

# LAND FOR SALE

Dodge County, MN

**145**  
+/- ACRES



**TROY STAFFORD**

**507-259-3047**

TROY@HIGHPOINTLANDCOMPANY.COM



**HIGH POINT  
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR  
MORE INFO



REAL ESTATE LICENSE:  
40667435



# SUMMARY OF PROPERTY

## 145+/- Acres • Dodge County, MN

**Listing Price: \$2,068,000**

**Description:** These parcels are as nice as they come with long straight rows and great access. They represent 145+/- acres, virtually all tillable (140.9+/-) and an impressive CPI of 97. This tract is pattern tiled, highly productive and has great access. Land in Dodge County is highly sought after and seldom comes available yet with such quality and placement. This property would make a great opportunity for a local operator expansion, a 1031 exchange, or for anyone looking for the stability of land as an investment.

**Property Address:** TBD County Rd 4, Hayfield, MN 55940

**Property Features:**

- Excellent CPI
- Easy access off both gravel and paved roads
- Pattern tiled
- Long straight rows conducive to the largest of operators
- Section 5 Vernon Township

**Driving Directions:** From Hayfield, go east on Hwy 30 for 2.4 miles and turn left (north) on County 9 and go 2 miles and turn right (east) on County Rd 4 and go 2 miles. The farm will be on the left (north).

For more information on this tremendous opportunity, please contact Minnesota Land Specialist Troy Stafford at 507-259-3047 or email him at [Troy@highpointlandcompany.com](mailto:Troy@highpointlandcompany.com).

**Additional Land Available:**

[72.9+/- Acres Dodge County, MN](#)

[34.5+/- Acres Olmsted County, MN](#)



