

LAND OFFERING

18 ± Acre Acreage



18.69 ± Acre Acreage | Section 10

Milton Township | Dodge County, MN

Peaceful and private acreage setting located on the outskirts of Pine Island, MN. You can't beat the beautiful views and meandering creek, along with recreational and/or hunting opportunities. Only 22 miles from Rochester with 5 ± tillable acres, this county approved buildable site is just waiting for you to build your dream home on it.

**1STOP
REALTY**  INC

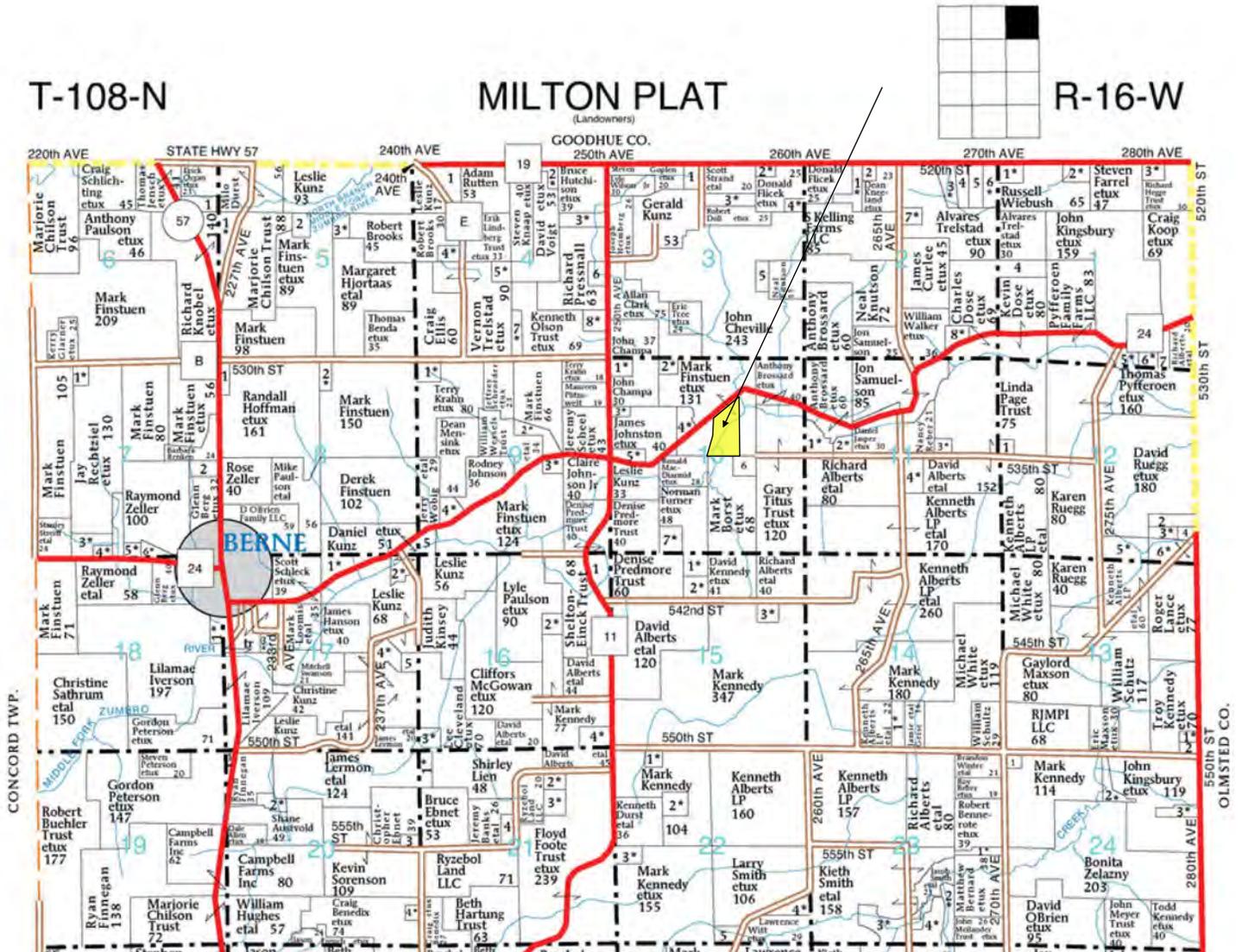
Call us for more info:

 **507-634-7033**

LAND OFFERING

18 ± Acre Acreage

Plat Map with Approximate Borders



Legal: 18.69 Acres - The West 1/2 of the NE 1/4 of Section 10, Township 108 North, Range 16 West, Dodge County, MN.

