

# LAND OFFERING

**50 ± Acre Farmland**



**50.00 ± Acre Farmland | Section 17**

**Vernon Township | Dodge County, MN**

Looking for an organic farm? This property would be a perfect fit having over 10 years in a CRP contract, which will expire in the fall. With 50+/- acres of top-notch soil quality with a CPI rating of 98.7, natural drainage and about 4.5 acres of wooded ground for wildlife habitat.



Call us for more info:

 **507-634-7033**

# 50 $\pm$ Acre Farmland

## R-16-W



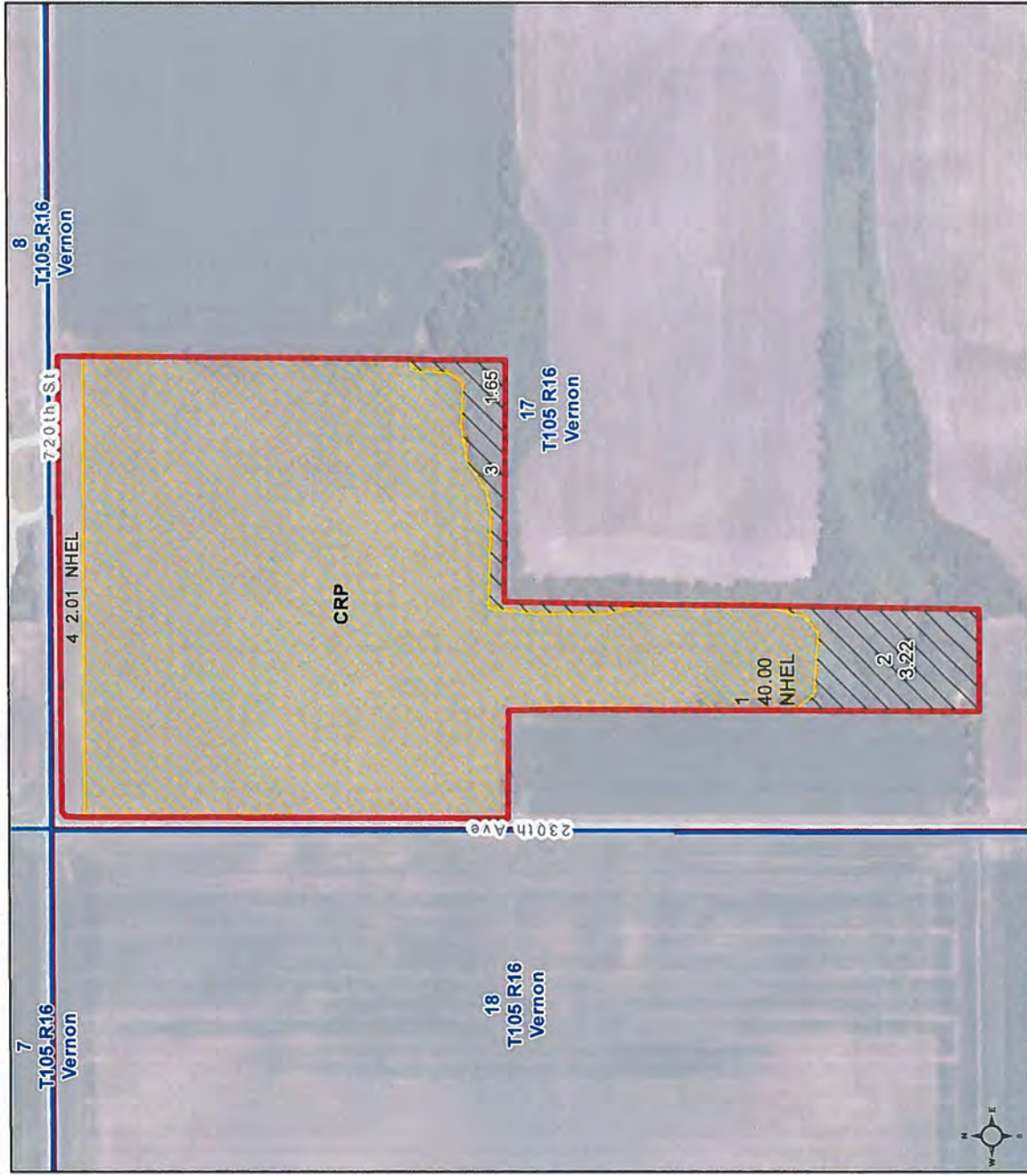


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## GIS Map with Outline





**Farm 2027**  
**Tract 1397**

**2020 Program Year**  
Map Created March 13, 2020



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  
CRP  
Tract Boundary  
Minnesota\_Transparency\_Polygon\_021420