# PROPERTY PHOTOS



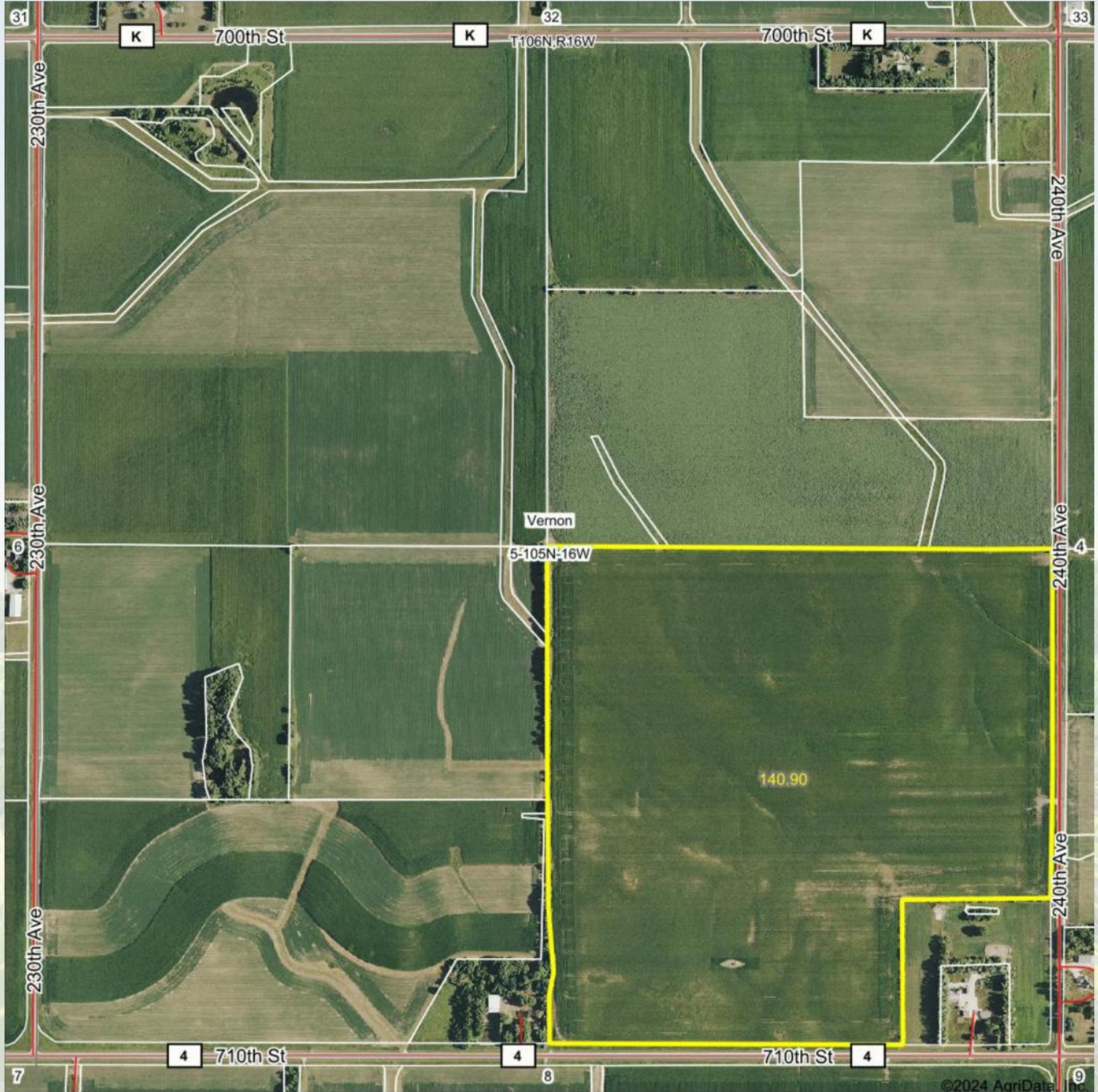


# PROPERTY PHOTOS



100,000  
ACRES SOLD

# AERIAL MAP



Maps Provided By:



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Boundary Center: 43° 55' 29.5, -92° 45' 48.78



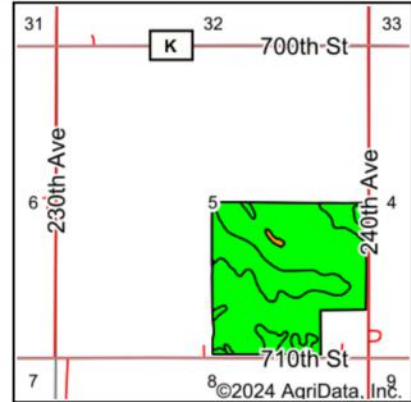
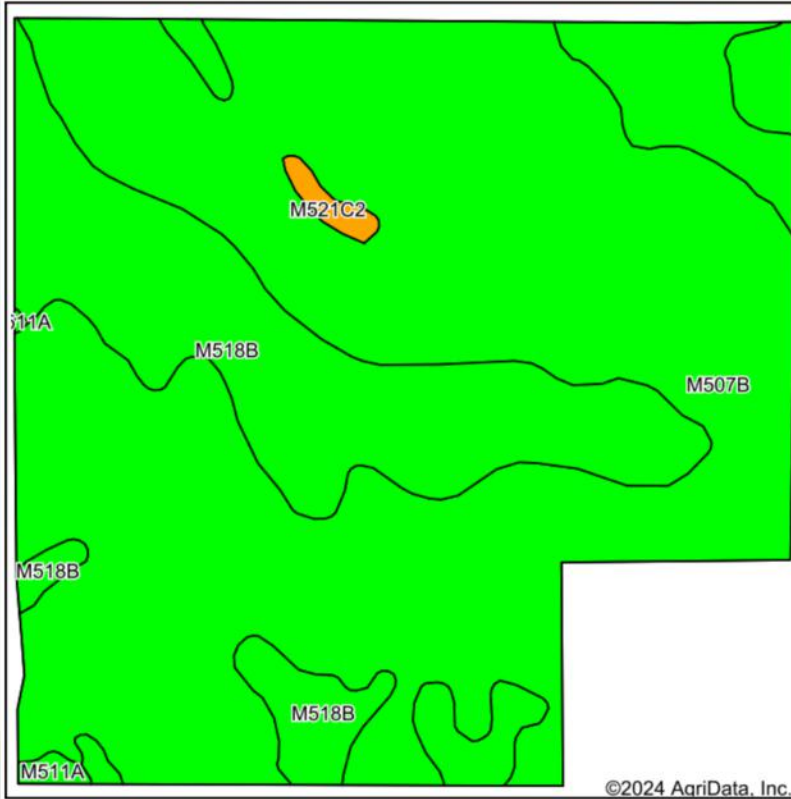
5-105N-16W  
Dodge County  
Minnesota



7/24/2024



# SOIL MAP



State: **Minnesota**  
 County: **Dodge**  
 Location: **5-105N-16W**  
 Township: **Vernon**  
 Acres: **140.9**  
 Date: **7/24/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN039, Soil Area Version: 20

