

LAND OFFERING

65.04 ± Acre Farmland



65.04 ± Acre Farmland | Section 29

Mantorville Township | Dodge County, MN

Looking for affordable farmland, maybe add to your existing farming operations, or start out new! Here's 65.04 +/- acres with 62.42 +/- tillable acres located at the edge of town. This cropland has superior soils with some tile.



Call us for more info:

📞 507-634-7033

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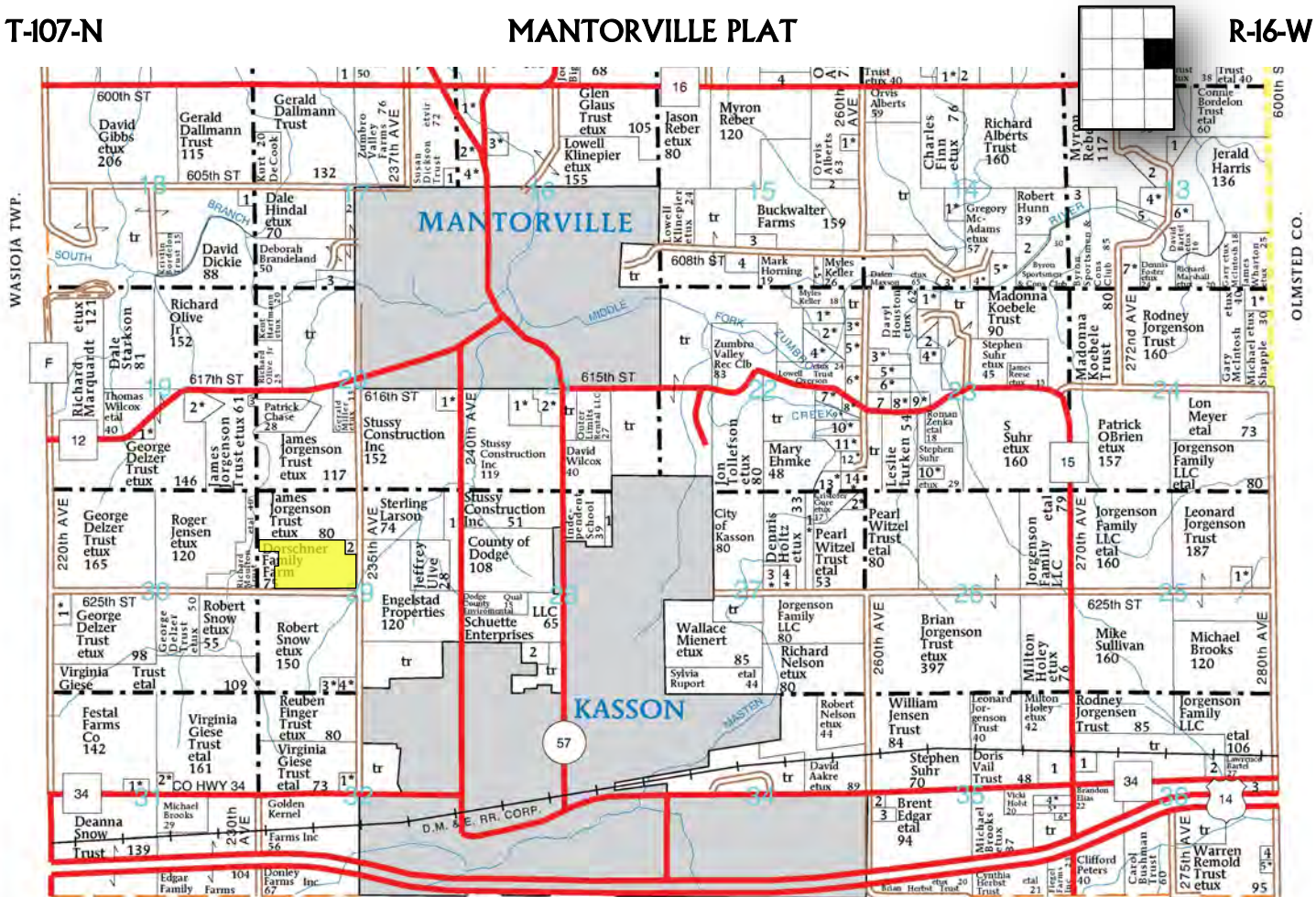
65.04 ± Acre Farmland

Plat Map with Approximate Borders

T-107-N

MANTORVILLE PLAT

R-16-W



Legal: 65.04 ACRES - The South 1/2 of the NW 1/4 except that part of the SE 1/4 of the NW 1/4 and that part of the NW 1/4 of Section 29, Twp 107 N, Rng 16 W, Dodge County, Minnesota.