## Wetland Determination Identifiers

Restricted Use  
Limited Restrictions  
Exempt from Conservation  
Compliance Provisions

Tract Cropland Total: 42.01 acres

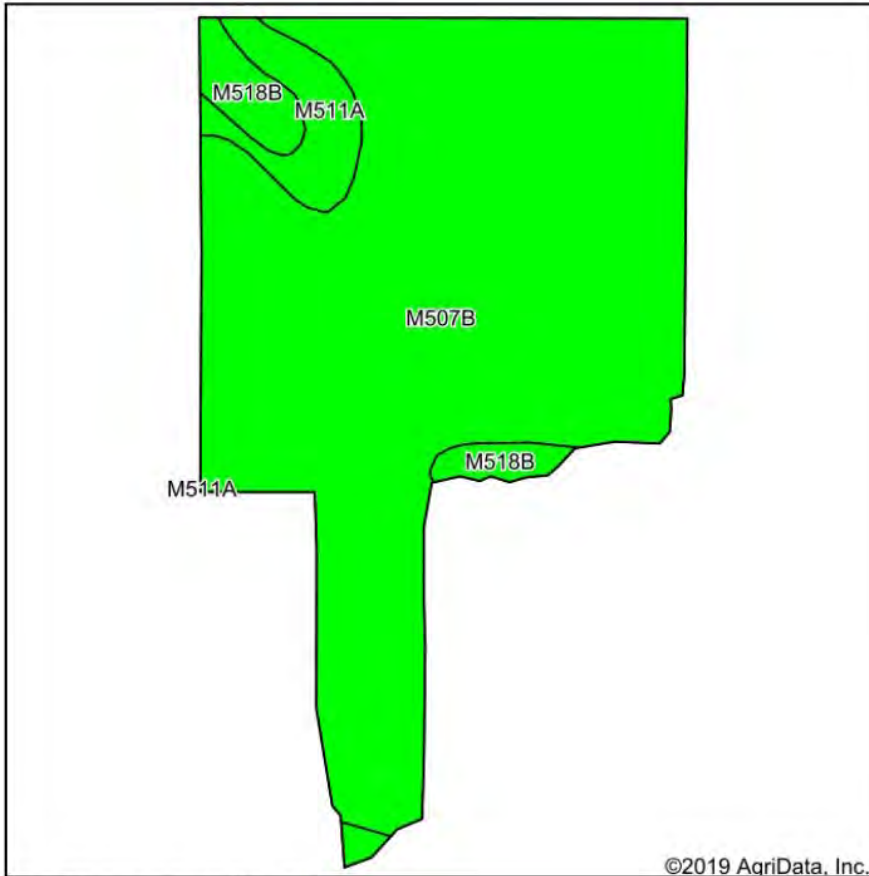
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



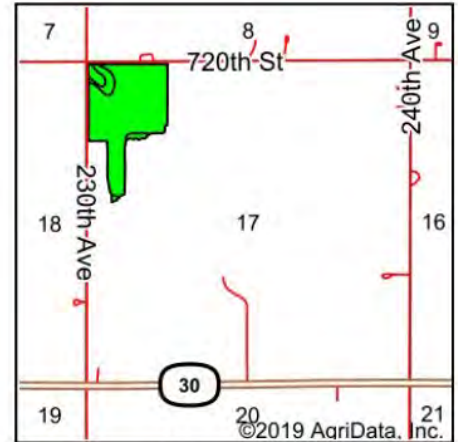
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### Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Dodge**  
Location: **17-105N-16W**  
Township: **Vernon**  
Acres: **42.01**  
Date: **6/5/2020**

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FARMLAND PROFESSIONALS

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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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
M507B	Marquis silt loam, 2 to 6 percent slopes	37.55	89.4%		Moderately well drained	Ile	99	200	59	78
M511A	Readlyn silt loam, 1 to 3 percent slopes	2.30	5.5%		Somewhat poorly drained	Iw	100			66
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	2.16	5.1%		Poorly drained	Ilw	92	186	55	86
Weighted Average							98.7	188.3	55.6	*n 77.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

