

# LAND

# FOR SALE

Martin County, MN

**70**  
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



**MITCHELL KRUGER**  
**507-259-8541**

Mitchell@HighPointLandCompany.com

Real Estate License:  
40735678

520 S Main St,  
Stewartville, MN 55976



**HIGH POINT**  
**LAND COMPANY**  
HIGHPOINTLANDCOMPANY.COM





# Summary of Property

## 70+/- Acres • Martin County, MN

**Listing Price: \$897,000**

### DESCRIPTION

High Point Land Company is pleased to present this opportunity to acquire a highly productive tract of tillable land located in Martin County, MN. This property is located just West of Winnebago, MN, and northeast of Granada, offering excellent accessibility via 300th Ave.

**Property Address:** TBD 300th Ave, Winnebago, MN 56098

### Property Features:

- 70+/- net taxable acres
- 68.6+/- tillable acres
- Crop Productivity Index (CPI): Impressive 94.2
- Soil Quality: The land features some of the most productive loams in Martin County.

If you're interested in expanding your agricultural operations or investing in farmland in this area, this property could be a great opportunity for you. It's part of a cluster of 4 properties available for sale within a 5-mile radius, which could offer synergies or additional expansion possibilities.

For more details or to discuss purchasing more land in this area, you can contact Mitchell Kruger, Minnesota Land Specialist, at 507-259-8541 or email him at [mitchell@highpointlandcompany.com](mailto:mitchell@highpointlandcompany.com).

75,000  
ACRES SOLD

# Property Photos



75,000  
ACRES SOLD

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75,000  
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# Aerial Map

## Aerial Map



Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
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Boundary Center: 43° 47' 40.99, -94° 16' 21.39

0ft 814ft 1627ft



**23-104N-29W**  
**Martin County**  
**Minnesota**

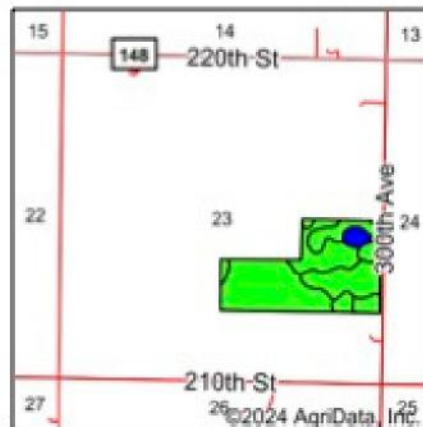
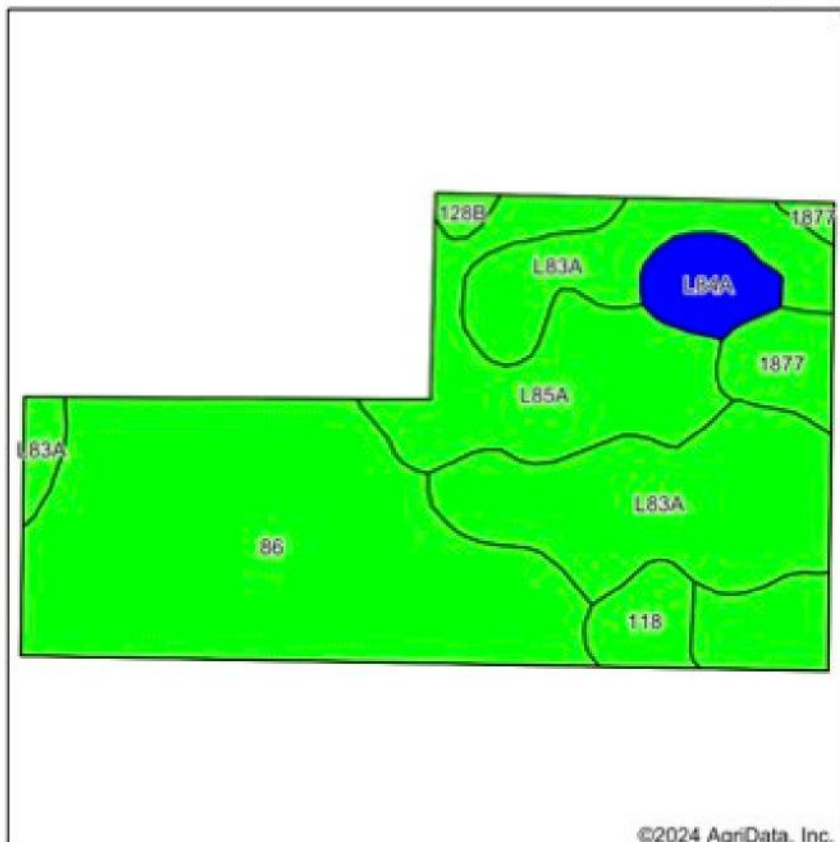
6/10/2024

