



**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

260.1+/- Acres

Dodge County, MN

Hayfield Township



High Point Land Company

520 Main Street South Stewartville, MN 55976



Summary of Property

260.1+/- Acres

Dodge County - Hayfield Township

List Price: \$3,999,000

Property: 72605 220th Ave Hayfield MN 55940

Parcel ID: 12.013.0050 & 16.018.0300 & 12.013.1100

Tillable Acres: 236.2+/- Acres

CPI: 95.3



High Point Land Company

520 Main Street South Stewartville, MN 55976



Summary of Property

260.1+/- Acres

Dodge County - Hayfield Township

Don't miss your chance to own this 999 cattle permitted, turn-key feed lot located just outside of Hayfield, MN in the heart of Dodge County which boasts some of the most productive land in the state. This property has an abundance of sheds, silos, grain bins, fencing and a massive bunker to support this productive operation.

In addition to the feed lot, the package includes a total 260.1+/- of some of the most productive land in the county which has pattern tiling and boasts an excellent 95.5 average CPI rating as depicted below.

Property Address: 72605 220th Ave, Hayfield, MN, 55940-8782

Directions: South 9 miles on County 9 off Highway 14 or 1 mile north on County 9 off Highway 30

Feedlot Features:

- 2012 - 280' * 100' Mono sloped cattle shed
- 2013 - 100' * 58' cattle shed
- 1990 - 40' * 36' heated shop with 24' * 30' overhead doors
- 2007 - 64' * 40' shop with concrete floors
- 150' * 60' concrete bunker with 8' high walls (full of feed)
- Numerous other sheds, bins and silos to support the operation
- 1176sf 2 bedroom, 1 bath home with an oversized 2 car attached garage

Row Crop Description:

These parcels represent a combined 260.1+/- acres and are being sold as a package with the feedlot. All tracts are pattern tiled, highly productive and have great access. This is very sought-after land in Southern Minnesota that does not come on the market often so don't miss your chance to own these A+ farms for your portfolio. This package deal would make for great 1031 exchanges or for anyone looking for the stability of land as an investment or to expand operations of an existing operator.



High Point Land Company

520 Main Street South Stewartville, MN 55976



Summary of Property

260.1+/- Acres

Dodge County - Hayfield Township

Middle Tract Description:

This parcel, a short .3 mile north, is 80+- acres and is comprised of 74.2+- tillable acres with an impressive 95.7 CPI. This parcel is also pattern tiled and has excellent access with unbelievable quality and proximity to the feedlot.

South Tract Description:

This parcel (feedlot location) is 79.5+- acres and is comprised of 69.1+- tillable acres with an impressive 97.3 CPI. This parcel, like the others, is pattern tiled and has excellent access with unbelievable quality and proximity to the feedlot.

East Tract Description:

This parcel, immediately east of the feedlot, is 100.6+- acres and is comprised of 92.9+- tillable acres with an impressive 94.2 CPI. This parcel is pattern tiled and has excellent access with unbelievable quality and proximity to the feedlot.

Row Crop Features:

- Very Strong CPI of 95.3
- Easy access
- Well Pattern Tiled
- Access off a newly paved road

Land in Dodge County is highly sought after and seldom comes available yet with such quality and placement.

For more information on this tremendous opportunity, please contact Troy Stafford at 507-259-3047 or Troy@highpointlandcompany.com



High Point Land Company

520 Main Street South Stewartville, MN 55976

75,000
ACRES SOLD

Property Photos



75,000
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Property Photos



75,000
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Property Photos



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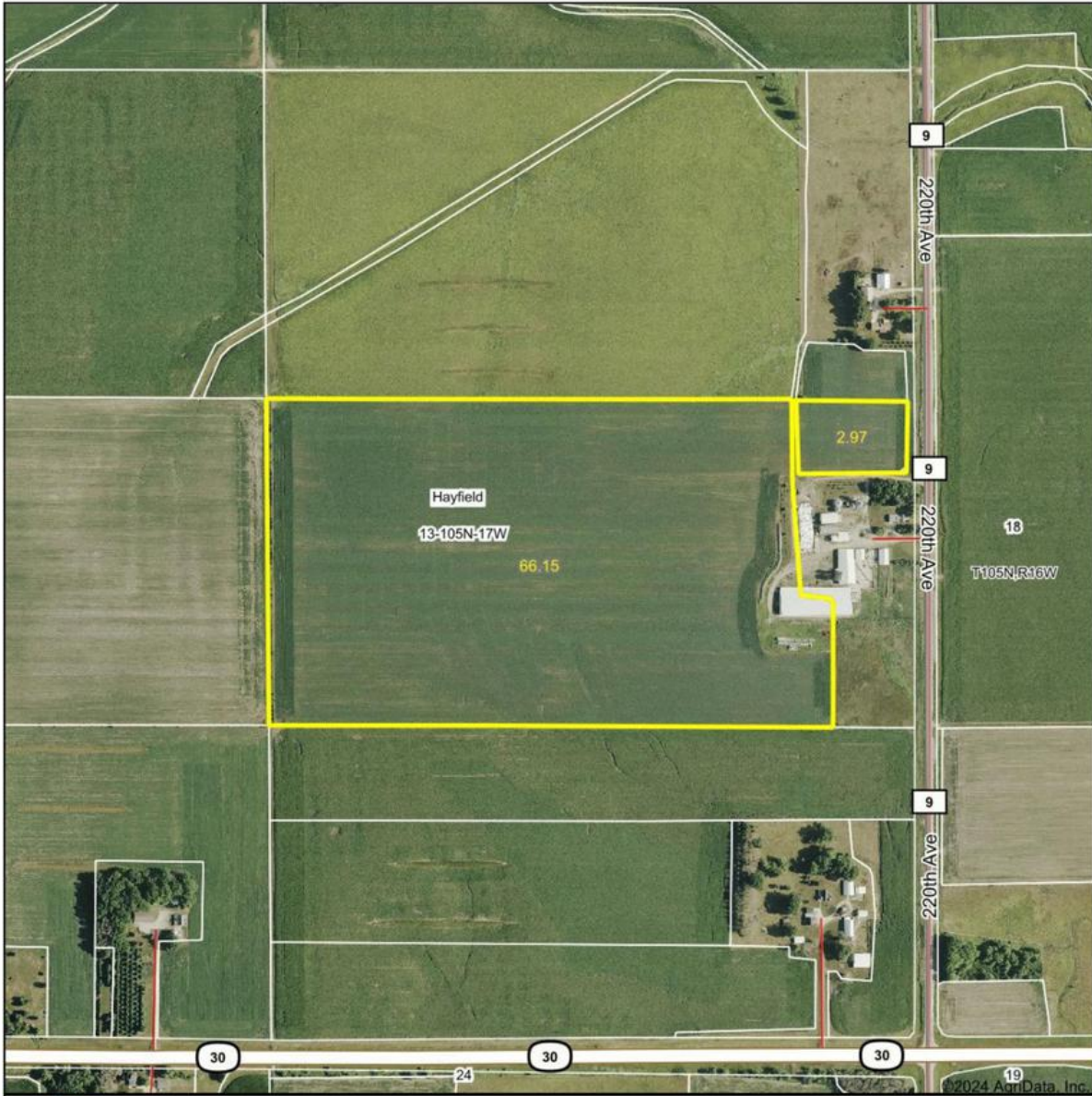
Property Photos



