

LAND FOR SALE

Dodge County, MN

72.9
+/- ACRES



TROY STAFFORD

507-259-3047

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**H HIGH POINT
LAND COMPANY**

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SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40667435



SUMMARY OF PROPERTY

72.9+/- Acres • Dodge County, MN

Listing Price: \$959,000

Description: This parcel is as nice as they come with long straight rows and great access. The 72.9+/- acres, virtually all tillable (70.8+/-) and an impressive CPI of 94. 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 for 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 24, West Concord, MN 55985

Property Features:

- Excellent CPI
- Easy access with a new field drive
- Pattern tiled
- Long straight rows conducive to the largest of operators
- Section 12 Concord Township

Driving Directions: From Mantorville, go north on Hwy 57 for 6.8 miles and turn left (west) on County Rd 24 and go 1.6 miles. The farm will be on the right (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.

Additional Land Available:

145+/- Acres Dodge County, MN

34.5+/- Acres Olmsted County, MN

100,000
ACRES SOLD

PROPERTY PHOTOS



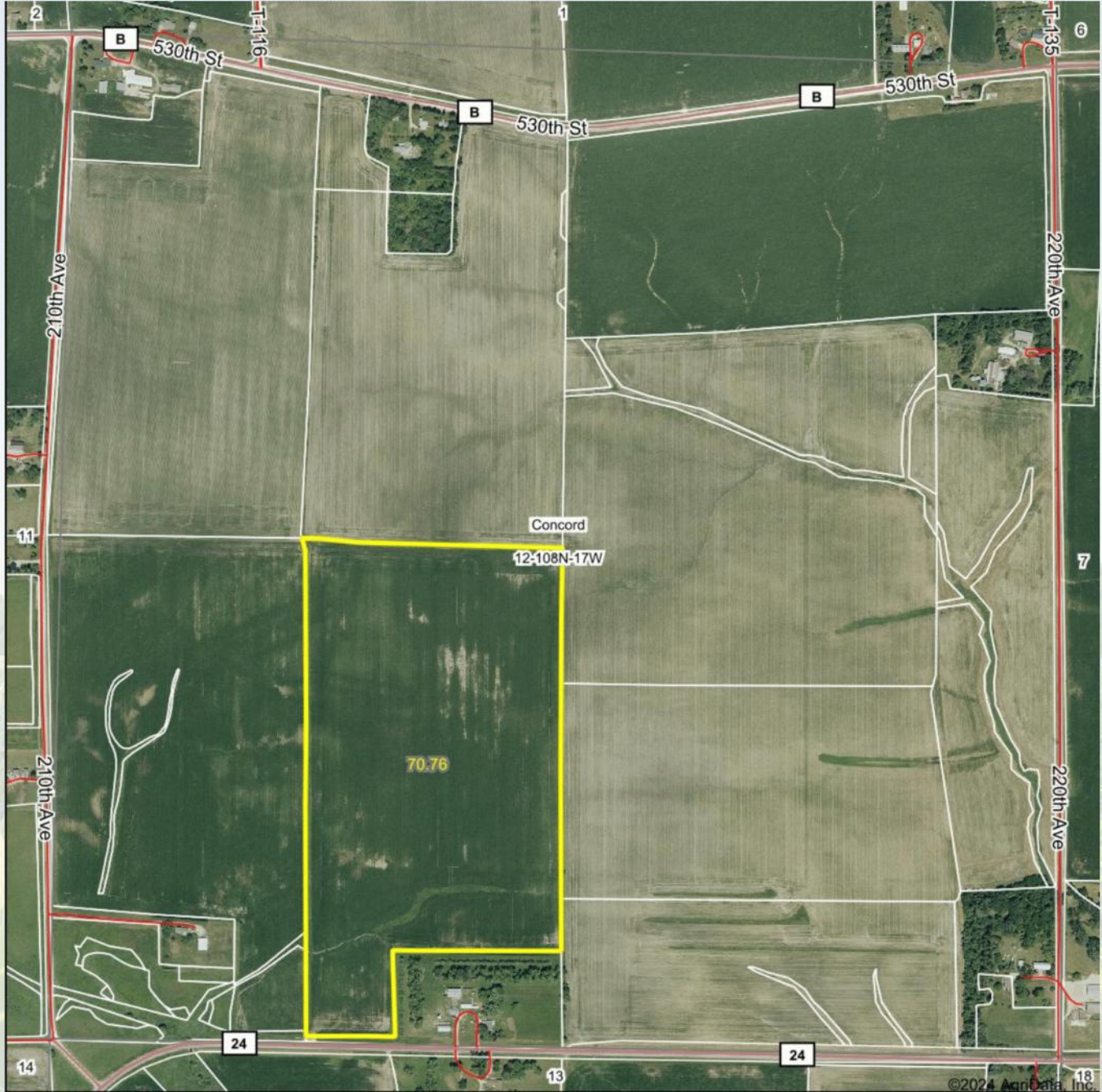
100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL MAP

