

LAND FOR SALE



TIM GANGL

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Listing #18311
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS



LAND FOR SALE

Discover this exceptional 83.49-acre tract in Dodge County, just a short drive from Rochester, Minnesota. This rare offering combines income-producing farmland, recreational land, and the potential for your dream country home, all with convenient access via a hard-surfaced road. The property includes 60.30 tillable acres boasting a strong Crop Productivity Index (CPI) of 76, with high-quality soils like Spillville loam, Dakota silt loam, and Mantorville loam, supporting sustained row crop production and consistent annual income.

Beyond the fields, enjoy 20 acres of natural wooded habitat—perfect for hunting, hiking, and wildlife watching. The rolling terrain and expansive fields offer stunning valley views, making this an ideal site for a private rural homestead. Whether you're looking to expand your farming operation, develop a peaceful country retreat, or invest in recreational land, this versatile property is ready to meet your vision.



Income. Recreation. Possibility. Located just southwest of Pine Island in Section 10 of Milton Township, in Dodge County, Minnesota. Don't miss this chance to own a truly unique piece.



Want to Learn More?

Scan the QR code to view listing #18311 online!

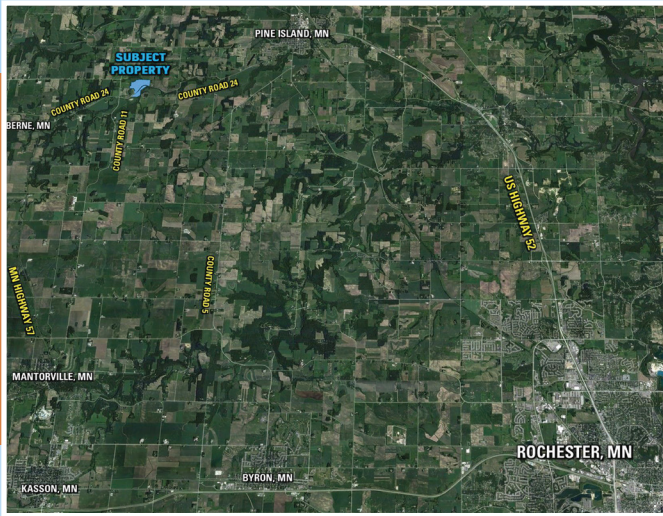


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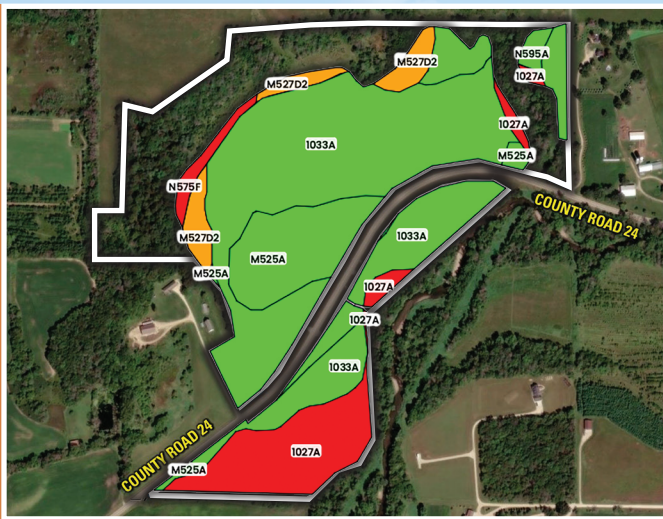
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Directions

Take Main Street in Pine Island South, it turns right and becomes 8th Street only travel 0.2 miles and slight left onto County Road 13 SW, in 1.6 miles it becomes County Road 24, stay on County Road 24 for approximately 2.7 Miles. The property is on the right and left sides of the road.



Tillable Soils Map

Code	Description	Acres	% of Field	MN CPI
1033A	Spillville loam	35.63	59.08%	91
1027A	Coland Spillville	9.23	15.31%	31
M525A	Dakota silt loam	7.75	12.85%	79
M527D2	Nasset-Winneshiek	3.16	5.24%	48
M509C2	Mantorville loam	1.67	2.77%	71
N572B	Downs-Hersey	1.27	2.11%	90
N575F	Channahon-Emeline-Rockton	0.98	1.63%	5
N595A	Otter-Lawson	0.61	1.01%	86
Average: 76				





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