75,000
ACRES SOLD

South Tract FSA Map

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgridataInc.com

Boundary Center: 43° 53' 51.44, -92° 48' 14.38

13-105N-17W
Dodge County
Minnesota

0ft 629ft 1257ft



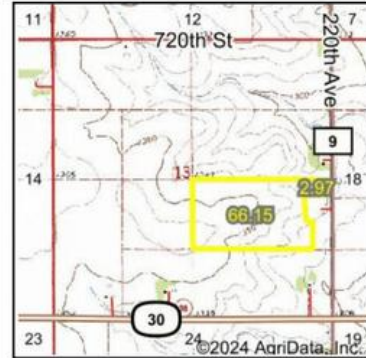
8/5/2024

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



South Tract Wetland Map

Wetlands Map



State: **Minnesota**
 Location: **13-105N-17W**
 County: **Dodge**
 Township: **Hayfield**
 Date: **8/5/2024**



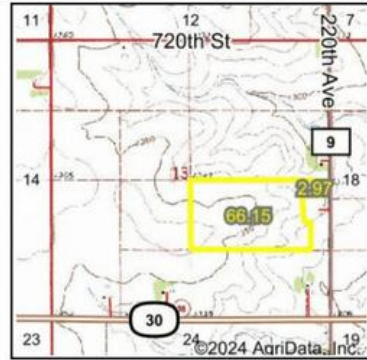
Classification Code	Type	Acres
		Total Acres
		0.00

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

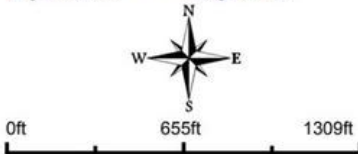


South Tract Topo Map

Wetlands Map



State: **Minnesota**
 Location: **13-105N-17W**
 County: **Dodge**
 Township: **Hayfield**
 Date: **8/5/2024**



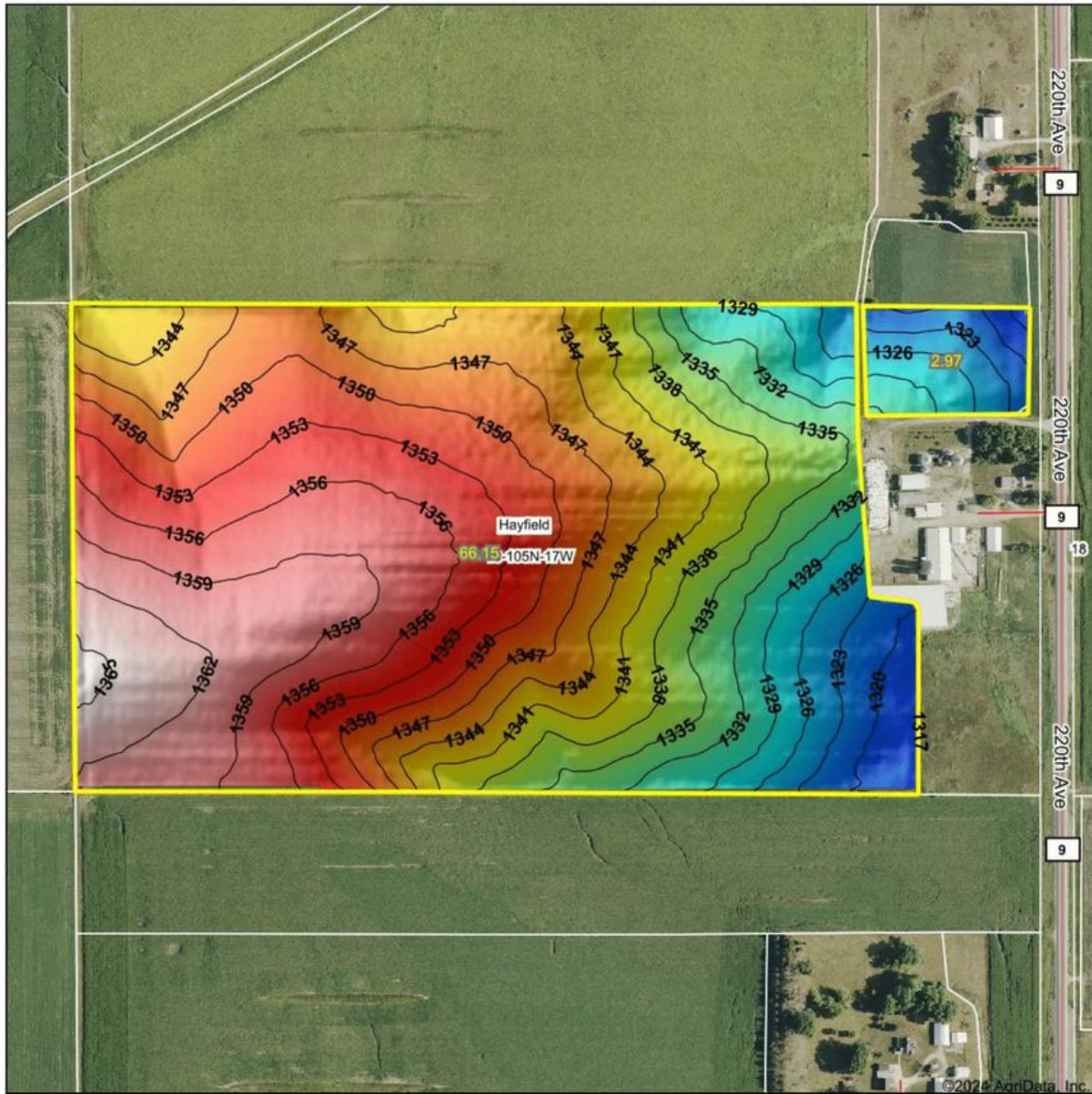
Classification Code	Type	Acres
		Total Acres
		0.00