Property Tax: \$3,930.00 Payable in 2020

PID: 13.029.0402

Gross Acres: 65.04± **CPI:** 94.9
Tillable Acres: 62.42± **Tile:** Some pattern tiled

Corn Base: 27.0 acres **PLC Yield:** 145 Per Dodge County FSA Office
TOTAL 27.0 acres

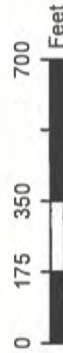
Offered at \$455,000



Farm 4759
Tract 1324

2019 Program Year

Map Created May 07, 2019



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit
Non-Cropland
Cropland
Tract Boundary

Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Cropland Total: ~~67.66~~ acres
65.04

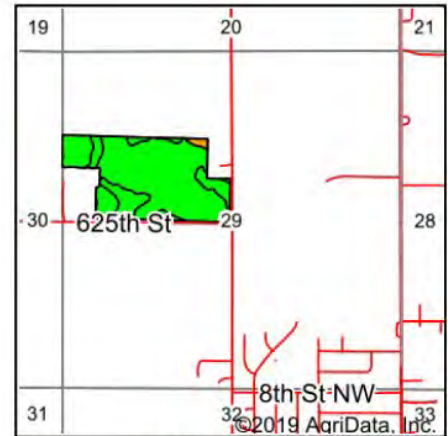
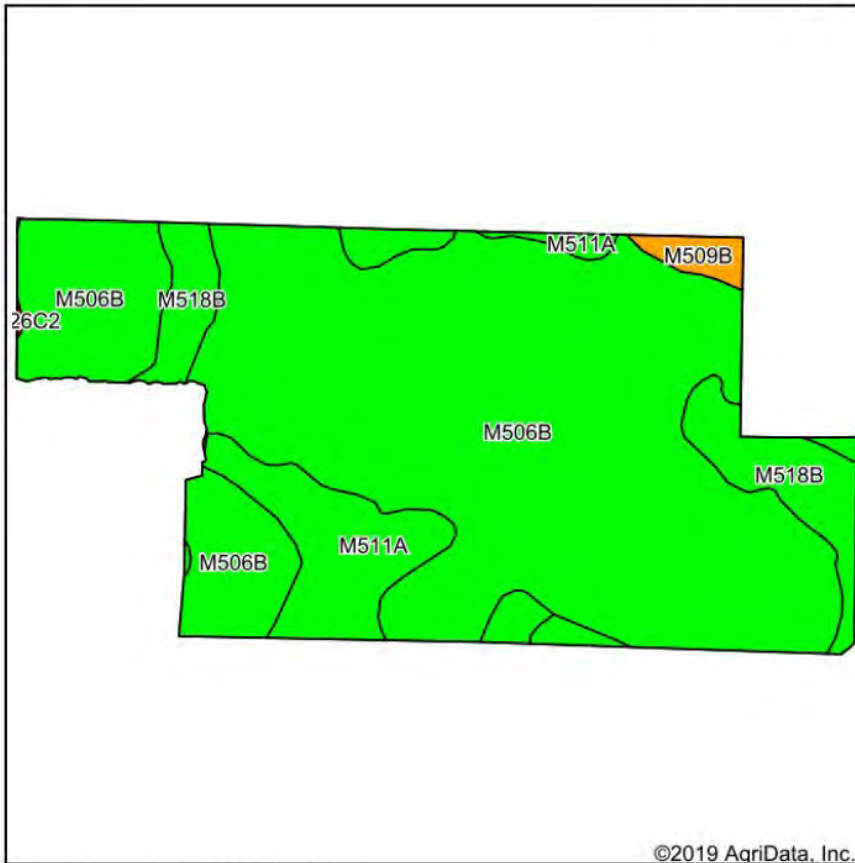


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Soils Map



State: **Minnesota**
 County: **Dodge**
 Location: **29-107N-16W**
 Township: **Mantorville**
 Acres: **62.42**
 Date: **5/18/2020**

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 FARMLAND PROFESSIONALS

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M506B	Kasson silt loam, 2 to 6 percent slopes	49.68	79.6%		Moderately well drained	Ile	95			64
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	6.04	9.7%		Poorly drained	Ilw	92	186	55	86
M511A	Readlyn silt loam, 1 to 3 percent slopes	5.86	9.4%		Somewhat poorly drained	Iw	100			66
M509B	Mantorville loam, 2 to 6 percent slopes	0.84	1.3%		Well drained	Ile	75	152	45	42
Weighted Average							94.9	20	5.9	*n 66