Property Tax: \$ 0.00 Payable in 2020

PID: Part of 14.010.0404

Gross Acres: 18.69± Acres

Tillable Acres: 5± Acres

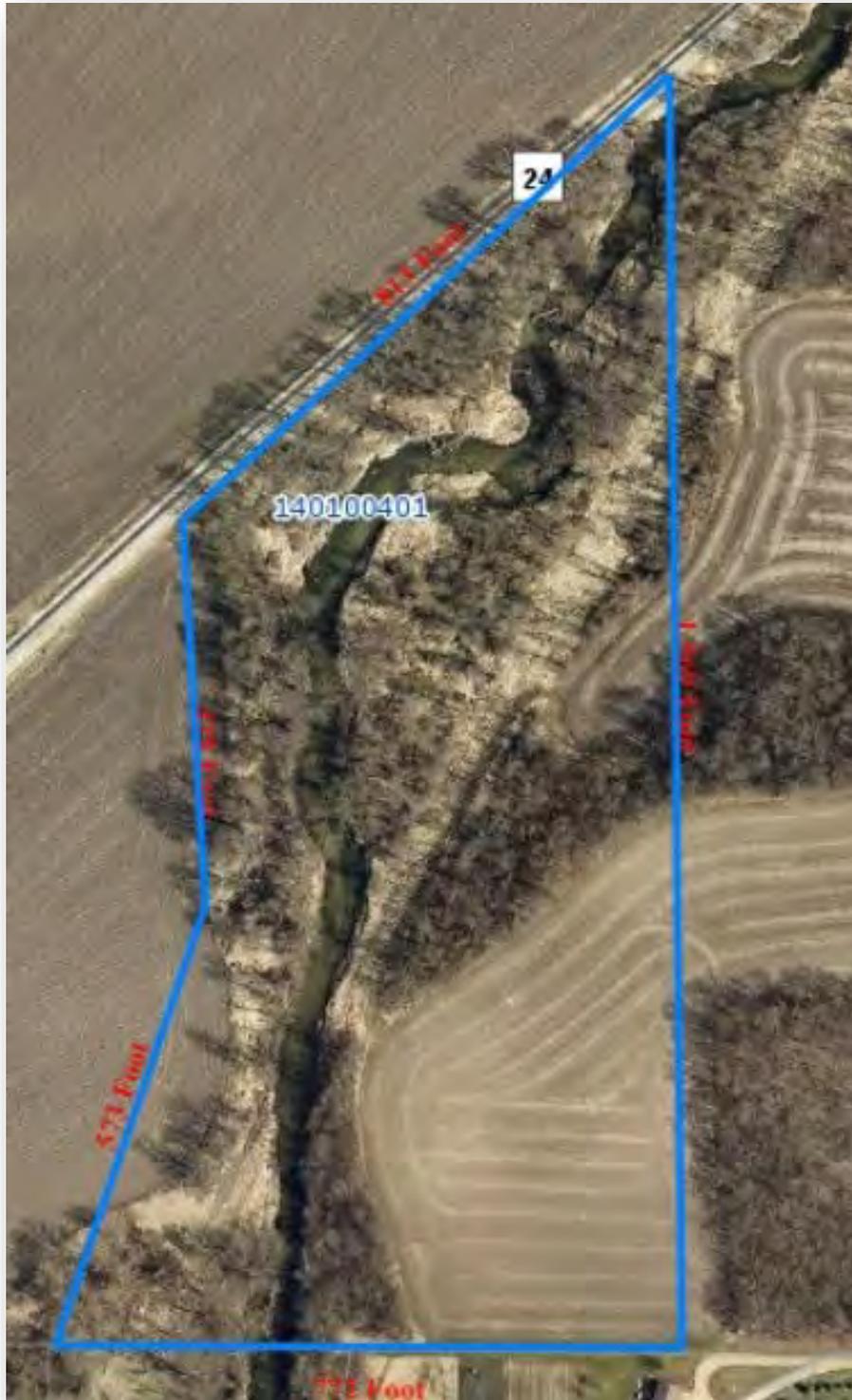
Offered at \$206,000



LAND OFFERING

18 ± Acre Acreage

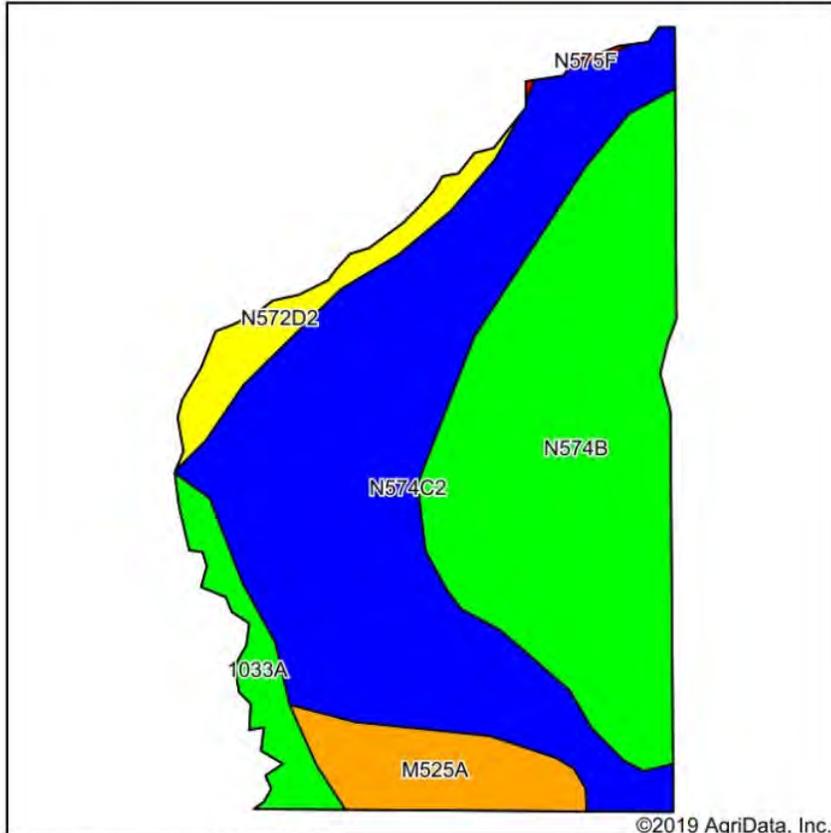
GIS Map with Outline



LAND OFFERING

18 ± Acre Acreage

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **10-108N-16W**
 Township: **Milton**
 Acres: **5**
 Date: **5/10/2020**



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
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	2.27	45.4%	Blue	Well drained	IIIe	81			79
N574B	Downs-Hersey complex, 2 to 6 percent slopes	1.91	38.2%	Green	Well drained	Ile	91			82
M525A	Dakota silt loam, 0 to 3 percent slopes	0.35	7.0%	Orange	Well drained	IIs	79	160	47	40
N572D2	Downs-Hersey, bedrock substratum, complex, 12 to 18 percent slopes, moderately eroded	0.24	4.8%	Yellow	Well drained	IVe	68	140	41	58
1033A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.23	4.6%	Light Green	Moderately well drained	IIlw	91	184	55	89
Weighted Average							84.5	26.4	7.8	*n 76.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.



LAND OFFERING

