

LAND OFFERING

94.3 ± Acre Farmland



94.3 Acre Farmland | Section 18

Vernon Township | Dodge County, MN

94.3 +/- Acres of premium quality soils located East of Hayfield. Well maintained with 95+ CPI's and majority tiled with 45-60' spacing. Great farming area for a great investment or 1031 exchange or a good add-on to an existing farm operation. Additional 103.9 acres available, see MLS#5662033.



FARMLAND PROFESSIONALS

Call us for more info:

📞 507-634-7033

LAND OFFERING

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PID #16.018.0601 94.30 Acres Vernon Township

Legal: SECT-18 TWP-105 RANGE-016 94.30 AC - THE SW1/4 OF THE SE1/4 AND THE S1/2 OF THE SW1/4.

Property Tax: \$2,316.00
payable in 2020

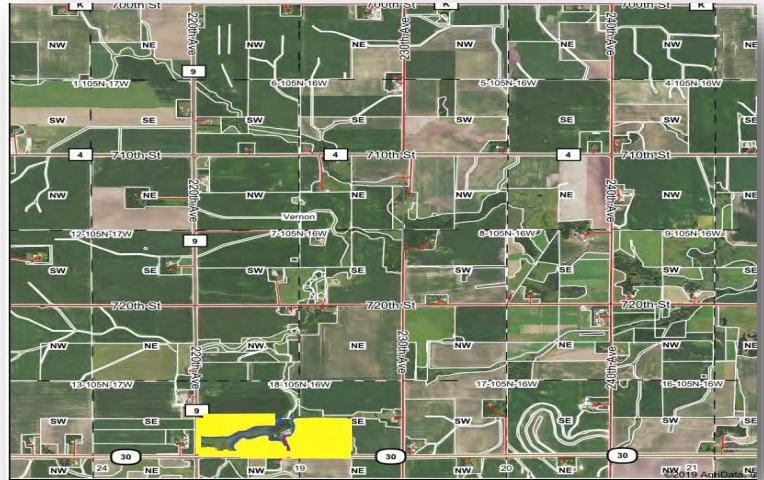
PID: 16.018.0601

Gross Acres: 94.30±

Tillable Acres: 82.78±

CPI: 95.2

Tile: Majority



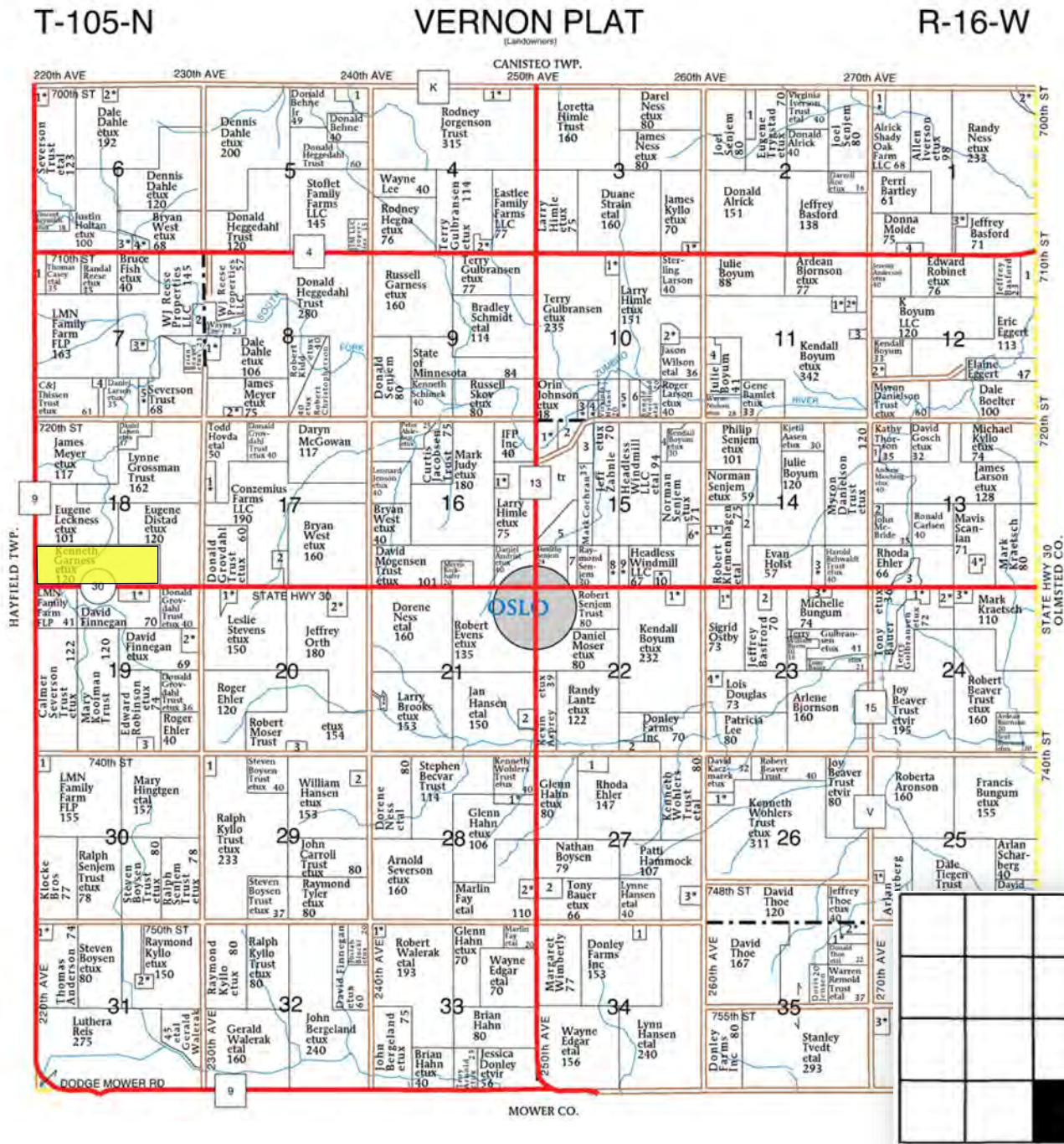
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	
Corn Base:	40.8 acres	181	0.0	Per Dodge County FSA Office
Soybean Base:	32.3 acres	47	0.0	Per Dodge County FSA Office
Total Base Acres:	73.1 acres			

Offered at: \$ 607,000

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Plat Map with Approximate Borders