Field borders provided by Farm Service Agency as of 6/21/2008



# Soil Map

## Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **23-104N-29W**  
 Township: **Nashville**  
 Acres: **69.42**  
 Date: **4/7/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	30.50	43.9%		llw	93	81	71	65	81
L83A	Webster clay loam, 0 to 2 percent slopes	19.48	28.1%		llw	93	83	78	70	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	11.27	16.2%		lw	99	81	81	74	81
1877	Fostoria clay loam	2.84	4.1%		l	100	84	78	73	84
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.60	3.7%		llw	86	77	76	69	76
118	Crippin loam, 1 to 3 percent slopes	2.22	3.2%		le	100	86	71	68	86
128B	Grogan silt loam, 1 to 6 percent slopes	0.51	0.7%		lle	96	77	77	71	71
<b>Weighted Average</b>					<b>1.80</b>	<b>94.2</b>	<b>*n 81.7</b>	<b>*n 75.1</b>	<b>*n 68.5</b>	<b>*n 81.3</b>

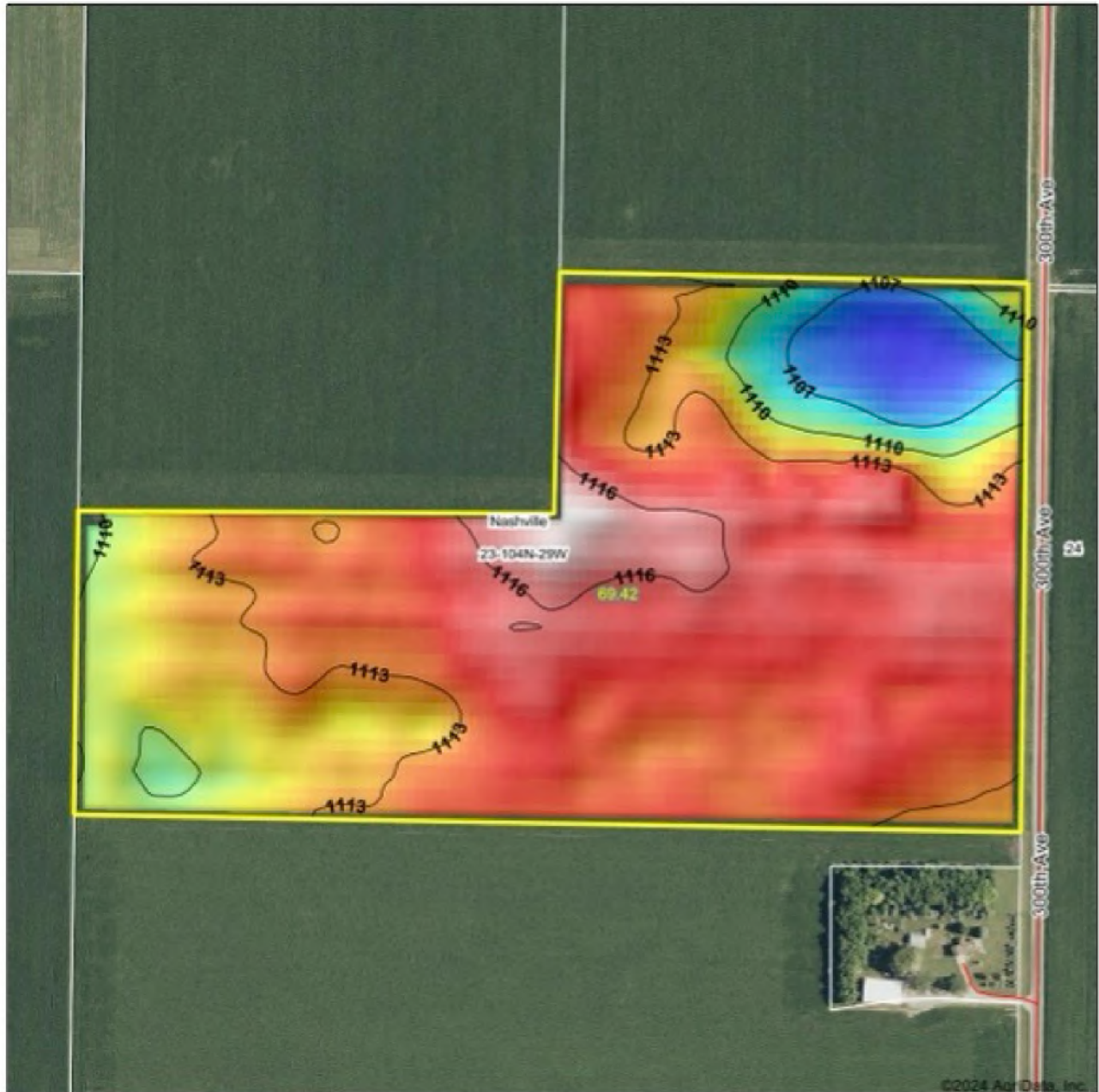
\*n: The aggregation method is \*Weighted Average using all components\*

\*c: Using Capabilities Class Dominant Condition Aggregation Method

75,000  
ACRES SOLD

# Topo Map

## Topography Hillshade



Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 1,104.6  
Max: 1,118.1  
Range: 13.5  
Average: 1,113.1  
Standard Deviation: 2.66 ft



6/10/2024

23-104N-29W  
Martin County  
Minnesota

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