

LAND OFFERING

48.09 ± Acre Farmland



48.09 Acre Farmland | Section 35

Mantorville Township | Dodge County, MN

Affordable parcel of farmland with 44.79 ± tillable acres and a CPI of 95.1. Located in a wonderful farming area with good access just east of Kasson, MN.



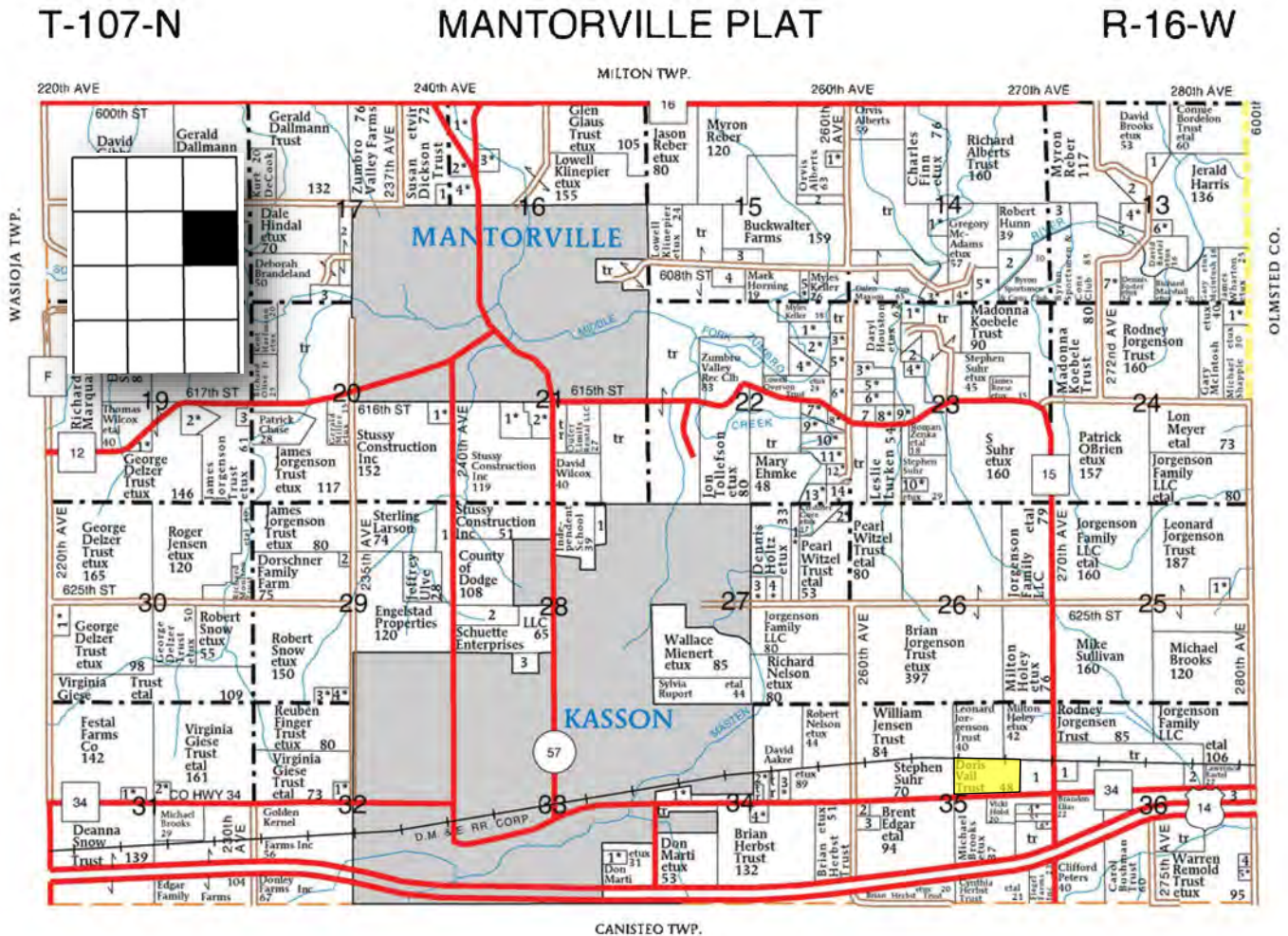
Call us for more info:

📞 507-634-7033

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Plat Map with Approximate Borders



Legal: SECT-35 TWP-107 RANGE-016 48.09 AC - ALL THAT PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 35 IN TOWNSHIP 107 NORTH OF RANGE 16.