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

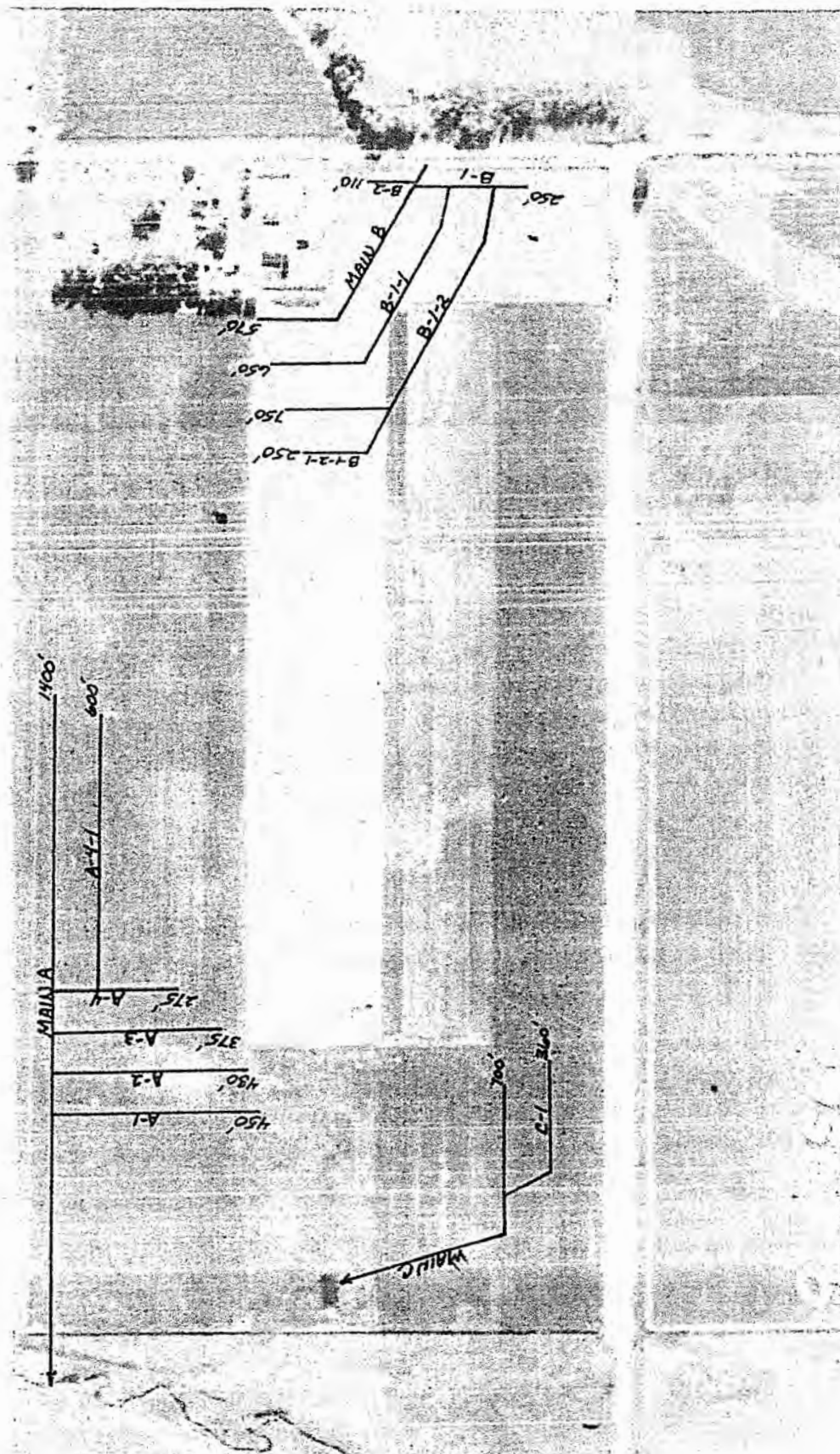
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Tile Map

CONSERVATION PLAN MAP

Owner Marvin Dorchner Operator Date 4-78
 County Dodge State Approximate scale 1"=440'
 Cooperating with Conservation District
 PHOTO NUMBER Monteville Sw. 29
 PLAN IDENTIFICATION USDA SOIL CONSERVATION SERVICE
 ASSISTED BY