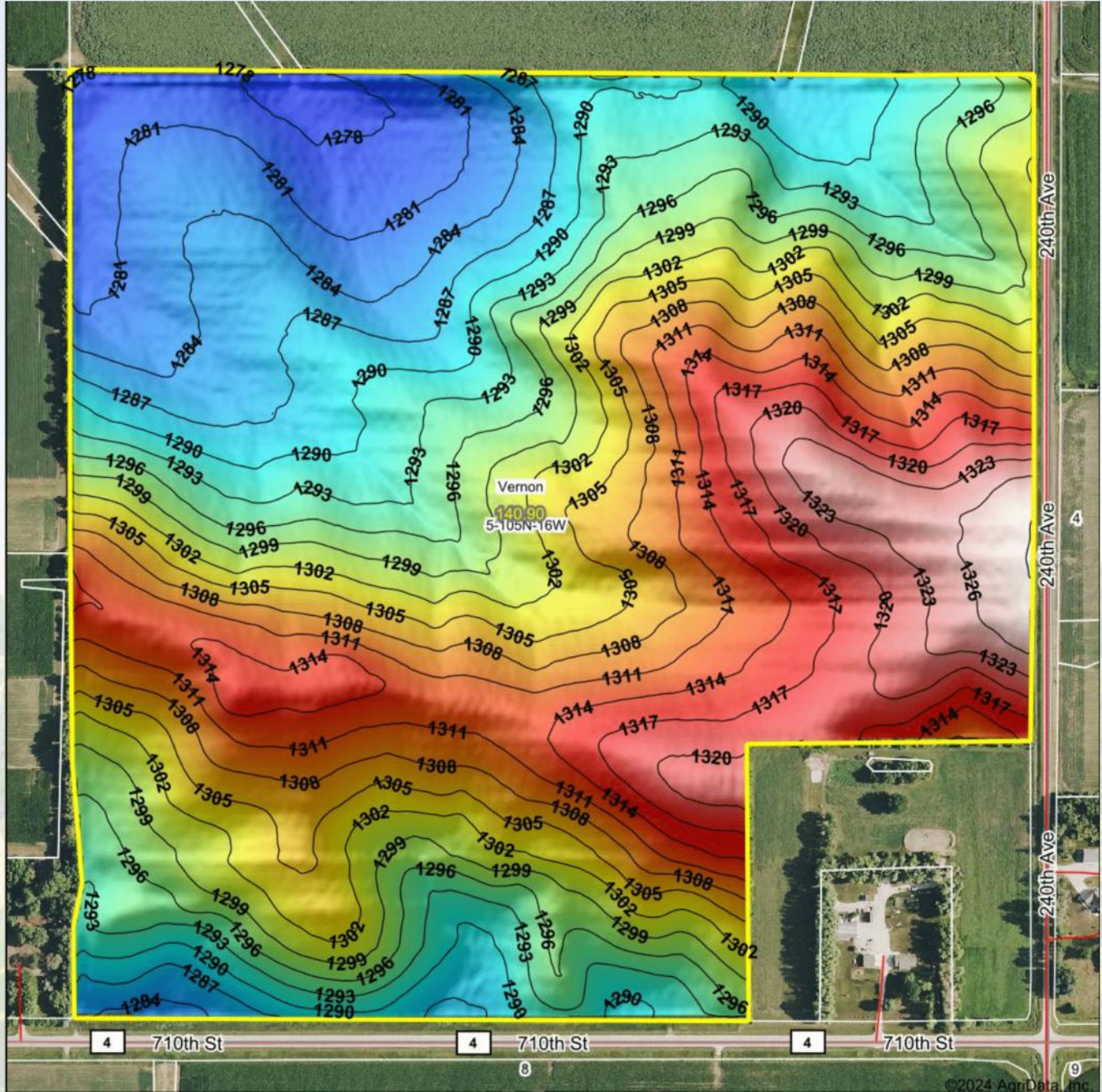
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
M507B	Marquis silt loam, 2 to 6 percent slopes	101.89	72.3%		Ile	99	90	90	73	79	
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	37.74	26.8%		Ilw	92	87	84	78	87	
M521C2	Kenyon silt loam, 6 to 12 percent slopes, moderately eroded	0.76	0.5%		IIIle	79	79	79	66	63	
M511A	Readlyn silt loam, 1 to 3 percent slopes	0.51	0.4%		Iw	100	80	80	65	68	
<b>Weighted Average</b>						<b>2.00</b>	<b>97</b>	<b>*n 89.1</b>	<b>*n 88.3</b>	<b>*n 74.3</b>	<b>*n 81</b>