PID: 13.035.0100

Property Tax: \$2,822.00 Payable in 2020

Gross Acres: 48.09±

CPI: 95.5

Tillable Acres: 44.79±

Tile: Minimal

Corn Base: 33.78 acres

PLC Yield: 178 per Dodge County FSA Office Record

Soybean Base: 11.00 acres

PLC Yield: 56 per Dodge County FSA Office Record

Offered at: \$355,000

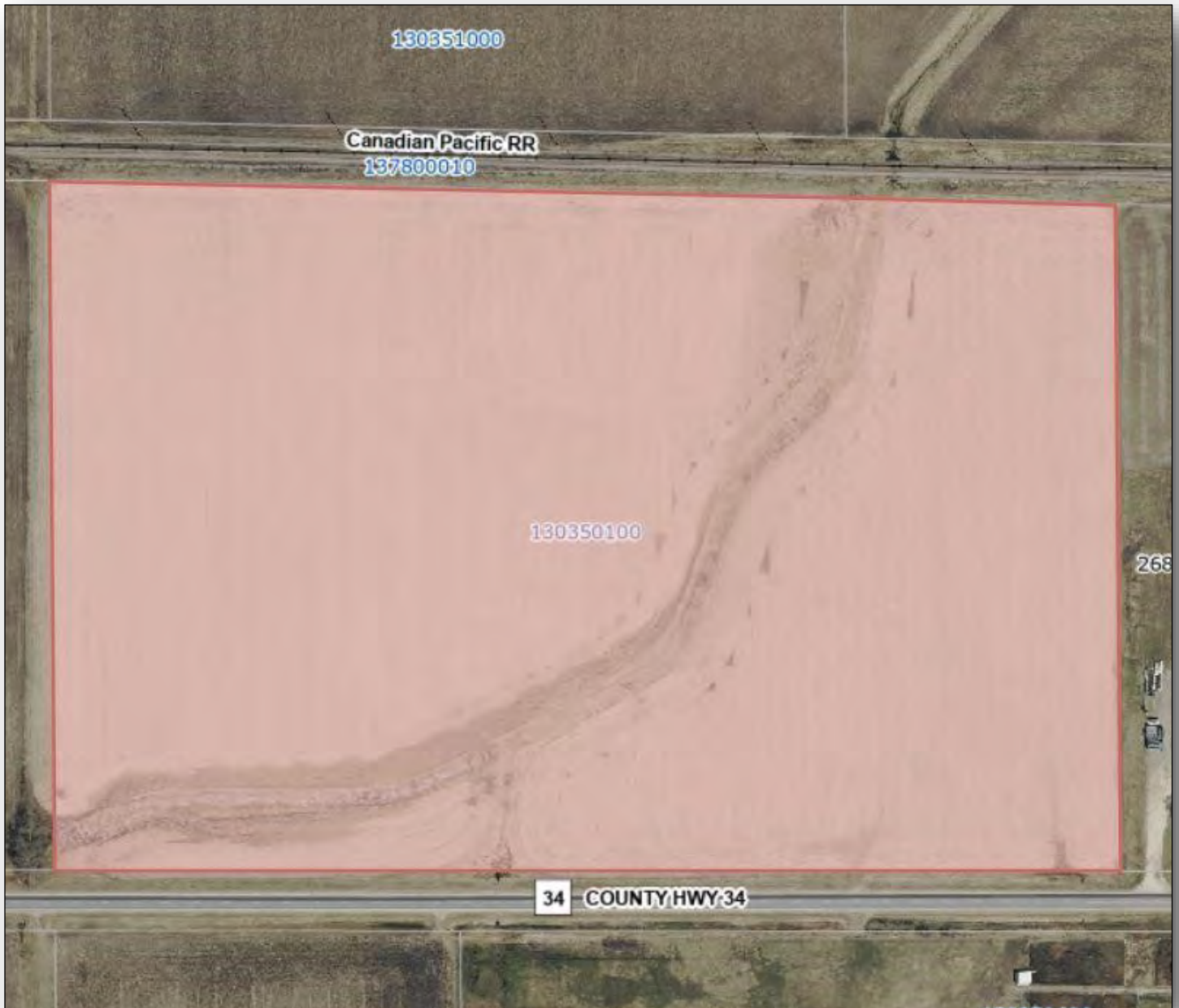


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GIS Map with Outline

PID #13.035.0100 48.09 Acres Mantorville Township



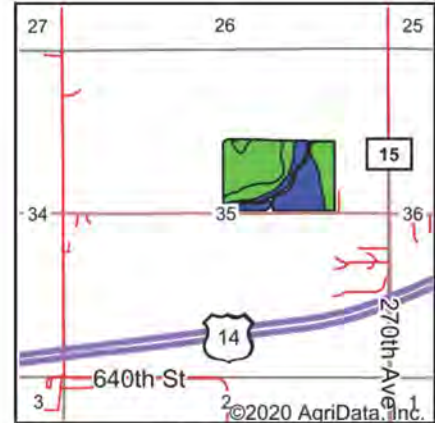
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **35-107N-16W**
 Township: **Mantorville**
 Acres: **44.79**
 Date: **12/1/2020**

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 FARMLAND PROFESSIONALS

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Soybeans
M515A	Tripoli clay loam, 0 to 2 percent slopes	15.63	34.9%		Poorly drained	IIw	87			
M507A	Marquis silt loam, 1 to 3 percent slopes	15.53	34.7%		Moderately well drained	IIe	100	5.5	202	60
M511A	Readlyn silt loam, 1 to 3 percent slopes	13.63	30.4%		Somewhat poorly drained	Iw	100			
Weighted Average							95.5	1.9	70	20.8

*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.

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 INC

48.09 \pm Acre Farmland

This topographic map displays a 35-acre parcel in Mantorville, MN, outlined in yellow. The map features contour lines with elevations ranging from 1241 to 1264 feet. A stream flows through the parcel, and a road labeled '34' runs along the bottom boundary. The parcel is divided into four quadrants by dashed lines, with corner labels: NE, NW, SE, and SW. A central label indicates 'Mantorville' and '35.48.09.16W'. The map is overlaid on an aerial photograph, showing the terrain and surrounding land.



Map Center: 44° 1' 51.31, -92° 42' 18.7

Farm 7348

Tract 1347





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
 Cropland
 Tract Boundary
 Minnesota_Transparency_Polygon_02142019

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

Tract Cropland Total: 46.71 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.