18 ± Acre Acreage

Topography Map with Contours



1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 1,023.7
Max: 1,062.4
Range: 38.7
Average: 1,040.1
Standard Deviation: 12.47 ft

0ft 271ft 542ft



6/5/2020

10-108N-16W
Dodge County
Minnesota

1STOP REALTY
INC

LAND OFFERING

18 ± Acre Acreage

Photos



1 STOP REALTY, INC.

SALES | LAND MANAGEMENT | LAND & FARM AUCTIONS | 1031 TAX EXCHANGE

“The Experienced Farmland Professionals!”



Kirk E. Swenson
President, REALTOR®
Farmland Broker
kirk@farmlandsales.com
Cell: 507-254-5468



Wendy A. Forthun, ALC
Vice President, REALTOR®
Accredited Land Consultant
Farmland Broker
wendy@farmlandsales.com
Cell: 507-251-1637



Tim Gangl
REALTOR®
tim@farmlandsales.com
Cell: 507-254-1976



Wendy M. Siewert
Office Coordinator /
Real Estate Assistant
admin@farmlandsales.com
Office: 507-634-7033



1 Stop Realty, Inc.

20 4th Street SE | Kasson, MN 55944
info@farmlandsales.com | 507-634-7033

www.farmlandsales.com



1ST STOP REALTY INC

FARMLAND PROFESSIONALS

20 4th Street SE
Kasson, MN 55944
info@farmlandsales.com
507.634.7033

farmlandsales.com

SALES | LAND MANAGEMENT | LAND & FARM AUCTIONS | 1031 TAX EXCHANGE