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

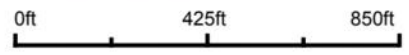
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# TOPOGRAPHY MAP



Source: USGS 3 meter dem  
Interval(ft): 3  
Min: 1,276.1  
Max: 1,329.3  
Range: 53.2  
Average: 1,300.4  
Standard Deviation: 12.57 ft



5-105N-16W  
Dodge County  
Minnesota

Boundary Center: 43° 55' 29.5, -92° 45' 48.78

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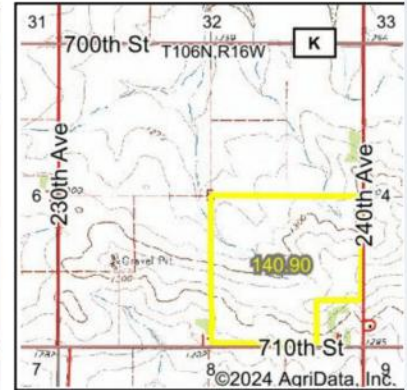
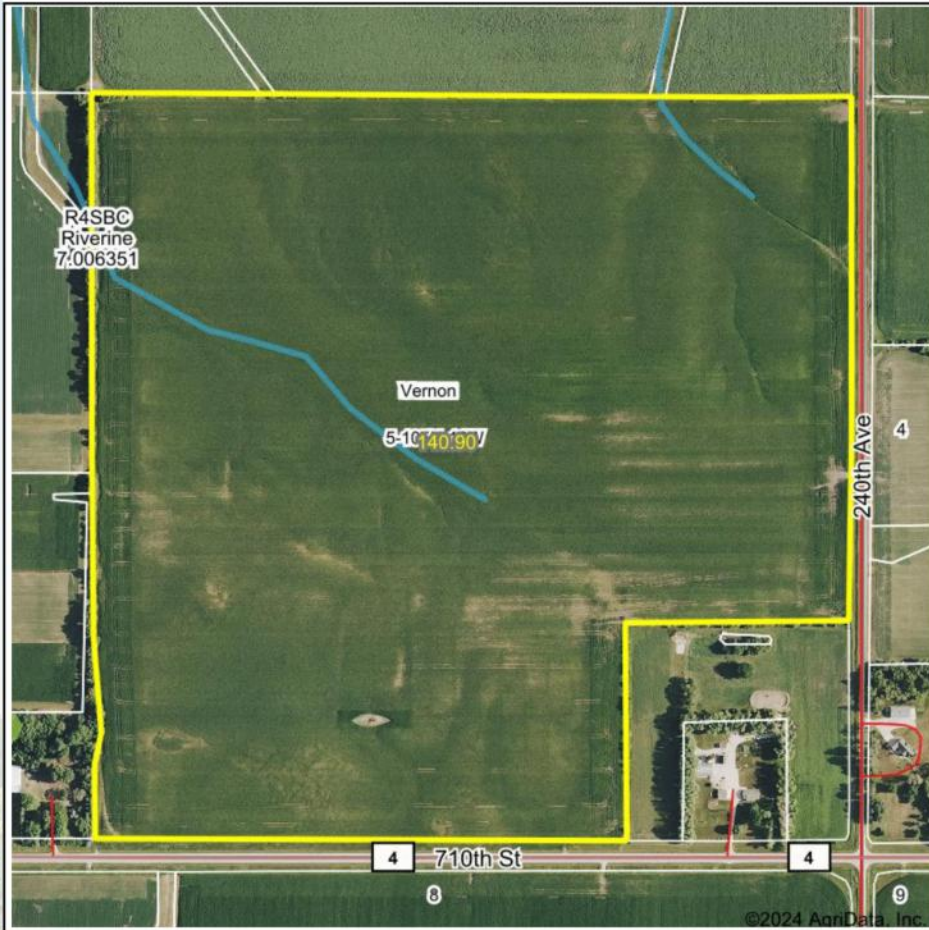
**surety**  
CUSTOMIZED ONLINE MAPPING

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# WETLANDS MAP



State: **Minnesota**  
 Location: **5-105N-16W**  
 County: **Dodge**  
 Township: **Vernon**  
 Date: **7/24/2024**



