarter, 1325.60 feet to the east line of said Northeast Quarter; thence North 00 degrees 06 minutes 00 seconds West, along said east line, 361.50 feet to the POINT OF BEGINNING.

Said parcel contains 11.15 acres, more or less, including the County Road No. 15 right-of-way.
Said parcel is subject to the County Road No. 15 right-of-way easement over the easterly side thereof and is subject to any other easement of encumbrance of record.

PARCEL B:

The Northeast Quarter of the Northeast Quarter and the North 124.75 feet of the Southeast Quarter of the Northeast Quarter of the East One-Half of the Northeast Quarter of Section 14, Township 106 North, Range 16 West, Dodge County, Minnesota.

EXCEPTING THEREFROM:

Commencing at the northeast corner of said Northeast Quarter; thence South 00 degrees 06 minutes 01 seconds East (Note: All bearings are in relationship with the Dodge County Coordinate System NAD 83, Adjusted 1996.) along the east line of said Northeast Quarter, 361.50 feet to the POINT OF BEGINNING; thence continue South 00 degrees 06 minutes 01 seconds East along said east line, 361.50 feet; thence South 89 degrees 53 minutes 59 seconds West, 421.50 feet; thence North 00 degrees 06 minutes 01 seconds West, 361.50 feet; thence North 89 degrees 53 minutes 59 seconds East, 421.50 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

That part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

BEGINNING at the northeast corner of the Northeast Quarter of said Northeast Quarter, thence North 89 degrees 40 minutes 01 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996,) along the north line of said Northeast Quarter, 1325.12 feet; thence South 00 degrees 01 minutes 09 seconds East, along the west line of Northeast Quarter of said Northeast Quarter, 371.52 feet; thence North 89 degrees 54 minutes 00 seconds East, parallel with the north line of said Northeast Quarter, 1325.60 feet to the east line of said Northeast Quarter; thence North 00 degrees 06 minutes 00 seconds West, along said east line, 361.50 feet to the POINT OF BEGINNING.

Said parcel contains 29.00 acres, more or less including the County Road No. 15 right-of-way.
Said parcel is subject to the County Road No. 15 right-of-way easement over the easterly side thereof and is subject to any other easement of encumbrance of record.

PARCEL C:

The Southeast Quarter of the Northeast Quarter Section 14, Township 106 North, Range 16 West, Dodge County, Minnesota, excepting the North 124.75 feet thereof.

TOGETHER WITH:

The East One-Half of the Southeast Quarter of Section 14, Township 106 North, range 16 West, Dodge County, Minnesota.

Said parcel contains 116.23 acres, more or less including the County Road No. 15 right-of-way and the 670 ST right-of-way
Said parcel is subject to the County Road No. 15 right-of-way and the 670 ST right-of-way over the easterly side thereof and is subject to any other easement of encumbrance of record.



WSE + MASSEY
ENGINEERING & LAND SURVEYING_{INC.}
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE-ENGINEERING

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date _____
LIC. No.: 59823

Reinhold W. Ziemann

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
ANITA MADERY TRUST
KASSON, MN

MONUMENTS
● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 5/4/2023 REV. 6/8/2023
DWG NO. 4329SC01 JOB NO. 4329
DRAWN BY: J.D.Z. SHEET 2 OF 2

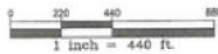
75,000
ACRES SOLD

Tiling Map



LEGEND

- TILE CROSSED
- TILE HOOKUP
- SURFACE INTAKE
- TILE CAPPED



- EXISTING TILE
- WATERWAYS
- PROPERTY LINE
- TELEPHONE
- ELECTRIC
- GAS

OWNER: Mike Madery
RENTER: -
SECTION: 14e
COUNTY: Dodge
SPACINGS: 60
DRAWN BY: Jordan Thiede

