

LAND OFFERING

65.35 ± Acre Farmland



65.35 Acre Farmland | Section 32 City of Kasson | Dodge County, MN

This 65-acre multi-opportunity parcel at the edge of Kasson is diverse with its mix of mature trees, tillable land, grassy areas, CRP income and a creek. It also offers a building site option along with the ability to hunt right out your back door. There are approximately 24 acres of tillable land that has a 91.2 CPI soil rating, 4.29 acres of CRP ground with the balance being woods and creek. The property can easily have areas converted to pasture ground if that is a need. City sewer & water lines are easily assessable to the property as well for those interested in the potential for future development.

**1STOP
REALTY** INC

Call us for more info:

📞 **507-634-7033**

65.35 \pm Acre Farmland

R-16-W



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GIS Map with Outline

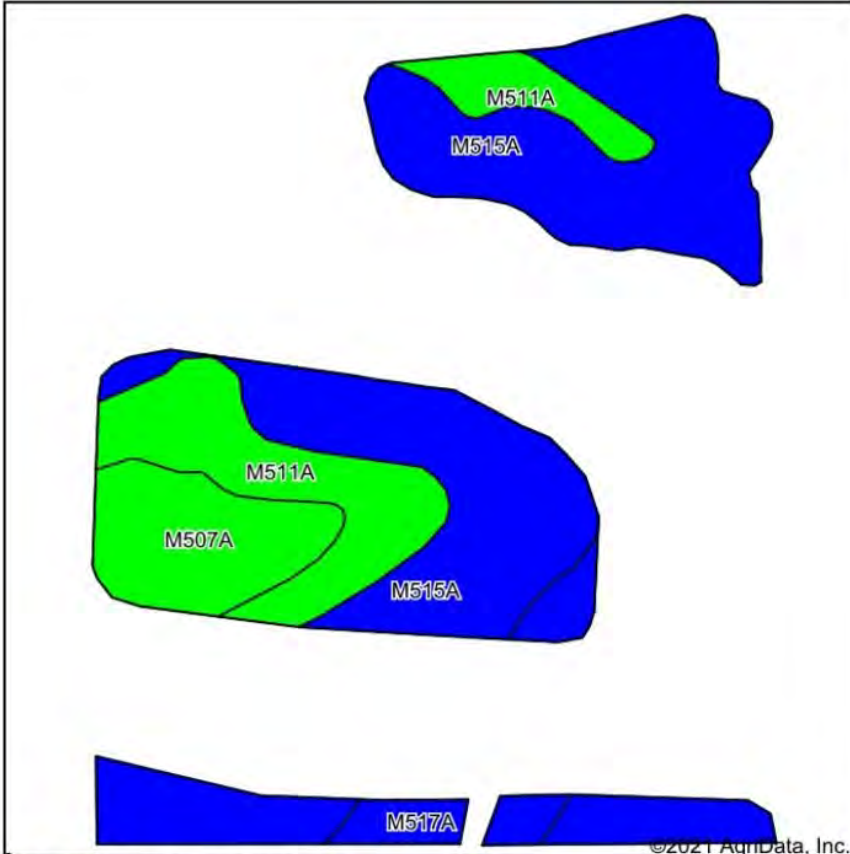
PID #24.032.2200 & 24.032.2301 65.35 Acres City of Kasson



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Soils Map



State: **Minnesota**
County: **Dodge**
Location: **32-107N-16W**
Township: **Kasson**
Acres: **28.67**
Date: **4/26/2021**

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

Area Symbol: MN039, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M515A	Tripoli clay loam, 0 to 2 percent slopes	17.55	61.2%		Poorly drained	IIw	87			63
M511A	Readlyn silt loam, 1 to 3 percent slopes	5.93	20.7%		Somewhat poorly drained	Iw	100			68
M507A	Marquis silt loam, 1 to 3 percent slopes	3.50	12.2%		Moderately well drained	Ile	100	202	60	80
M517A	Clyde silty clay loam, 0 to 3 percent slopes	1.69	5.9%		Poorly drained	IIw	86	193.5	56	85
Weighted Average							91.2	36.1	10.6	*n 67.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