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GIS Map with Outline

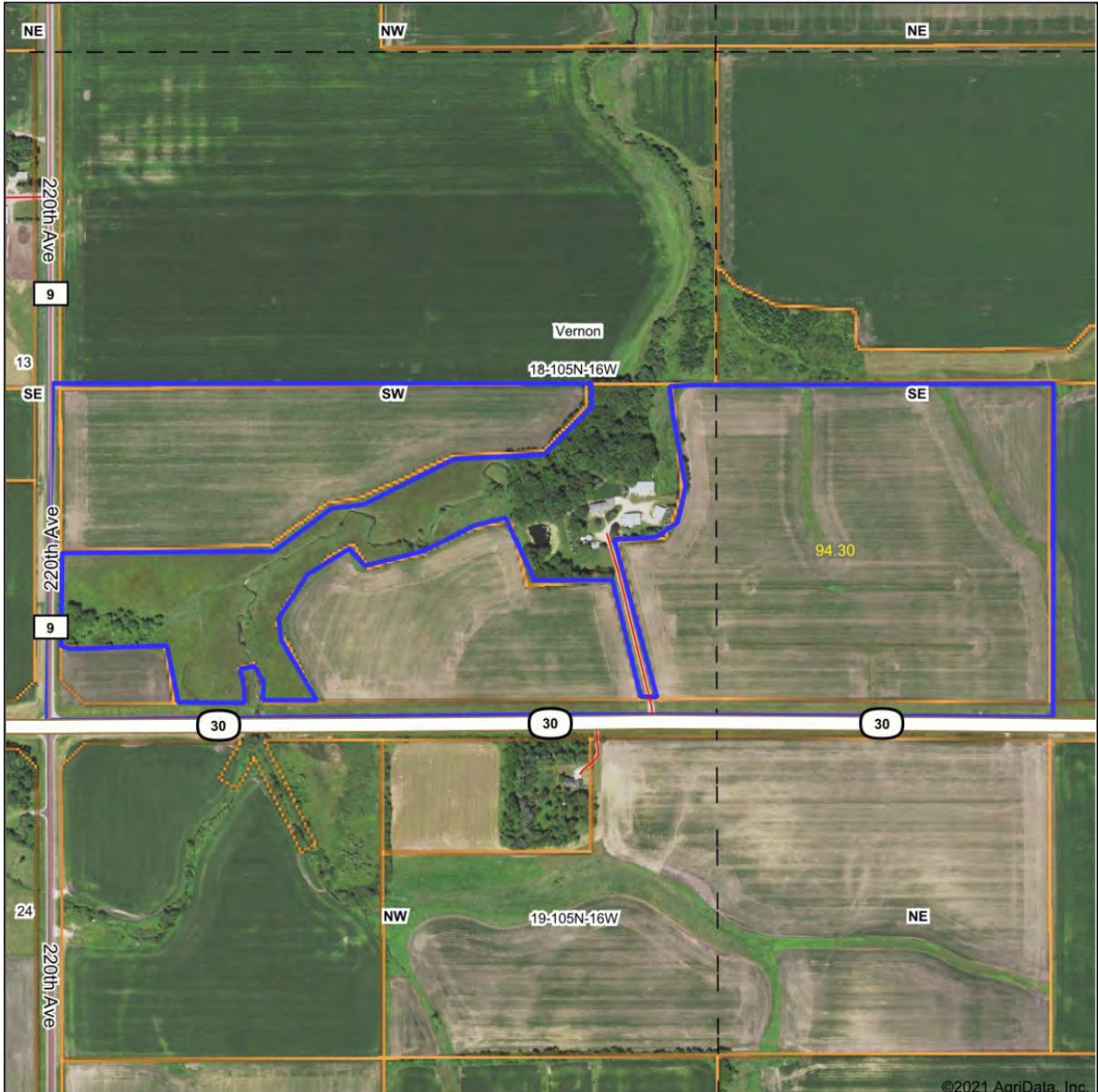
PID #16.018.0601 94.3 Acres Vernon Township



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Aerial Map



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Maps Provided By
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Map Center: 43° 53' 38.67, -92° 47' 28.76