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0ft 662ft 1324ft

Classification Code	Type	Acres
R4SBC	Riverine	1.00
Total Acres		1.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

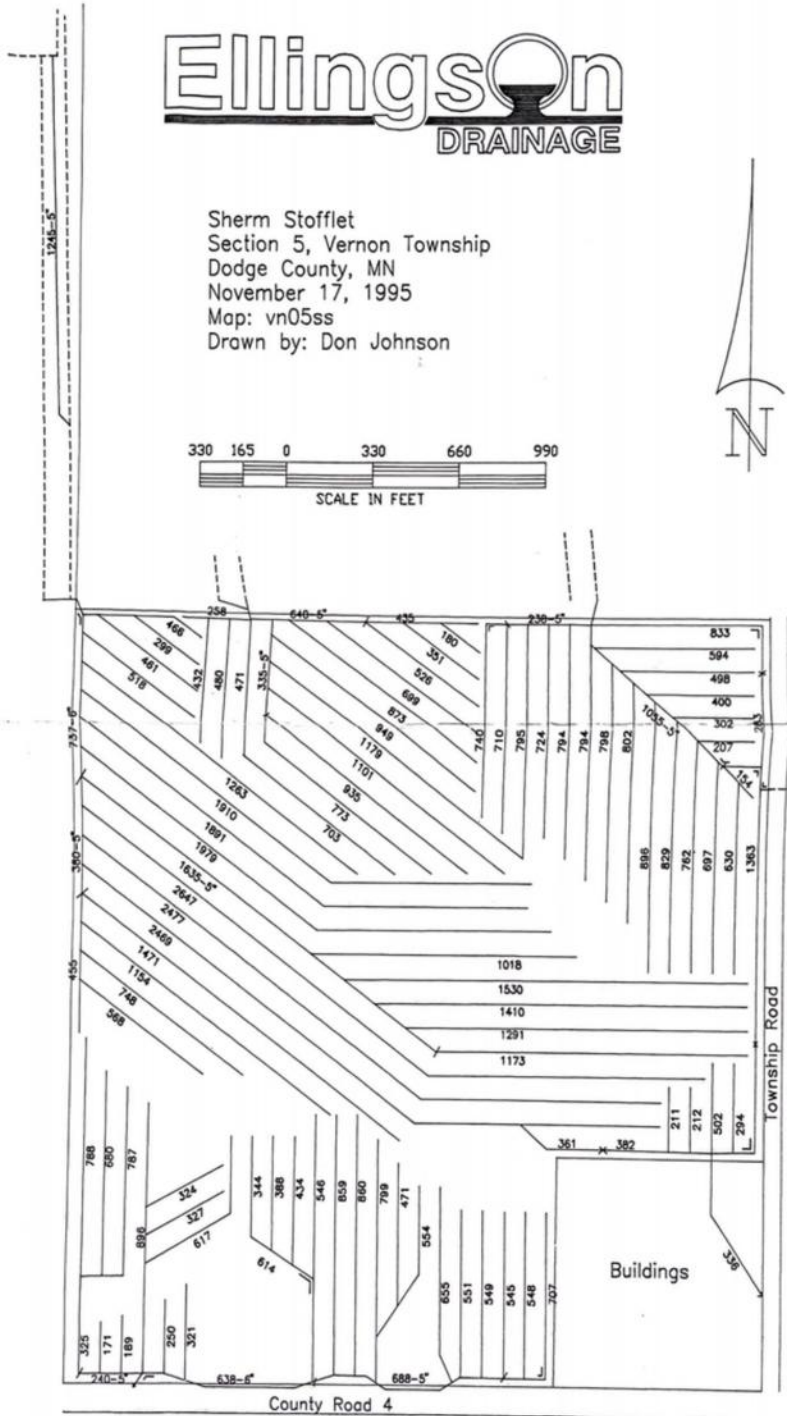
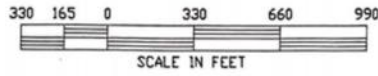


100,000  
ACRES SOLD

# TILE MAP

Ellingson  
DRAINAGE

Sherm Stofflet  
Section 5, Vernon Township  
Dodge County, MN  
November 17, 1995  
Map: vn05ss  
Drawn by: Don Johnson



**72.9**  
**+/- ACRES**

**DODGE COUNTY, MN**



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