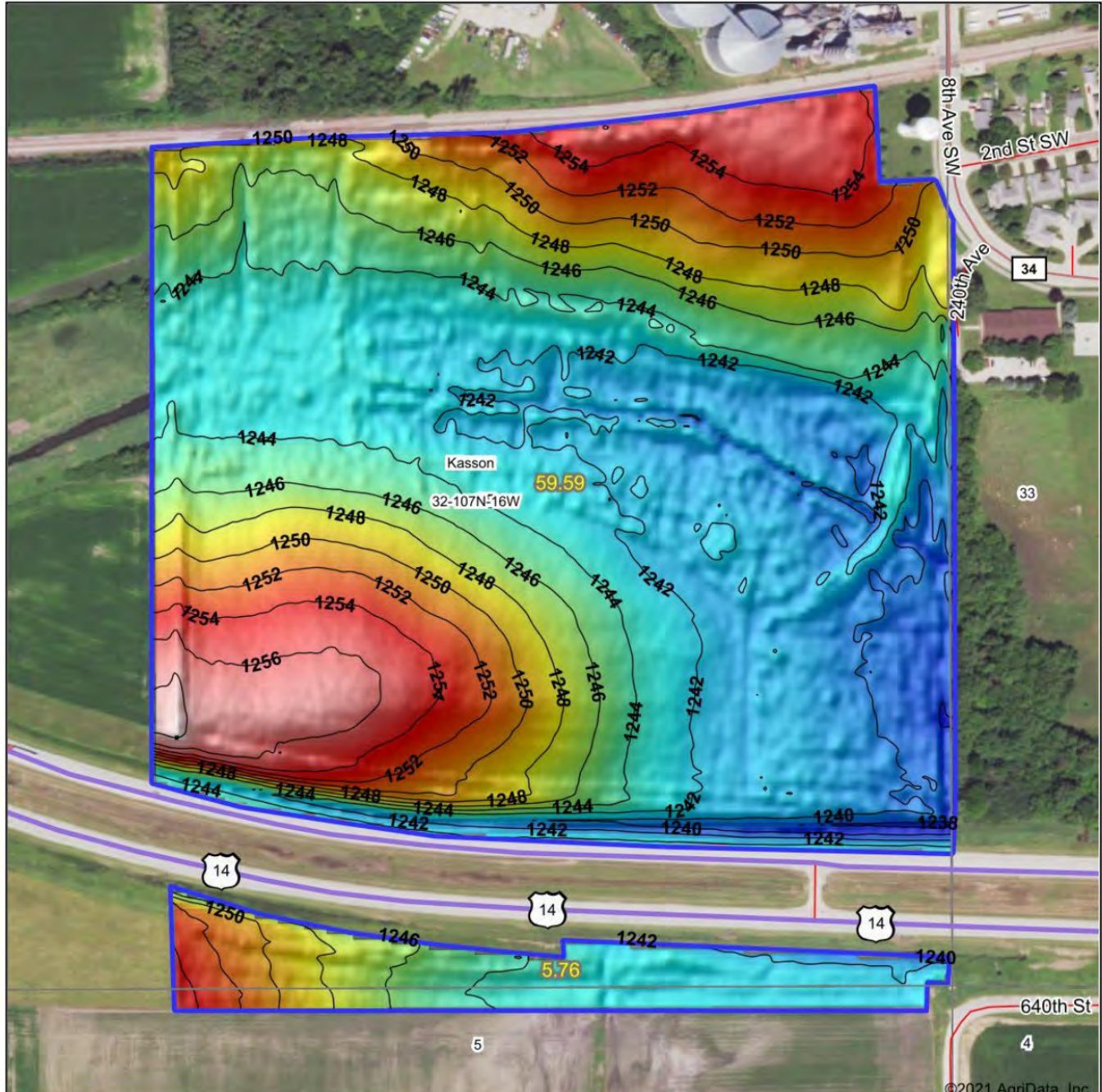
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

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Topography Hillshade



Low Elevation High



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Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,237.4

Max: 1,259.5

Range: 22.1

Average: 1,246.0

Standard Deviation: 4.89 ft

0ft 335ft 669ft



4/26/2021

32-107N-16W
Dodge County
Minnesota

map center: 44° 1' 30.79, -92° 45' 41.41

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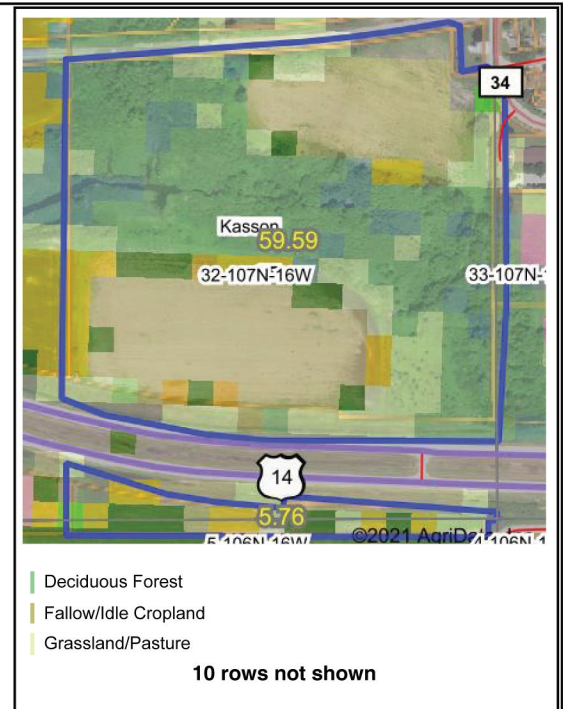
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4 Year Crop History