18-105N-16W
Dodge County
Minnesota

0ft 613ft 1227ft



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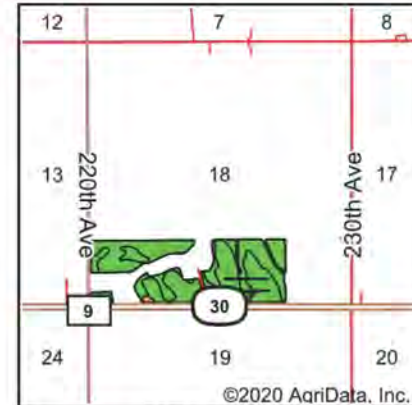
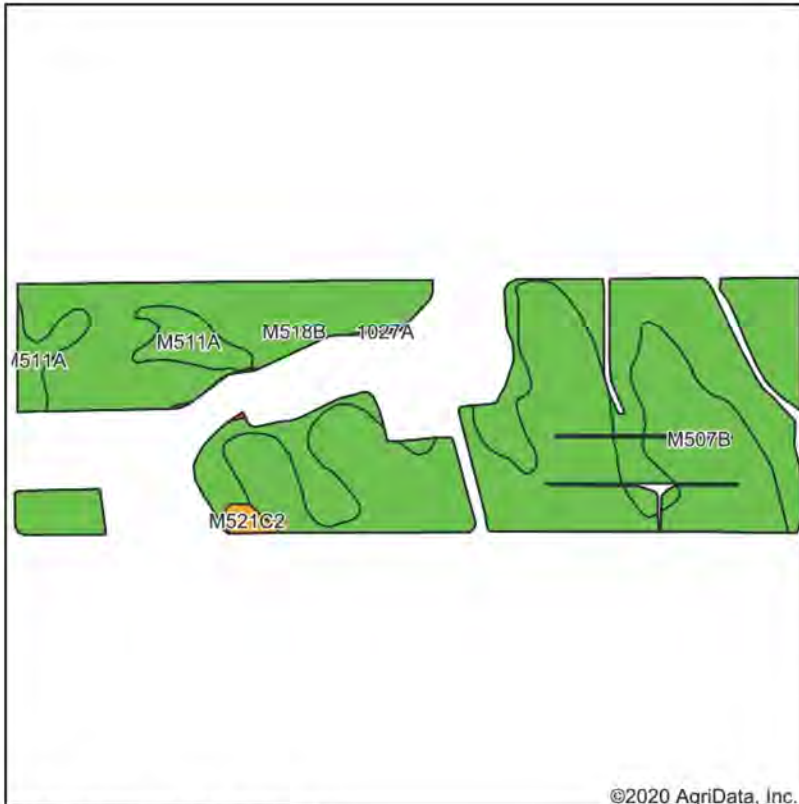
94.3 ± Acre Farmland

Soils Map

PID #16.018.0601

94.3 Acres

Vernon Township



State: **Minnesota**
County: **Dodge**
Location: **18-105N-16W**
Township: **Vernon**
Acres: **82.78**
Date: **7/16/2020**

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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
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	42.68	51.6%		Poorly drained	IIw	92	186	55	86
M507B	Marquis silt loam, 2 to 6 percent slopes	34.81	42.1%		Moderately well drained	IIe	99	200	59	78
M511A	Readlyn silt loam, 1 to 3 percent slopes	4.49	5.4%		Somewhat poorly drained	Iw	100			66
M521C2	Kenyon silt loam, 6 to 12 percent slopes, moderately eroded	0.63	0.8%		Well drained	IIIe	79	160	47	61
1027A	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	0.17	0.2%		Poorly drained	Vw	31			48
Weighted Average							95.2	181.2	53.5	*n 81.3

*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.