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

75,000
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South Tract Soil Map

Topography Hillshade



© AgriData, Inc. 2023 www.AgridataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 3

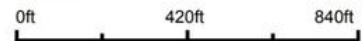
Min: 1,315.4

Max: 1,365.9

Range: 50.5

Average: 1,344.8

Standard Deviation: 11.91 ft



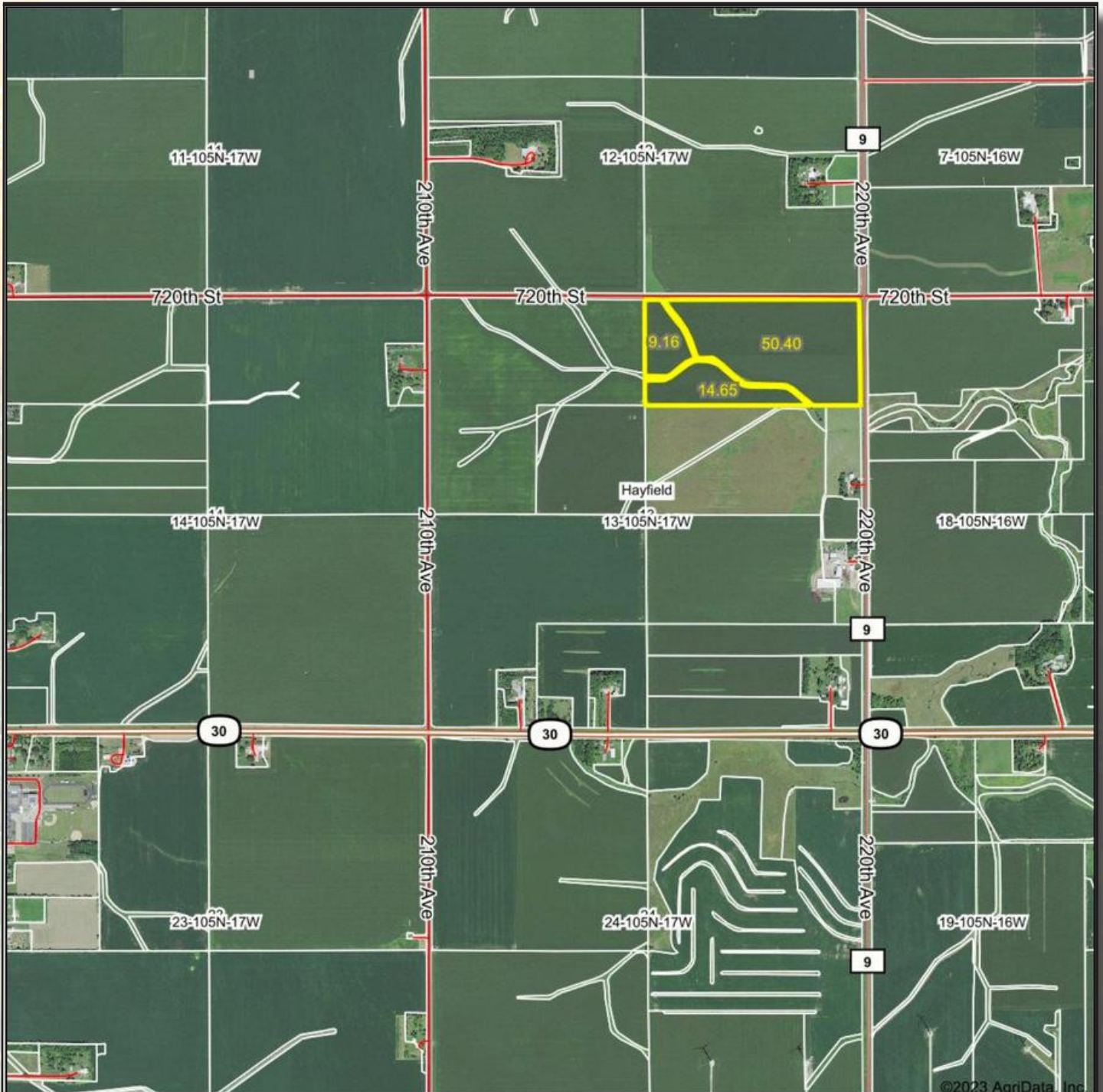
8/5/2024

13-105N-17W
Dodge County
Minnesota

Boundary Center: 43° 53' 51.44, -92° 48' 14.38

75,000
ACRES SOLD

Middle Tract FSA Map



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Maps Provided By:



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Boundary Center: 43° 54' 17.38, -92° 48' 14.35

13-105N-17W
Dodge County
Minnesota

0ft 1879ft 3759ft



8/11/2023



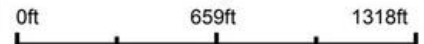
Middle Tract Wetland Map



State: **Minnesota**
 Location: **13-105N-17W**
 County: **Dodge**
 Township: **Hayfield**
 Date: **8/11/2023**