Crop Year: 2020



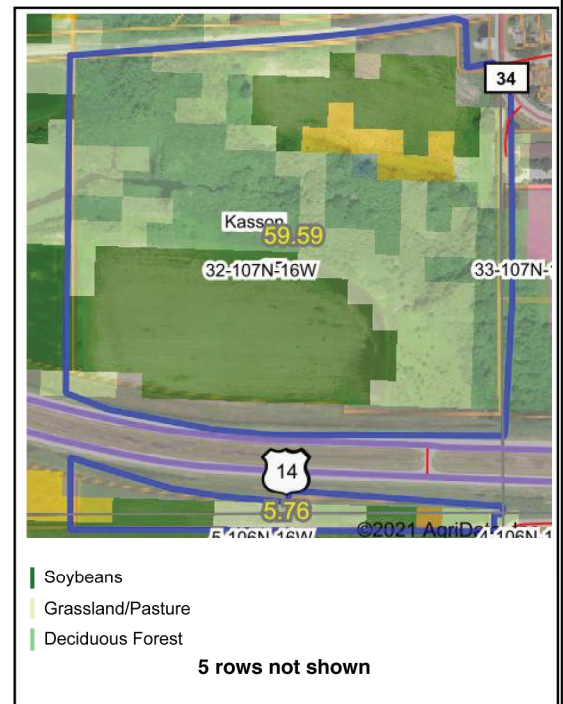
Crop Year: 2019



Crop Year: 2018



Crop Year: 2017



Map Center: 44° 1' 24.21, -92° 45' 49.34

State: MN

County: Dodge

Legal: 32-107N-16W

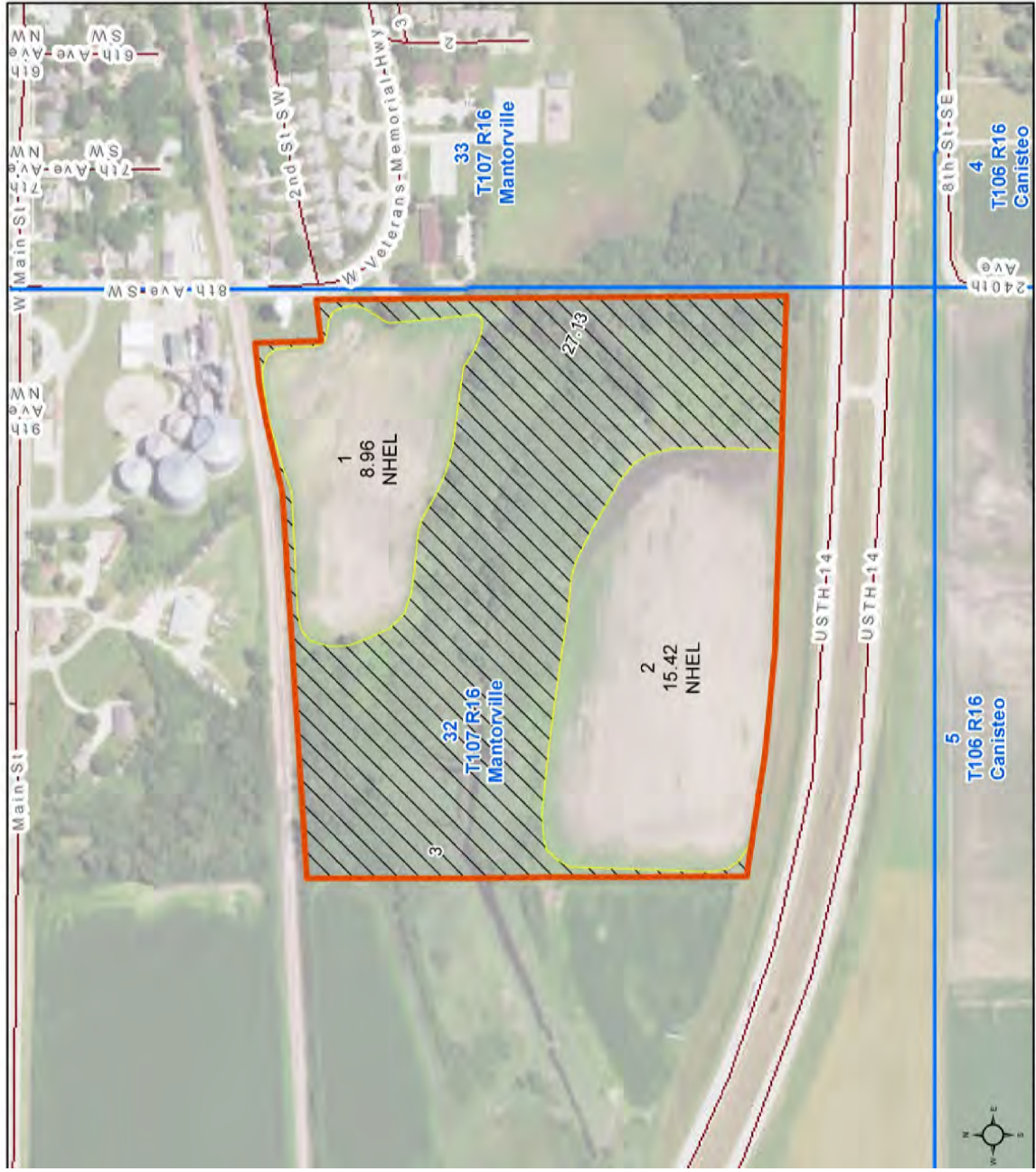
Township: Kasson

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:



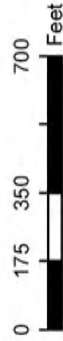


Farm 7348

Tract 4092

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

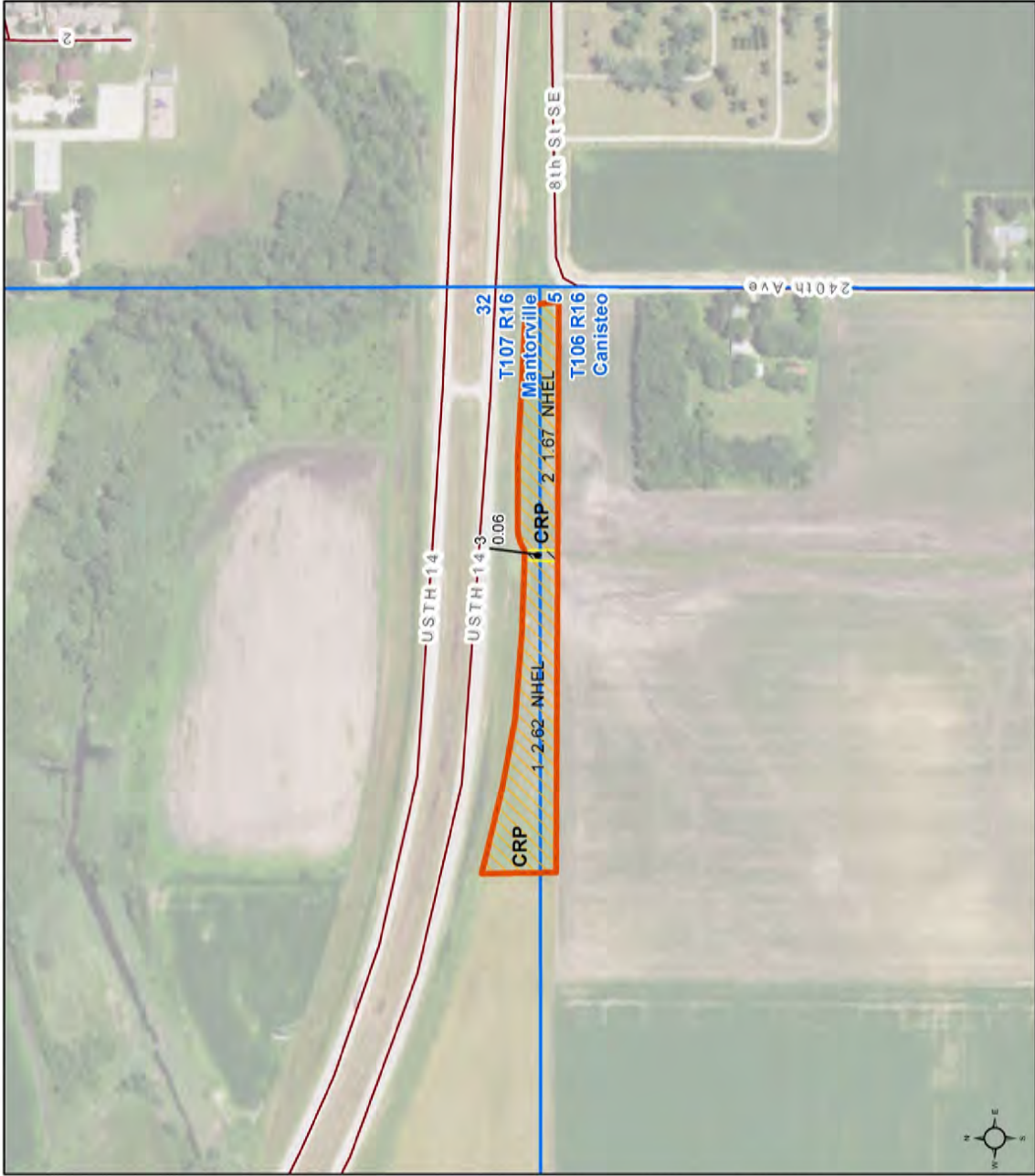
- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 24.38 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. The map 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.