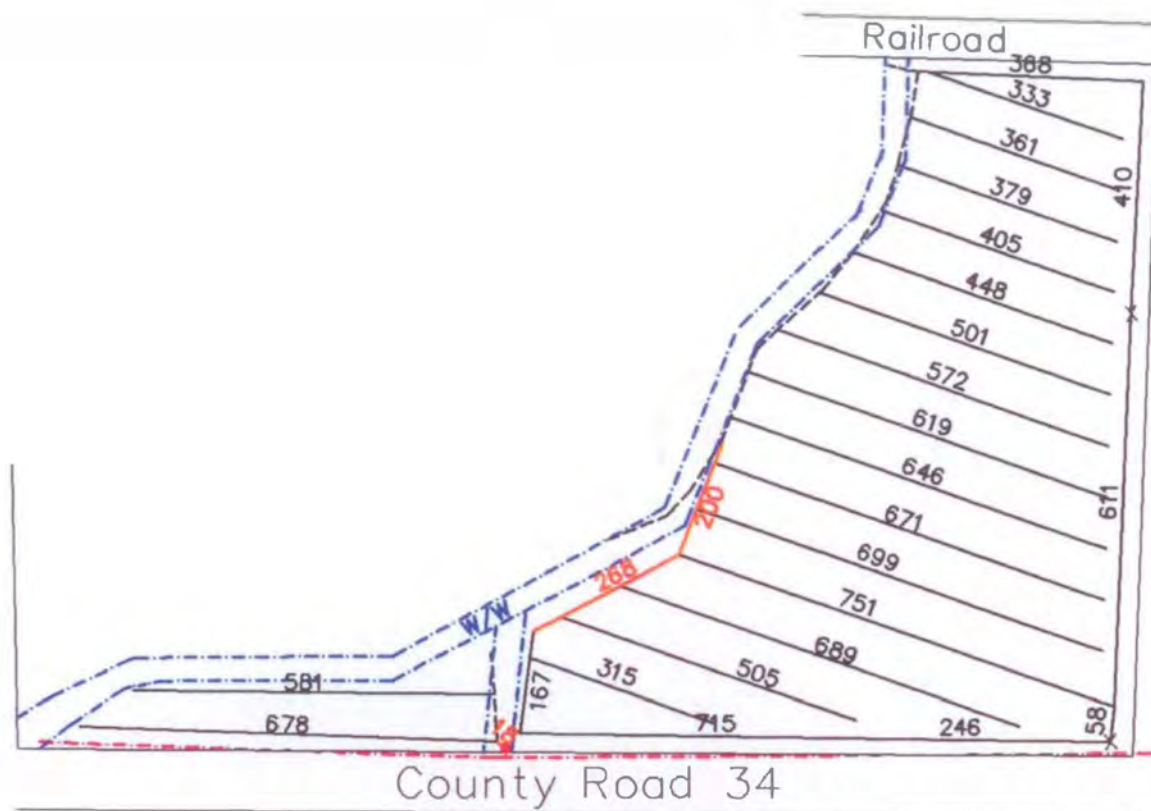
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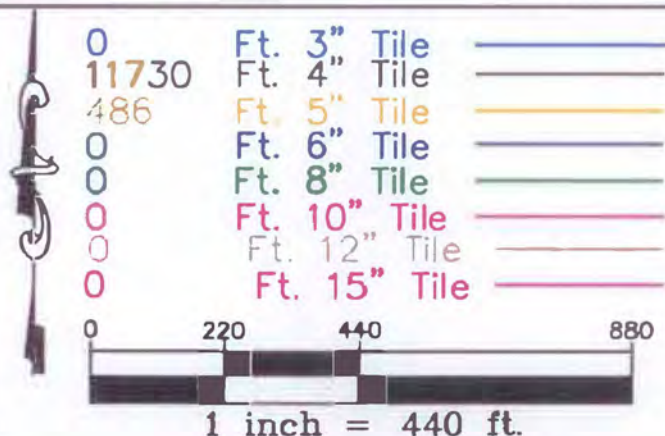
Tile Map



mv35ne

Robert Vail
Section: 35 Township: Mantorville
County: Dodge State: MN

Drawn by: Jeremy Ellingson
Spacings: 80
10-20-99



Ellingson
DRAINAGE

Existing Tile -----
Waterways and Ditches - - - - -
Property and field Borders -----
Elec. or Tele. Cable - - - - -
Gas Line -----
Wetland -----
Trees -----
Surface Intake O

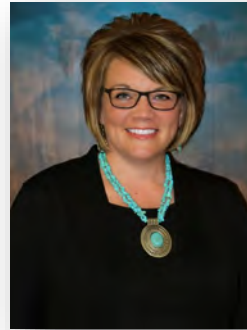
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"The Experienced Farmland Professionals!"



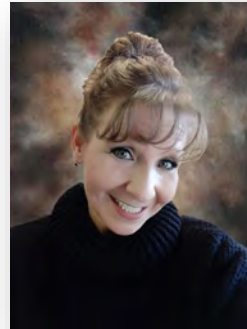
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