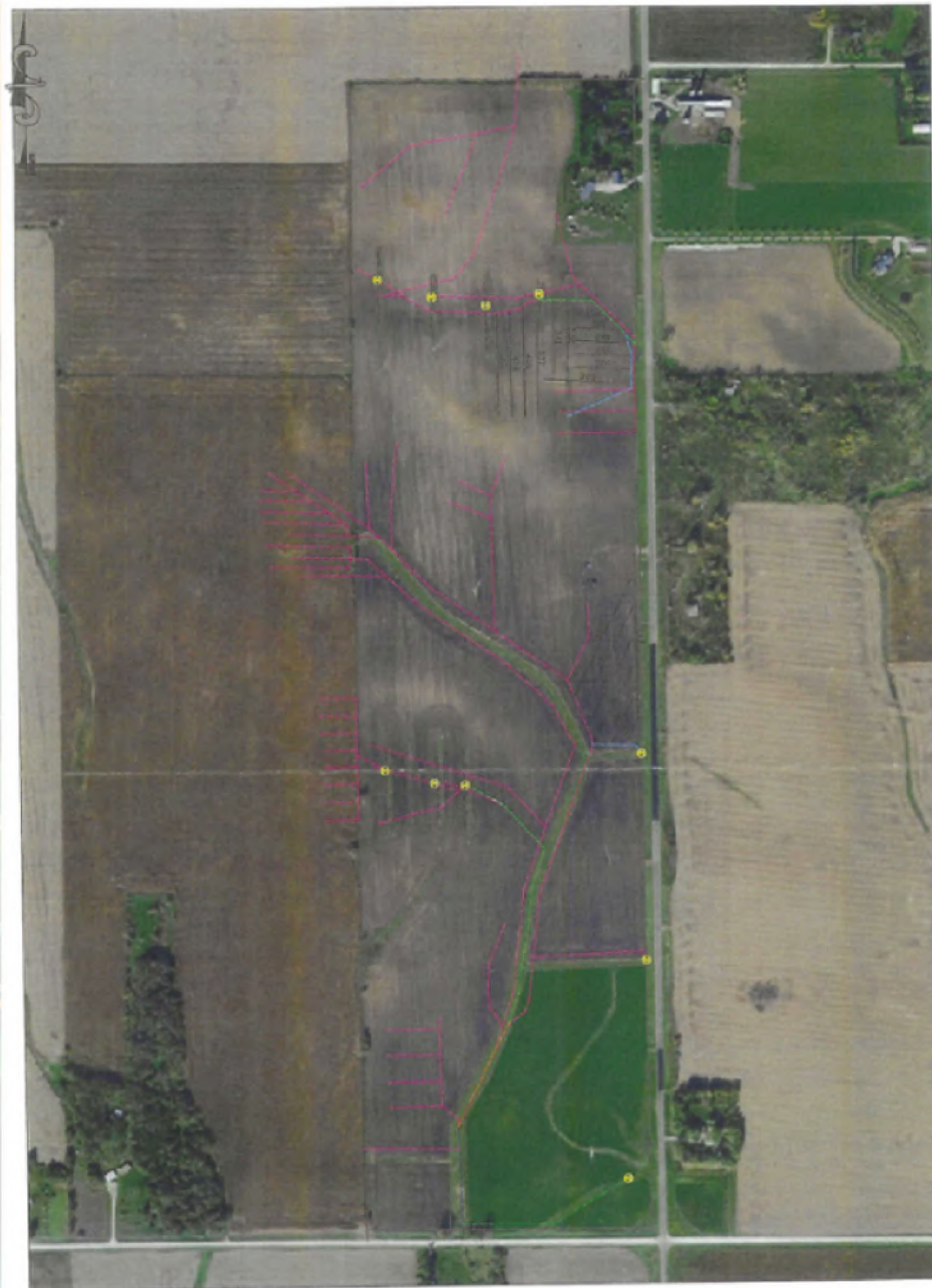
TOWNSHIP: Canisteo
STATE: MN
DATE: Dec, 2020

Note: Existing tile was drawn from hand drawn tile maps and aerial photos.

MATERIALS	7,231	LF 4" Tile	0	LF 6" NP	0	LF 12" Tile
	0	LF 4" NP	0	LF 8" Tile	0	LF 12" NP
	0	LF 5" Tile	0	LF 8" NP	0	LF 15" Tile
	0	LF 5" NP	0	LF 10" Tile	0	LF 15" NP
	0	LF 6" Tile	0	LF 10" NP	-	-

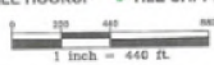
75,000
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Tiling Map



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	0	LF 5" NP	0	LF 10" Tile	0	LF 15" NP
	0	LF 6" Tile	0	LF 10" NP	-	-

116.4
+/- ACRES

DODGE COUNTY, MN

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

SCAN FOR MORE INFO



TROY STAFFORD
507-259-3047

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520 S Main St,
Stewartville, MN 55976