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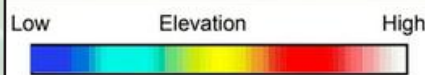
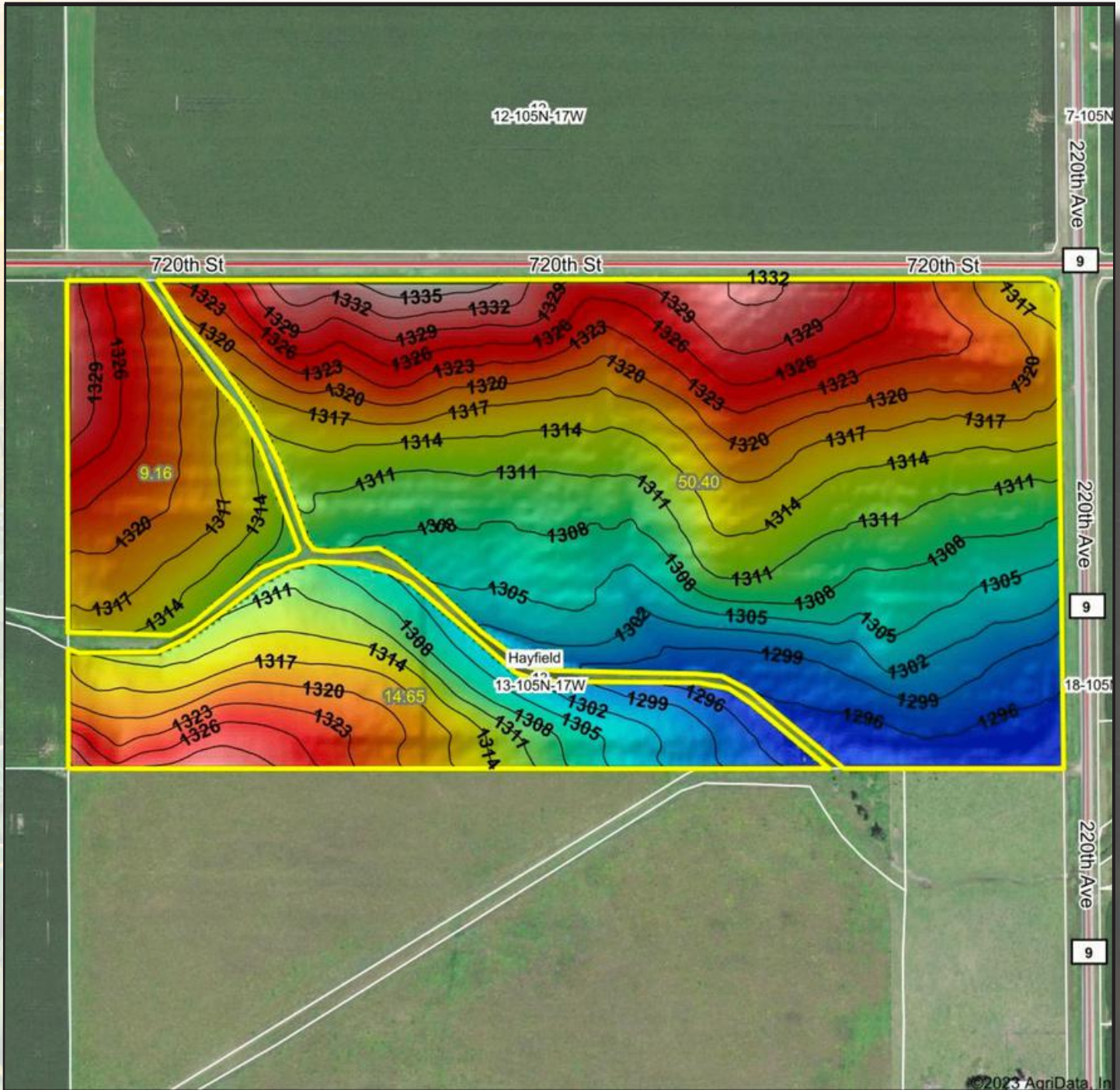


Classification Code	Type	Acres
R4SBC	Riverine	0.52
PEM1C	Freshwater Emergent Wetland	0.00
Total Acres		0.52

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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Middle Tract Topo Map



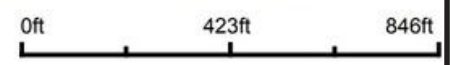
HIGH POINT
LAND COMPANY

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,293.0
Max: 1,337.1
Range: 44.1
Average: 1,314.3
Standard Deviation: 9.68 ft



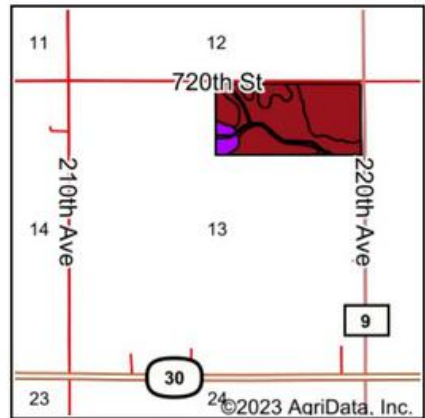
13-105N-17W
Dodge County
Minnesota

Boundary Center: 43° 54' 17.38, -92° 48' 14.35

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



Middle Tract Soil Map



State: **Minnesota**
 County: **Dodge**
 Location: **13-105N-17W**
 Township: **Hayfield**
 Acres: **74.21**
 Date: **8/11/2023**



Soils data provided by USDA and NRCS.