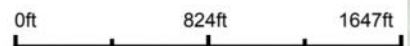


Maps Provided By:



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Boundary Center: 44° 10' 15.47, -92° 48' 41.08



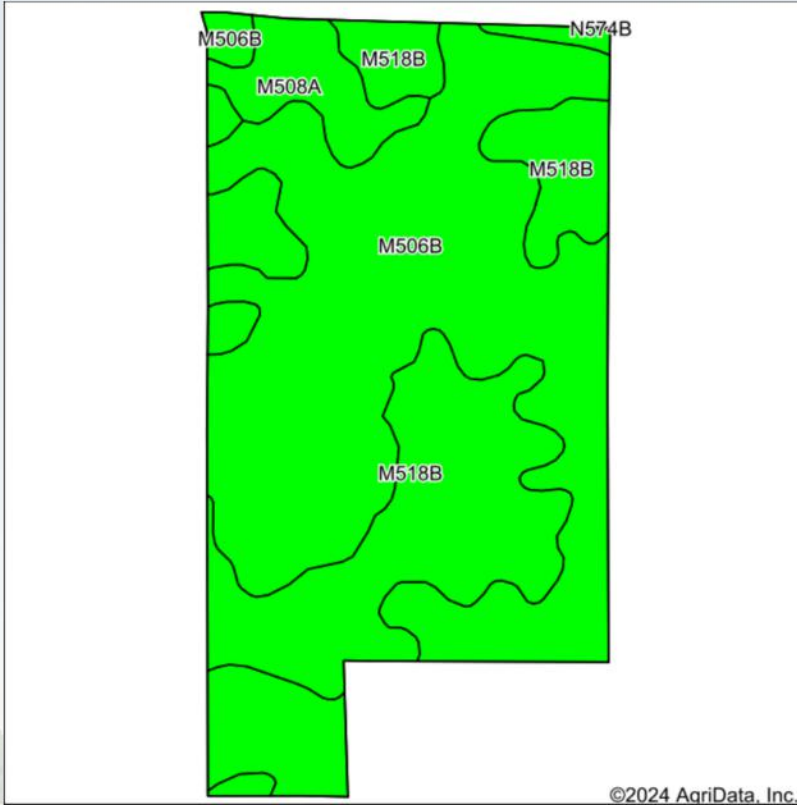
12-108N-17W
Dodge County
Minnesota



7/24/2024



SOIL MAP



State: **Minnesota**
 County: **Dodge**
 Location: **12-108N-17W**
 Township: **Concord**
 Acres: **70.76**
 Date: **7/24/2024**



Soils data provided by USDA and NRCS.