Farm 5313

Tract 4093

2020 Program Year

Map Created August 11, 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, ICS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit
cropland_indicator_3CM

- Non_Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination
Identifiers

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

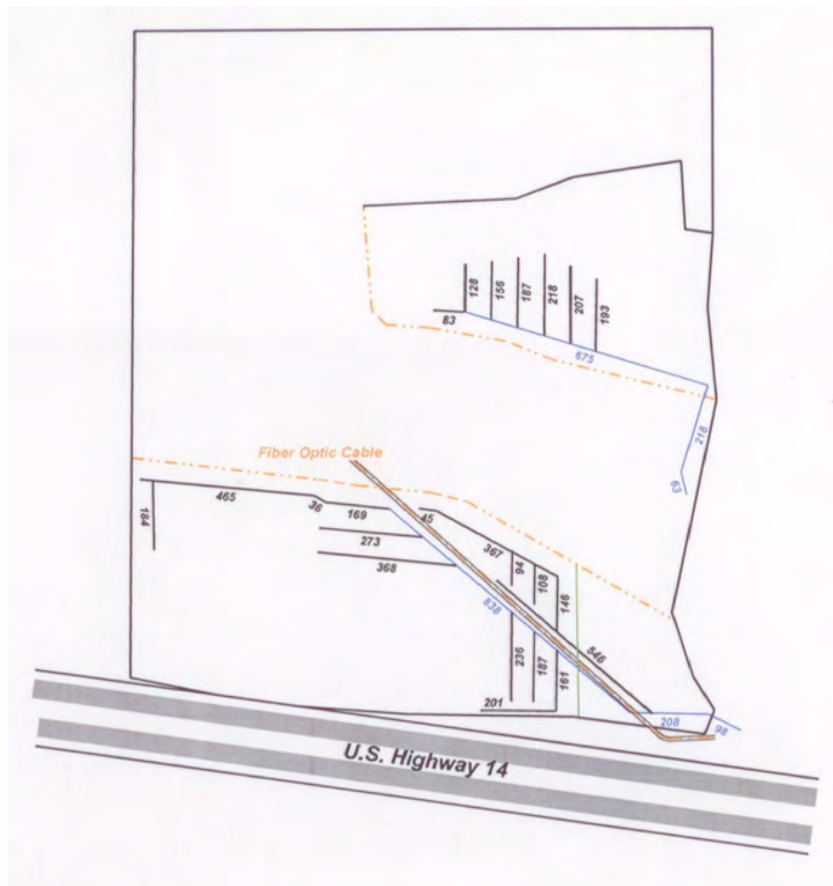
Tract Cropland Total: 4.29 acres

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Tile Map



Legend:

- Permanent Fence
- Proposed Tile Line
- Existing Tile Line
- Grassed Waterway
- Existing Deep Ditch

HODGMAN
DRAINAGE
COMPANY, INC.

60731 120th Ave
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-528-2210

Materials	Estimate	Actual	Owner: Brian Jorgenson
4" TILE	XXXXXX	4758 LF	Township: Mantorville
5" TILE	XXXXXX	2100 LF	County: Dodge
XXXXXX	XXXXXX	XXXXXX	State: MN Filename: ME32SE.DW2
XXXXXX	XXXXXX	XXXXXX	Date: 12/04 Spacings: 70'

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"The Experienced Farmland Professionals!"



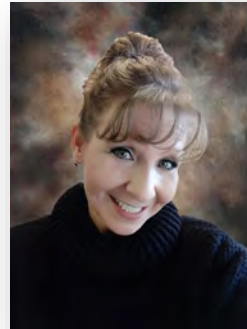
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