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Tile Map

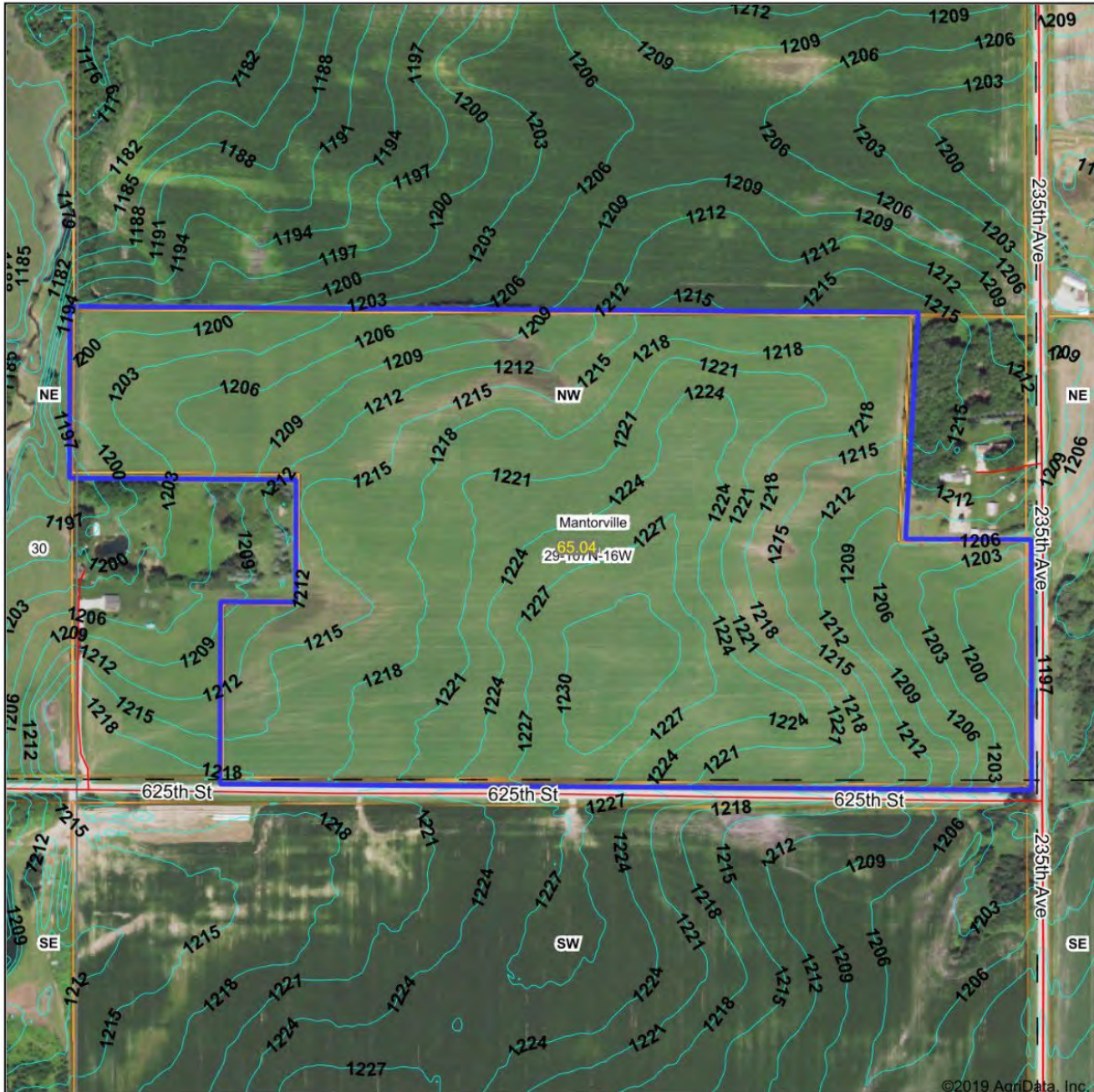
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1400 ft sink hole Apr. 17 - 1971
60 ft apart

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Topography Map with Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,195.6

Max: 1,232.1

Range: 36.5

Average: 1,215.6

Standard Deviation: 8.79 ft

0ft 427ft 855ft



6/5/2020

29-107N-16W
Dodge County
Minnesota

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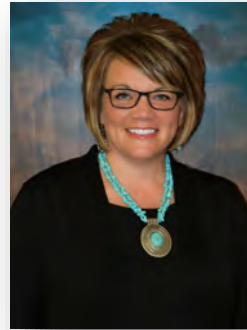
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"The Experienced Farmland Professionals!"



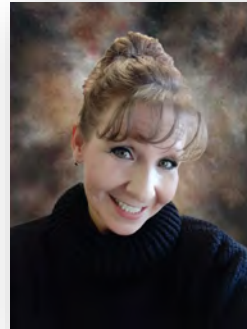
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