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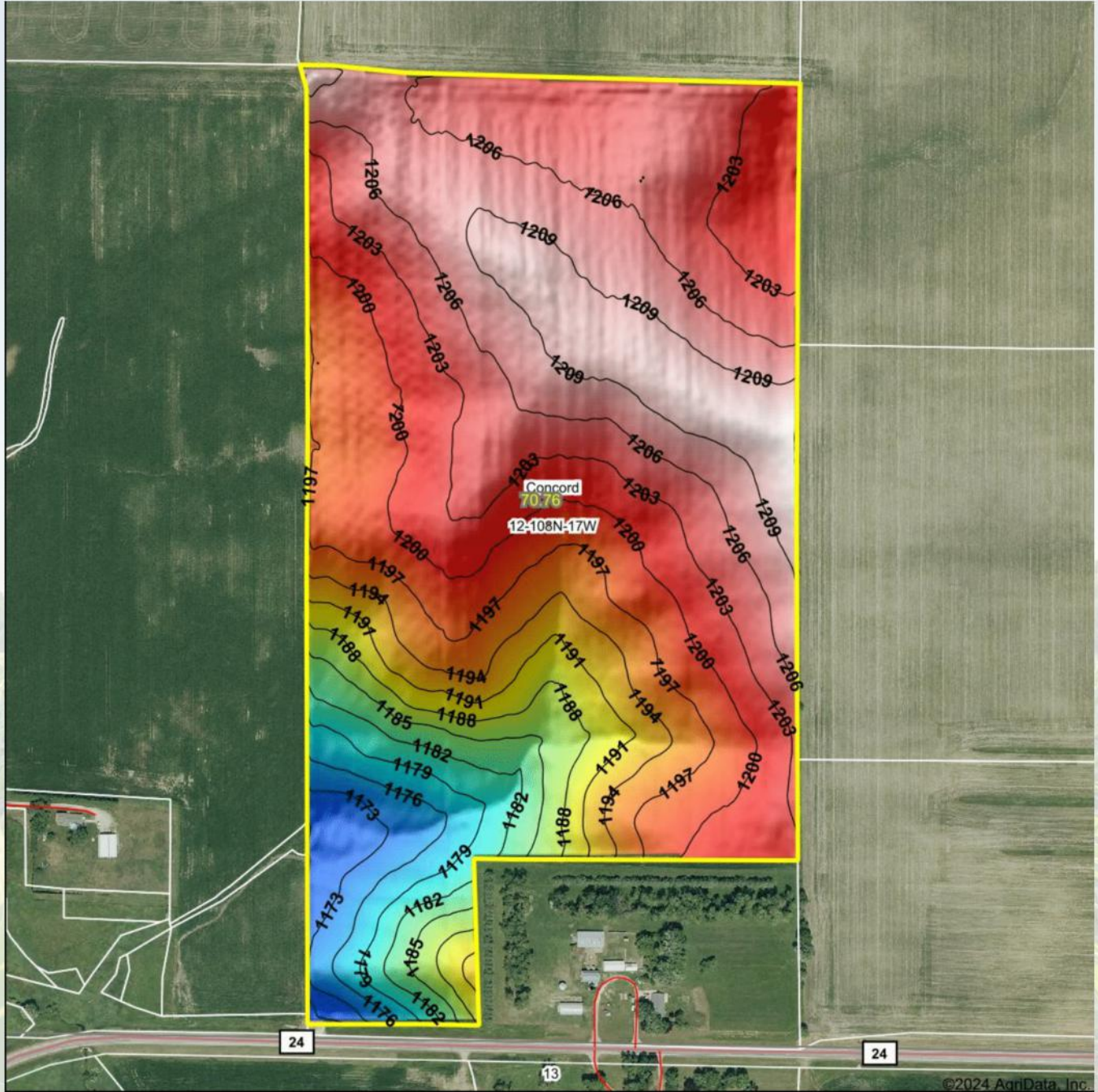
Area Symbol: MN039, Soil Area Version: 20

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	
M506B	Kasson silt loam, 2 to 6 percent slopes	43.22	61.1%		Ile	95	79	79	62	63	
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	23.69	33.5%		IIw	92	87	84	78	87	
M508A	Oran silt loam, 1 to 4 percent slopes	3.85	5.4%		Iw	95	79	79	63	63	
Weighted Average						1.95	94	*n 81.7	*n 80.7	*n 67.4	*n 71

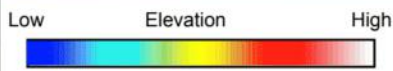
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