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Maps Provided By:

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Area Symbol: MN039, Soil Area Version: 19

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	38.84	52.3%		Ile	99	89	89	70	78
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	26.17	35.3%		llw	92	87	83	68	87
M511A	Readlyn silt loam, 1 to 3 percent slopes	4.67	6.3%		lw	100	79	79	54	65
M517A	Clyde silty clay loam, 0 to 3 percent slopes	4.27	5.8%		llw	86	90	90	74	85
1027A	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	0.14	0.2%		Vw	31	75	75	33	60
M515A	Tripoli clay loam, 0 to 2 percent slopes	0.12	0.2%		llw	87	67	67	44	62
Weighted Average						1.94	*n 87.7	*n 86.3	*n 68.4	*n 80.7

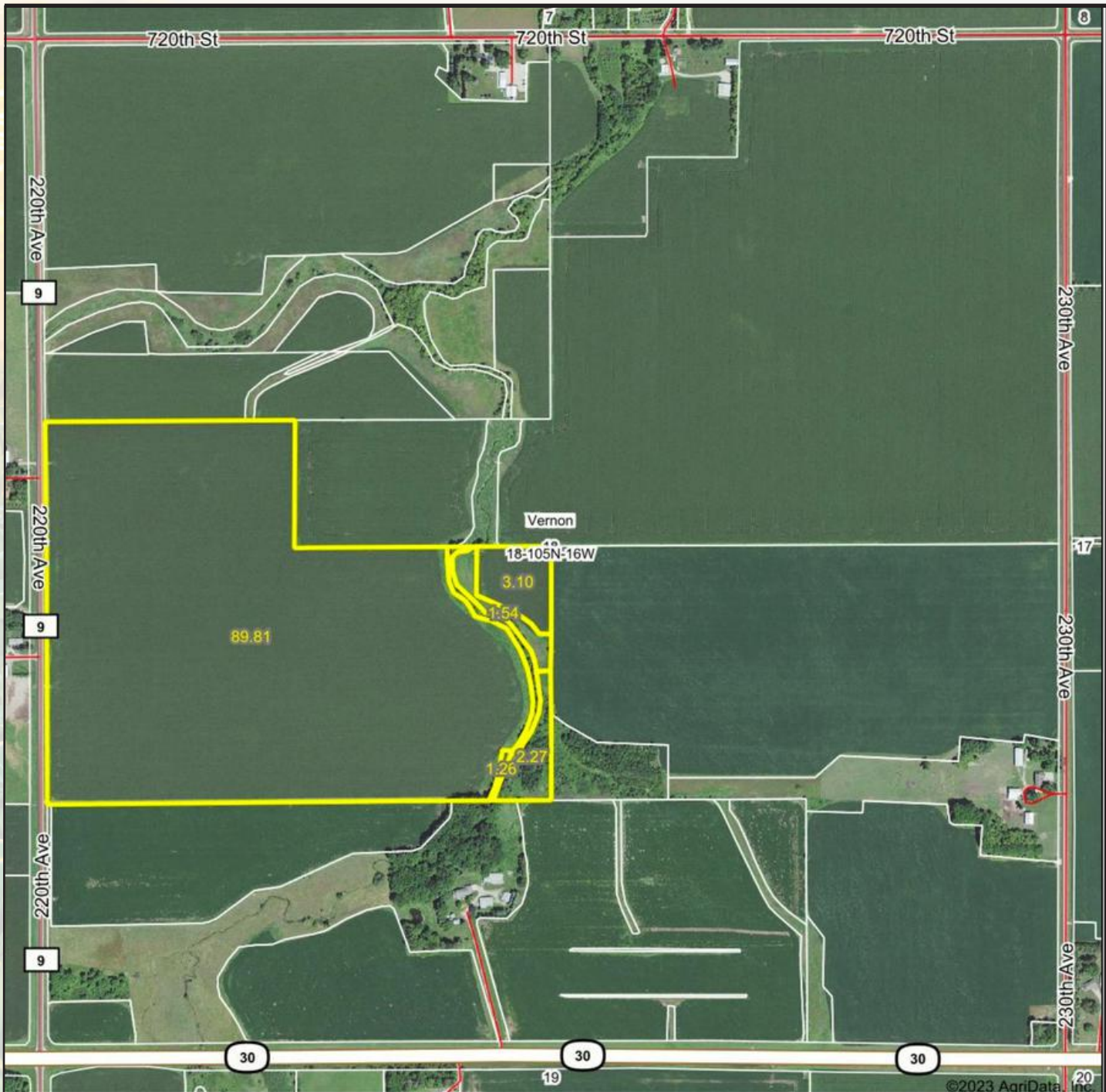
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

75,000
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East Tract FSA Map



HIGH POINT
LAND COMPANY

Maps Provided By:



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Boundary Center: 43° 53' 54.65, -92° 47' 37.49

0ft 810ft 1619ft

18-105N-16W
Dodge County
Minnesota

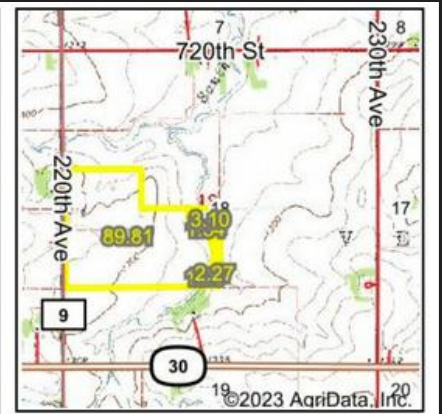
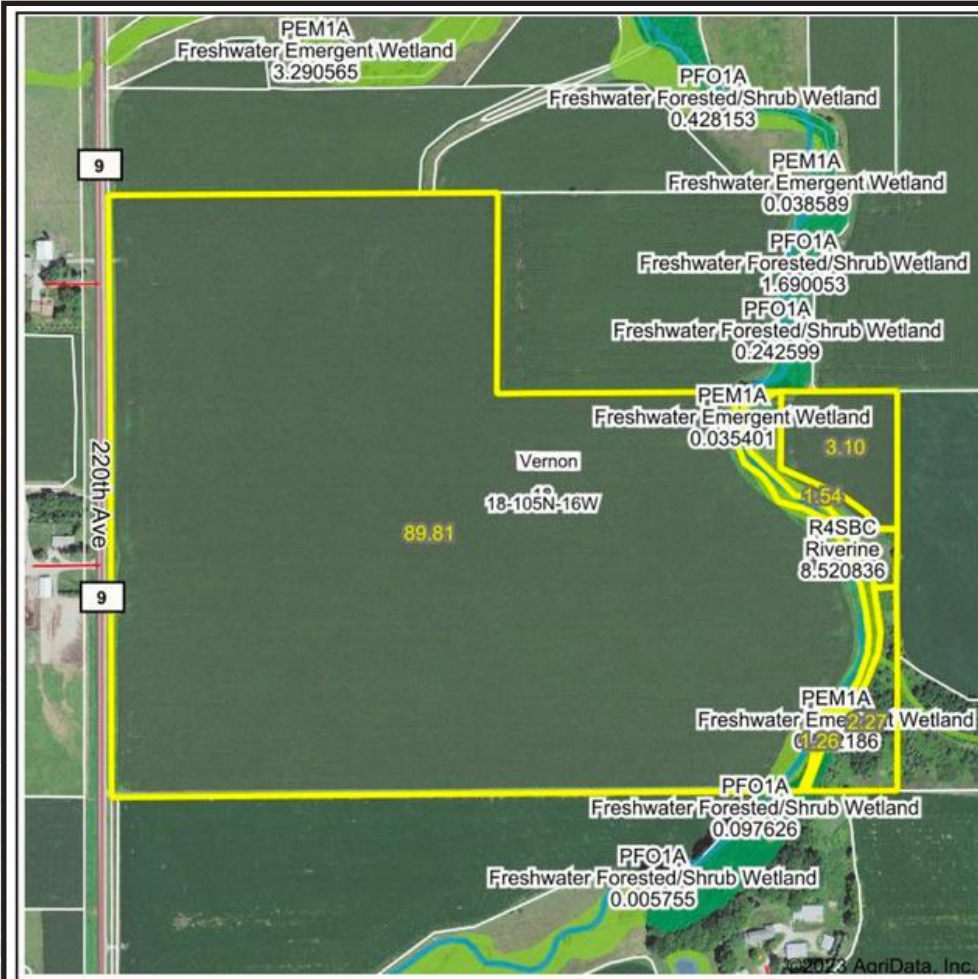