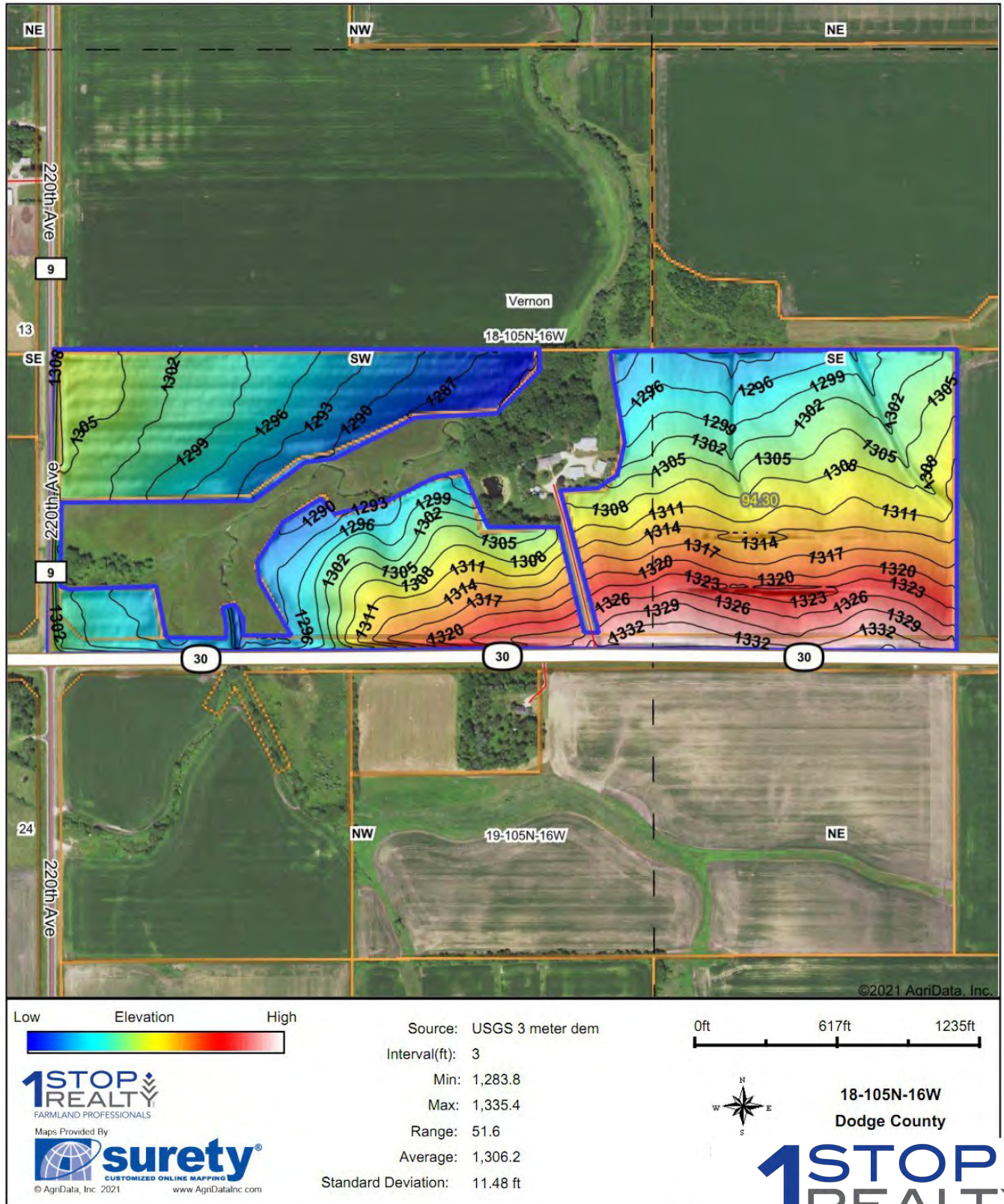
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Topography Hillshade