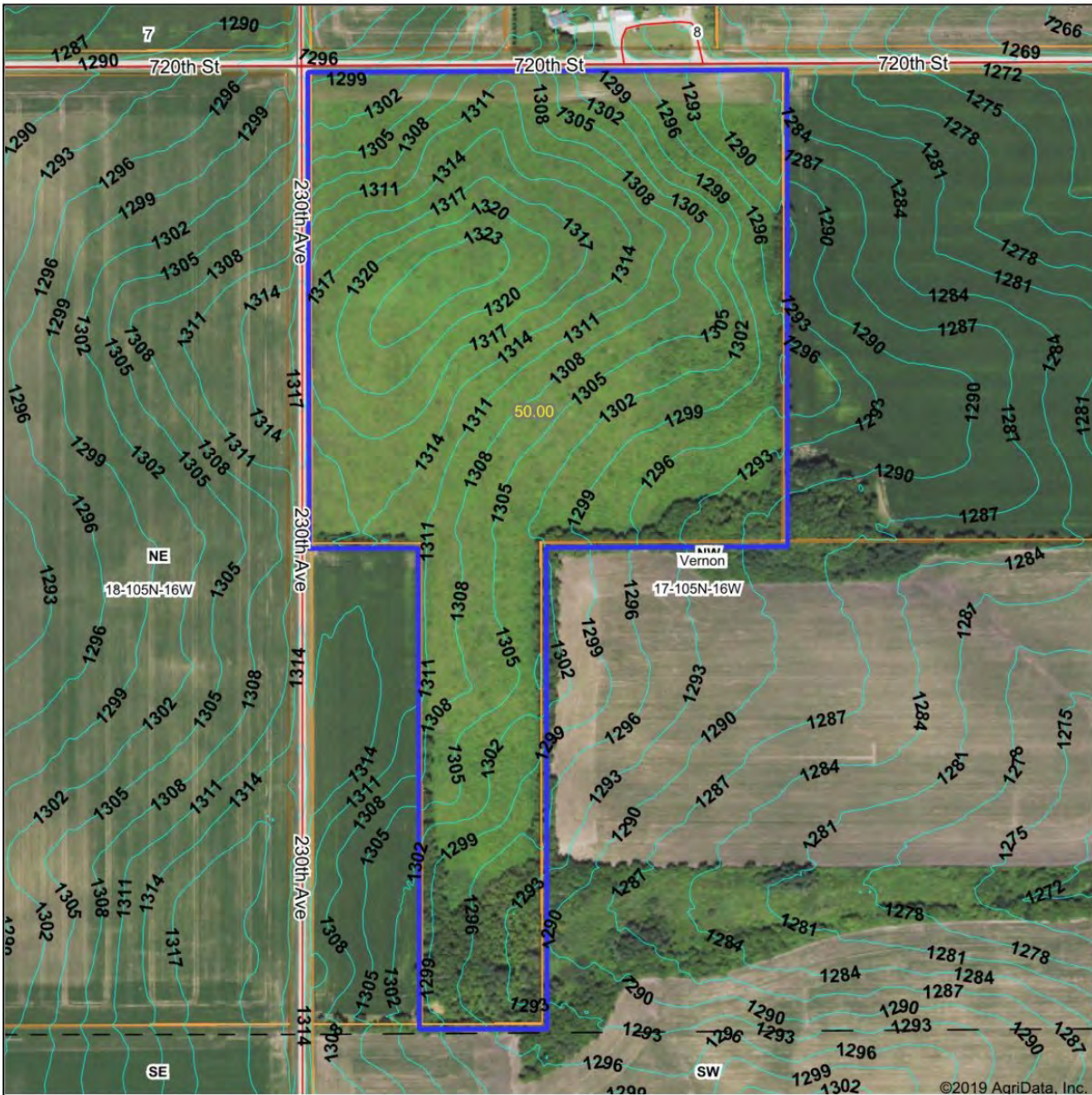
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

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INC

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## Topography Map with Contours



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Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 1,286.0  
Max: 1,324.8  
Range: 38.8  
Average: 1,305.4  
Standard Deviation: 9.74 ft

0ft 427ft 854ft



17-105N-16W  
Dodge County  
Minnesota

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## Photos



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*"The Experienced Farmland Professionals!"*



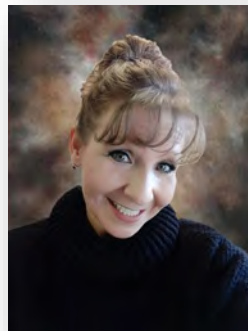
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