100,000
ACRES SOLD

TOPOGRAPHY MAP



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,168.2

Max: 1,212.0

Range: 43.8

Average: 1,198.5

Standard Deviation: 9.88 ft



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Dodge County
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Boundary Center: 44° 10' 15.47, -92° 48' 41.08



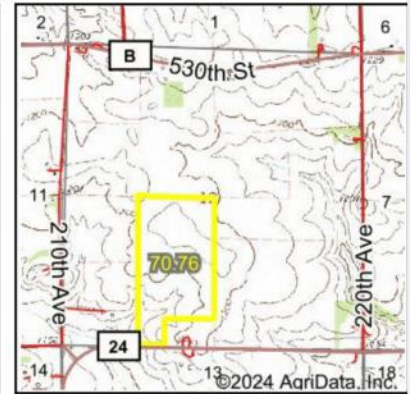
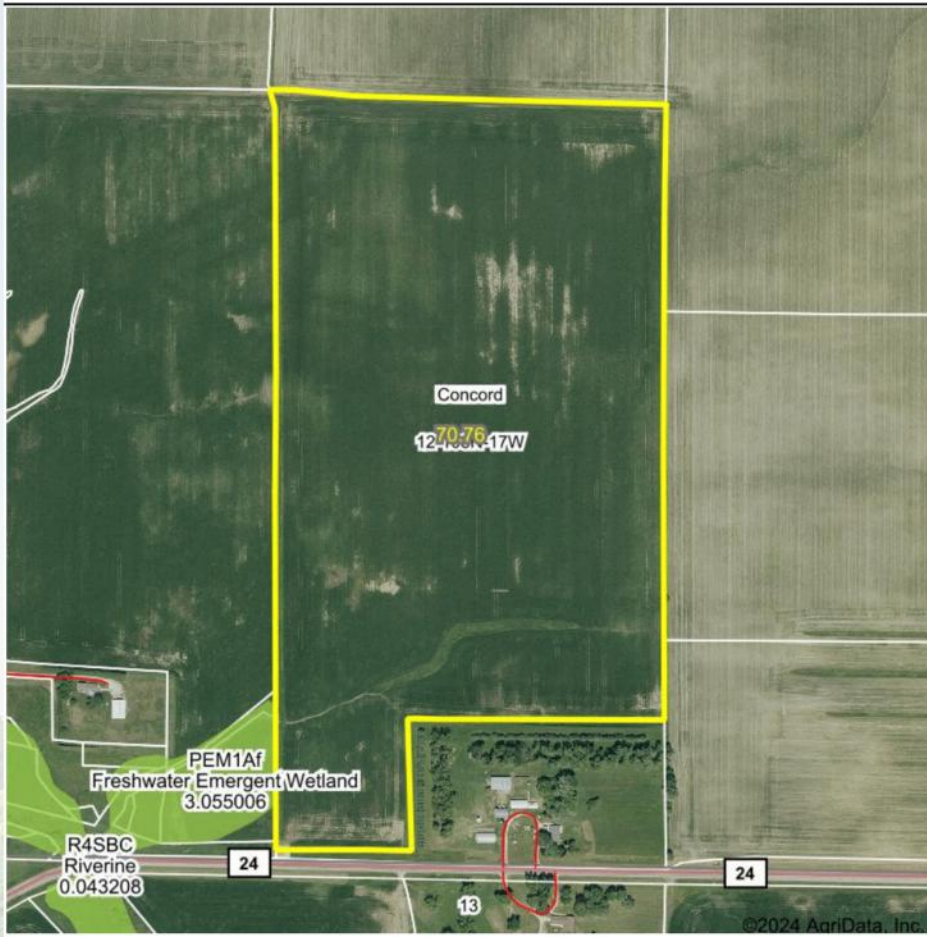
Maps Provided By:



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WETLANDS MAP



State: **Minnesota**
 Location: **12-108N-17W**
 County: **Dodge**
 Township: **Concord**
 Date: **7/24/2024**



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0ft 665ft 1329ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	0.06
Total Acres		0.06

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

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+/- ACRES

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