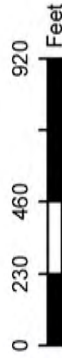


Farm 5026

Tract 1414

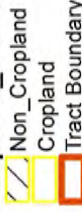
2020 Program Year

Map Created April 03, 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

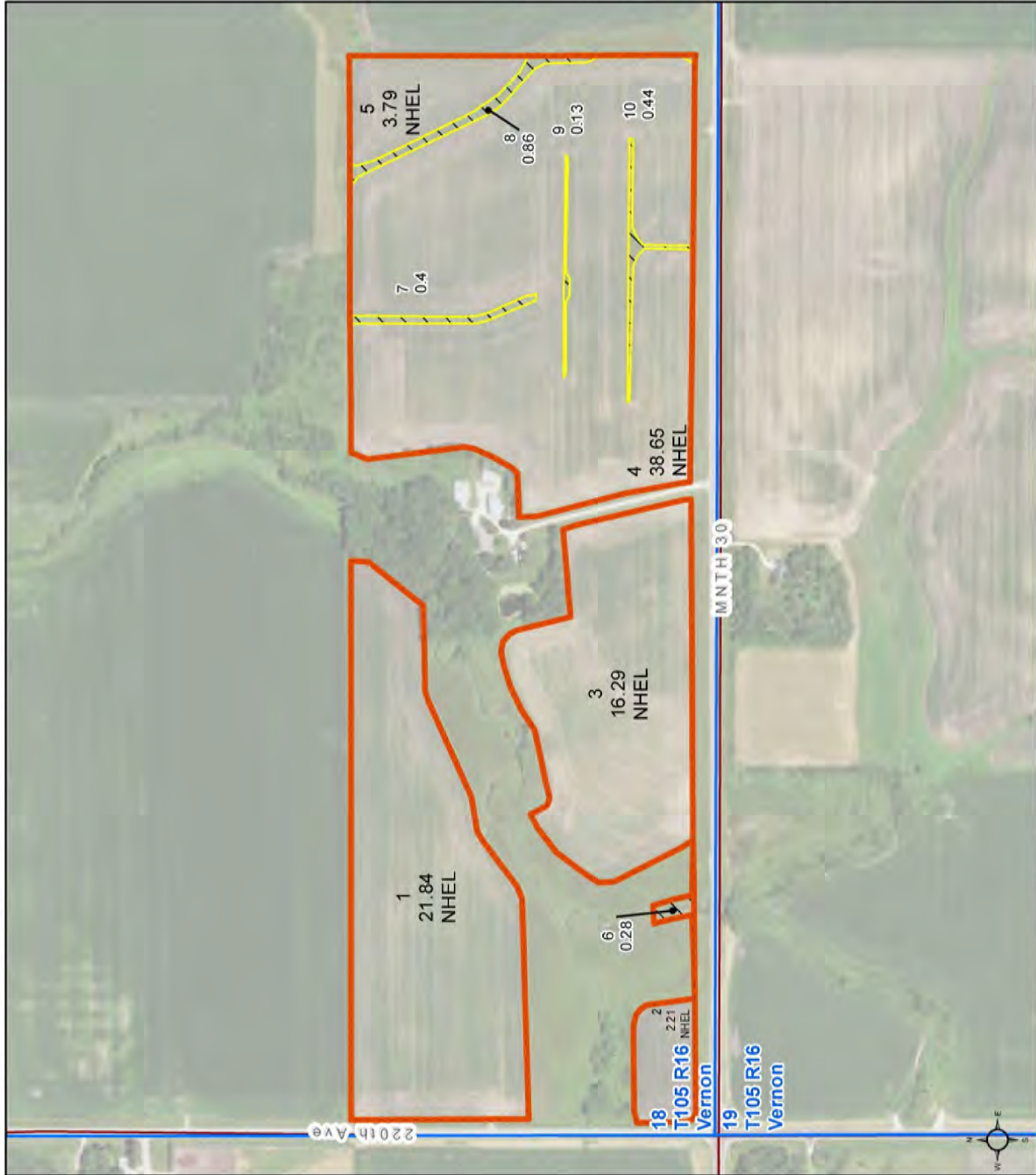
Common Land Unit
cropland_indicator_3CM



Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 82.78 acres

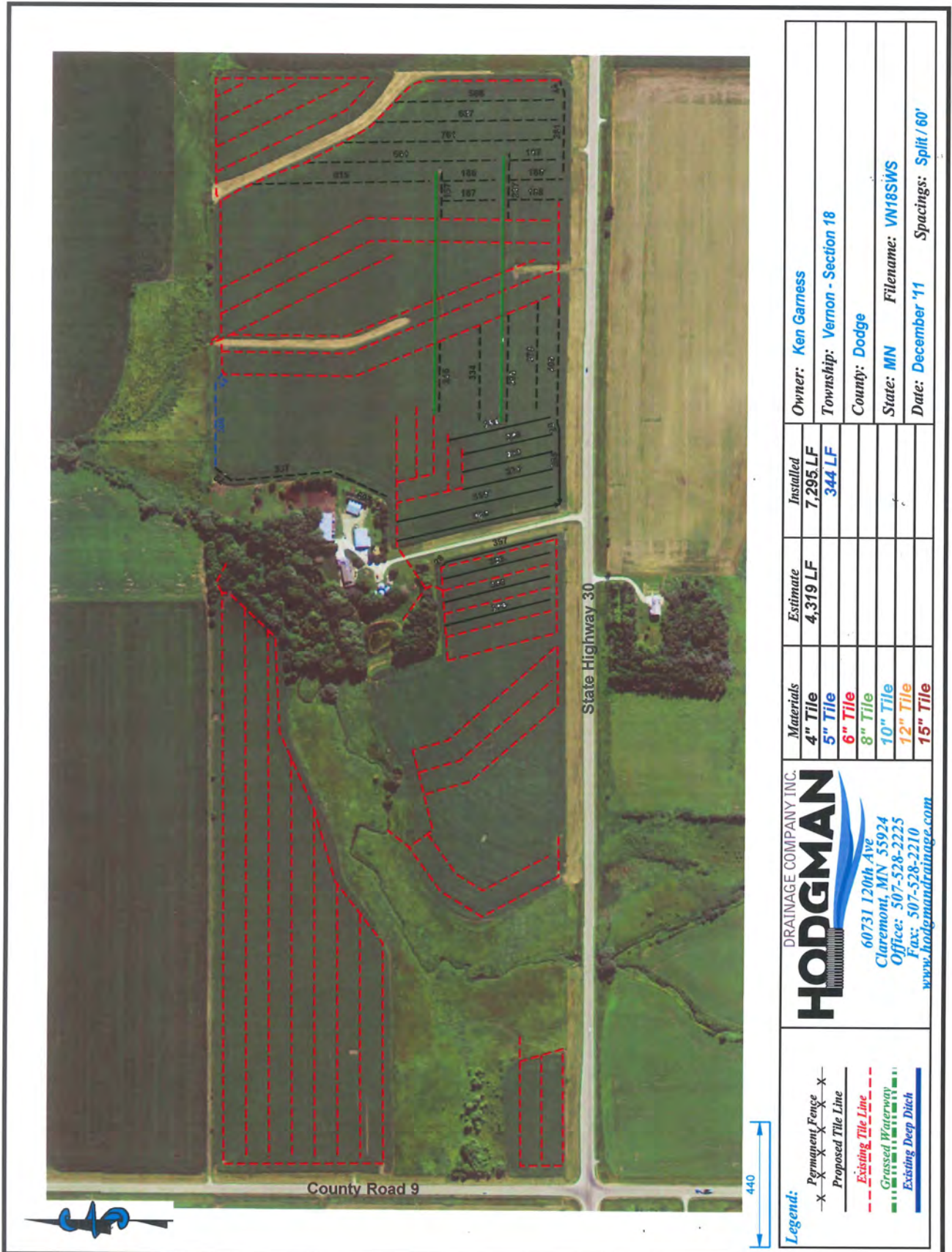


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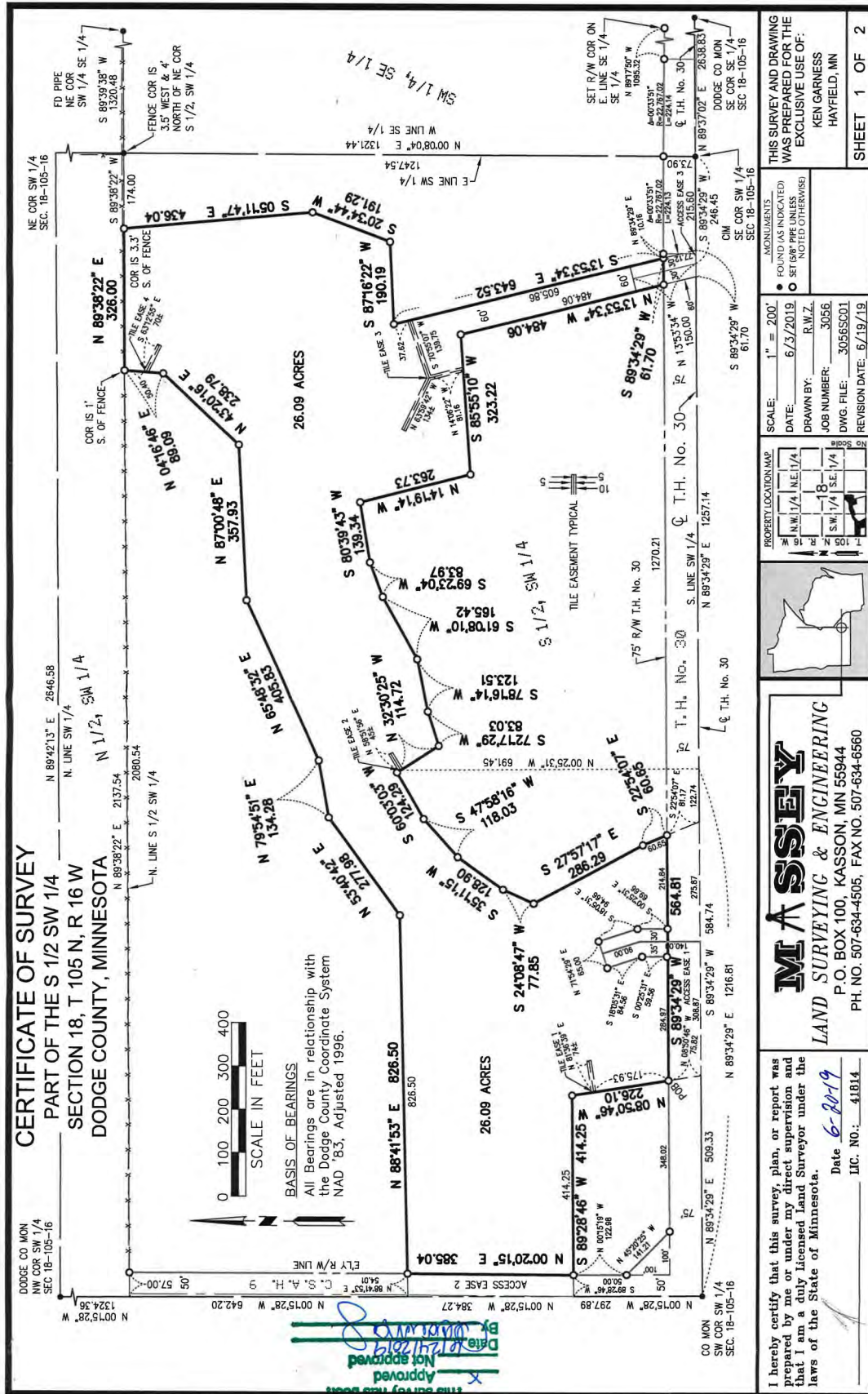
Tile Map



Building Site Survey

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Photos

PID #16.018.0601

94.3 Acres

Vernon Township



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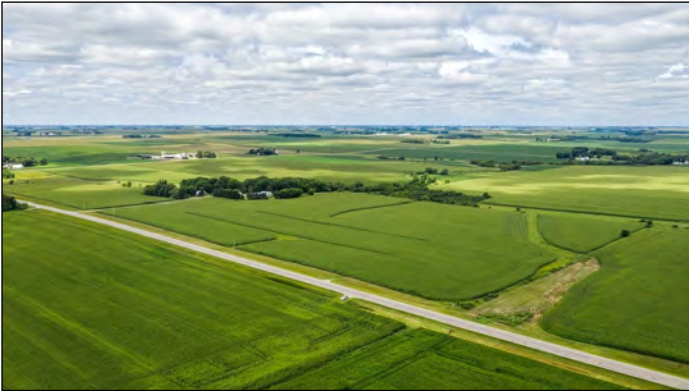
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Photos

PID #16.018.0601

94.3 Acres

Vernon Township



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Additional 103.9 acres available, see MLS #5662033.

PID #08.032.0601	35.00 Acres	Canisteo Township
PID #08.032.0800	68.9 Acres	Canisteo Township



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"The Experienced Farmland Professionals!"



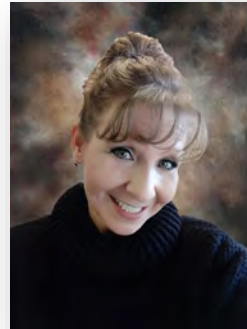
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