8/11/2023

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



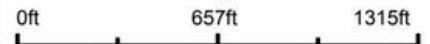
East Tract Wetland Map



State: **Minnesota**
 Location: **18-105N-16W**
 County: **Dodge**
 Township: **Vernon**
 Date: **8/11/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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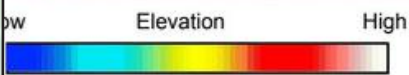
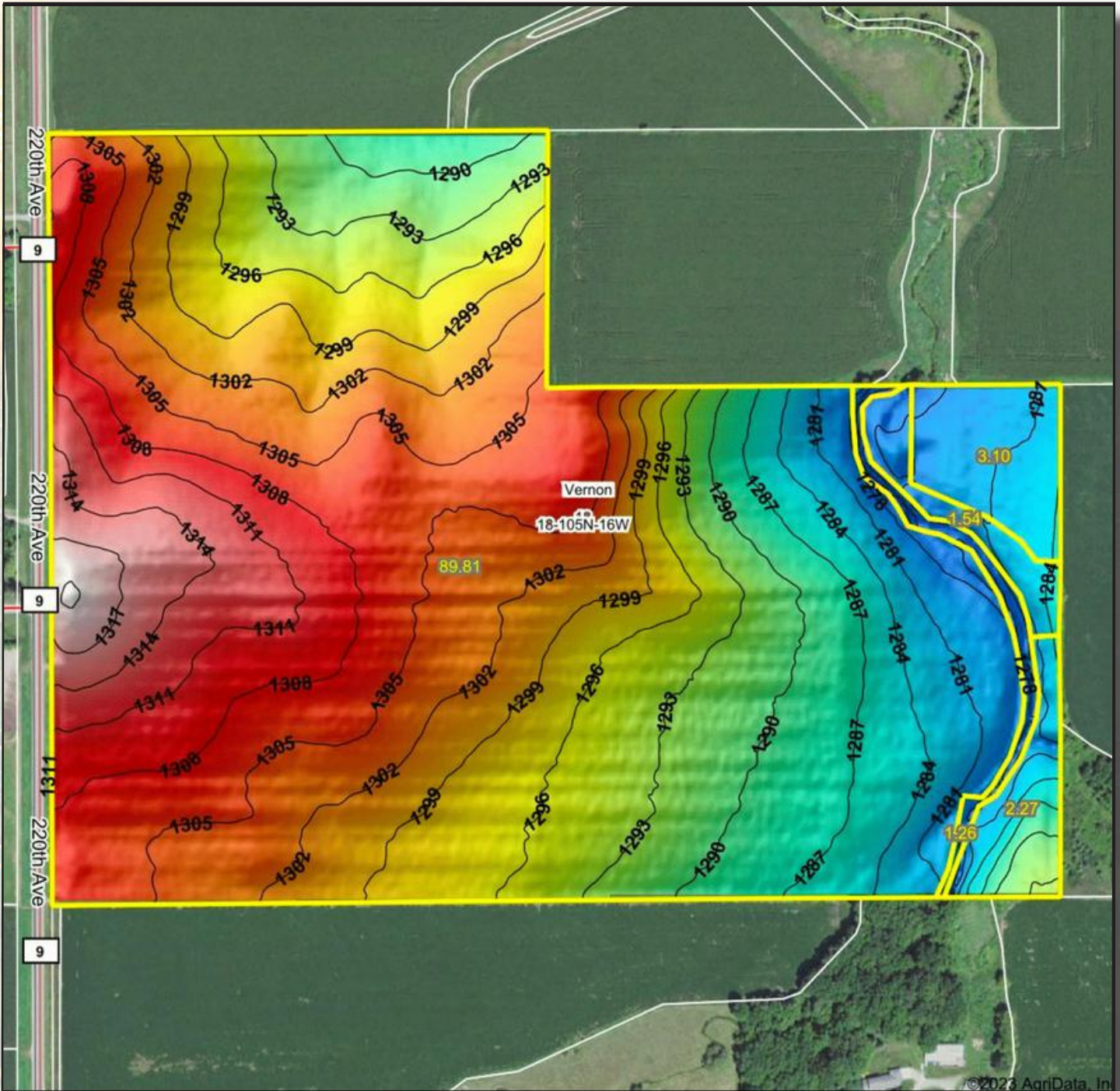


Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	2.22
R4SBC	Riverine	0.71
PFO1A	Freshwater Forested/Shrub Wetland	0.32
PEM1C	Freshwater Emergent Wetland	0.06
Total Acres		3.31

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

75,000
ACRES SOLD

East Tract Topo Map



© AgriData, Inc. 2023 www.AgriDataInc.com
field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,272.8
Max: 1,320.4
Range: 47.6
Average: 1,297.4
Standard Deviation: 10.1 ft



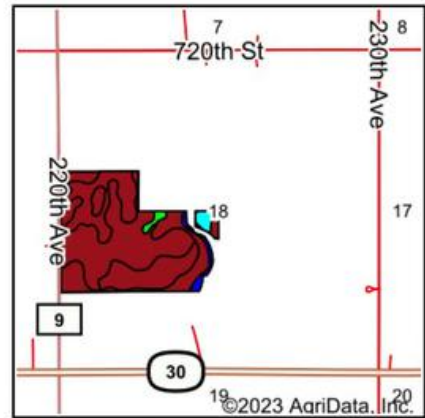
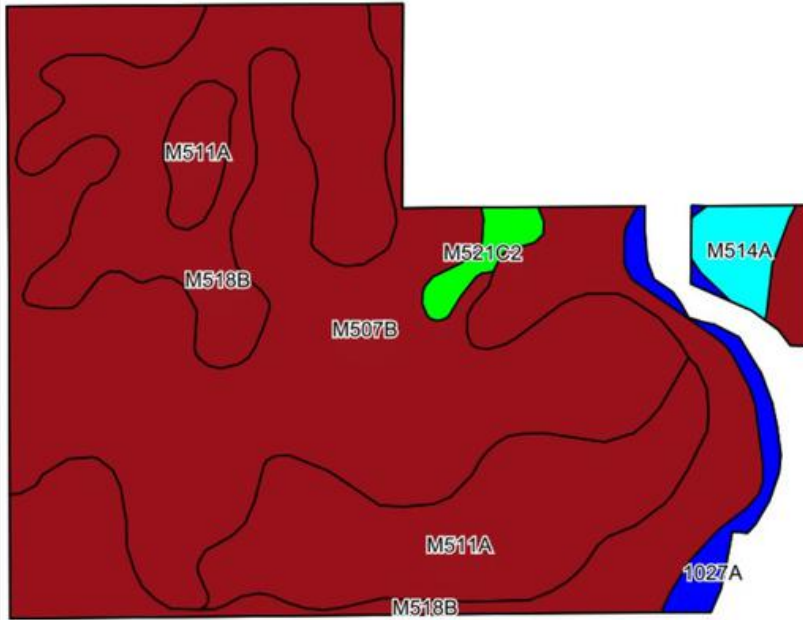
8/11/2023

18-105N-16W
Dodge County
Minnesota

Boundary Center: 43° 53' 54.65, -92° 47' 37.49



East Tract Soil Map



State: **Minnesota**
 County: **Dodge**
 Location: **18-105N-16W**
 Township: **Vernon**
 Acres: **92.91**
 Date: **8/11/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN039, Soil Area Version: 19

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	40.15	43.2%		Ile	99	89	89	70	78	
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	31.50	33.9%		Ilw	92	87	83	68	87	
M511A	Readlyn silt loam, 1 to 3 percent slopes	15.89	17.1%		Iw	100	79	79	54	65	
1027A	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	2.31	2.5%		Vw	31	75	75	33	60	
M514A	Lawler-Marshan complex, 0 to 2 percent slopes	1.88	2.0%		Ils	69	75	75	59	51	
M521C2	Kenyon silt loam, 6 to 12 percent slopes, moderately eroded	1.18	1.3%		Ille	79	78	78	58	60	
Weighted Average						1.92	94.2	*n 85.8	*n 84.5	*n 65.3	*n 77.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



South Tract Tax



DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

1775

Taxpayer: R 12.013.1100

EUGENE G LECKNESS
SUZANNE M LECKNESS
72427 220TH AVE
HAYFIELD MN 55940

10296

Sect-13 Twp-105 Range-017
79.50 ACRES - EX W1ROD THE

79.50 AC
N1/2 SE1/4

PROPERTY ADDRESS:
72605 220TH AVE

HAYFIELD MN

2023 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2022	2023
		AG HMSTD RES ON AG EXEMPT	AG HMSTD RES ON AG EXEMPT
1	Estimated Market Value	1,149,000	1,235,400
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	1,149,000	1,235,400
	New Improvements Expired Exclusions		
<i>Sent in March 2022</i>			
PROPOSED TAX			
Step 2	Proposed Tax	5,622.00	
<i>Sent in November 2022</i>			
PROPERTY TAX STATEMENT			
Step 3	First-half Taxes	2,802.00	
	Second-half Taxes	2,802.00	
	Total Taxes due in 2023	5,604.00	

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:		2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		6,170.74	5,870.30
4. A. Agricultural and rural land credits		464.74	294.30
B. Other credits to reduce your property tax			
5. Property taxes after credits		5,706.00	5,576.00
Property Tax by Jurisdiction			
6. County		3,613.94	3,706.77
7. City or Town HAYFIELD TOWNSHIP		622.16	650.66
8. State General Tax 0203			
9. School District			
A. Voter Approved Levies		536.11	362.27
B. Other Local Levies		933.79	856.30
10. Special Taxing Districts			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		5,706.00	5,576.00
Special Assessments on Your Property			
13. Special assessments Principal: 28.00 Interest:		28.00	28.00
2023 RECYCL 28.00			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,734.00	5,604.00



Middle Tract Tax



DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

1769

Taxpayer: R 12.013.0500

EUGENE G LECKNESS
SUZANNE M LECKNESS
72427 220TH AVE
HAYFIELD MN 55940

10296

Sect-13 Twp-105 Range-017
80.00 ACRES - N1/2 NE1/4

80.00 AC

PROPERTY ADDRESS:

2023 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2022 AG HMSTD	2023 AG HMSTD
1	Estimated Market Value	604,400	623,500
	Improvements Excluded		
	Homestead Exclusion		
	Expired Exclusions		
		604,400	623,500
<i>Sent in March 2022</i>			
Step	PROPOSED TAX		
2	Proposed Tax	3,588.00	
<i>Sent in November 2022</i>			
Step	PROPERTY TAX STATEMENT		
3	First-half Taxes	1,777.00	
	Second-half Taxes	1,777.00	
	Total Taxes due in 2023	3,554.00	

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REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		
Property Tax and Credits		
3. Property taxes before credits	4,487.60	3,828.74
4. A. Agricultural and rural land credits	471.60	274.74
B. Other credits to reduce your property tax		
5. Property taxes after credits	4,016.00	3,554.00
Property Tax by Jurisdiction		
6. County	2,792.26	2,600.45
7. City or Town HAYFIELD TOWNSHIP	480.86	456.65
8. State General Tax 0203		
9. School District		
A. Voter Approved Levies	215.44	83.53
B. Other Local Levies	527.44	413.37
10. Special Taxing Districts		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,016.00	3,554.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,016.00	3,554.00



East Tract Tax



DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

3422

Taxpayer: R 16.018.0300

EUGENE G LECKNESS
SUZANNE M LECKNESS
72427 220TH AVE
HAYFIELD MN 55940

10296

Sect-18 Twp-105 Range-016
100.57 ACRES - S1/2 SW1/4

100.57 AC
NW1/4 & N1/2 SW1/4

PROPERTY ADDRESS:

2023 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2022 AG HMSTD	2023 AG HMSTD
1	Estimated Market Value	717,100	739,700
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	717,100	739,700
	New Improvements Expired Exclusions		
<i>Sent in March 2022</i>			
2	PROPOSED TAX		
	Proposed Tax	4,302.00	
<i>Sent in November 2022</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	2,130.00	
	Second-half Taxes	2,130.00	
	Total Taxes due in 2023	4,260.00	

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REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:		2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		5,403.54	4,585.94
4. A. Agricultural and rural land credits		559.54	325.94
B. Other credits to reduce your property tax			
5. Property taxes after credits		4,844.00	4,260.00
Property Tax by Jurisdiction			
6. County		3,313.27	3,085.61
7. City or Town	VERNON TOWNSHIP	649.33	584.88
8. State General Tax	0203		
9. School District			
A. Voter Approved Levies		255.61	99.11
B. Other Local Levies		625.79	490.40
10. Special Taxing Districts			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		4,844.00	4,260.00
Special Assessments on Your Property			
13. Special assessments			
Principal:	Interest:		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,844.00	4,260.00

75,000
ACRES SOLD

East Tile Maps

Ellingson COMPANIES	56113 State Hwy 56	vn18w.dwg
	West Concord, MN 55985	Revision: final
	507 527-2294	04-16-12
	www.ellingsoncompanies.com	Job# 122174
		Drawn by: Tom Blowers

Existing Tile	---	0 Ft. 3" Perf	---
Ditches & WW	- - - - -	29884 Ft. 4" Perf	---
Parcel Boundry	---	0 Ft. 5" Perf	---
Elec & Tele Cable	- · - · -	0 Ft. 6" Perf	---
Gas Line	---	0 Ft. 8" Perf	---
Trees	● ●	0 Ft. 10" Perf	---
		0 Ft. 12" Perf	---
		0 Ft. 15" Perf	---
		0 Ft. 18" Perf	---

0 220 440 880
1 inch = 440 ft.

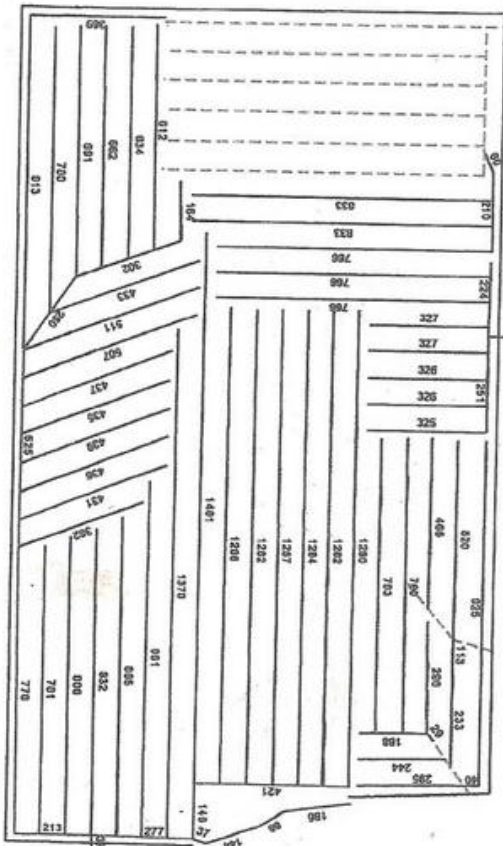
Gene Leckness	Renter:
State: MN County: Dodge	Twp: Vernon
Acres: 52	Spacings: 70
	Sec: 18
	D-C: 3/8



75,000
ACRES SOLD

South Tile Maps

Home 80



440

Legend:
 * Proposed Paving
 * Proposed Tile Line
 * Existing Tile Line
 --- Gravel Waterway
 --- Existing Deep Dish

Hodgman Drainage
 Route 1, Box 44A
 Clarendon, MN 55924
 Office: 507-528-2225
 Fax: 507-528-2210

Materials	Estimate	Actual
4" TILE		38645 LF
5" TILE		2649 LF

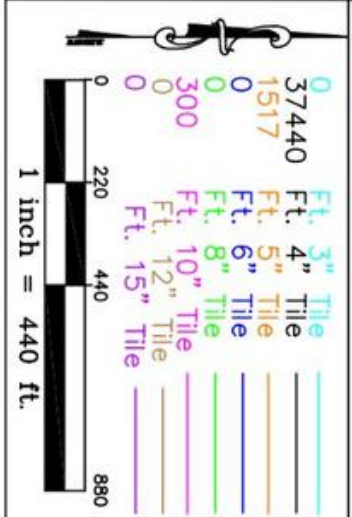
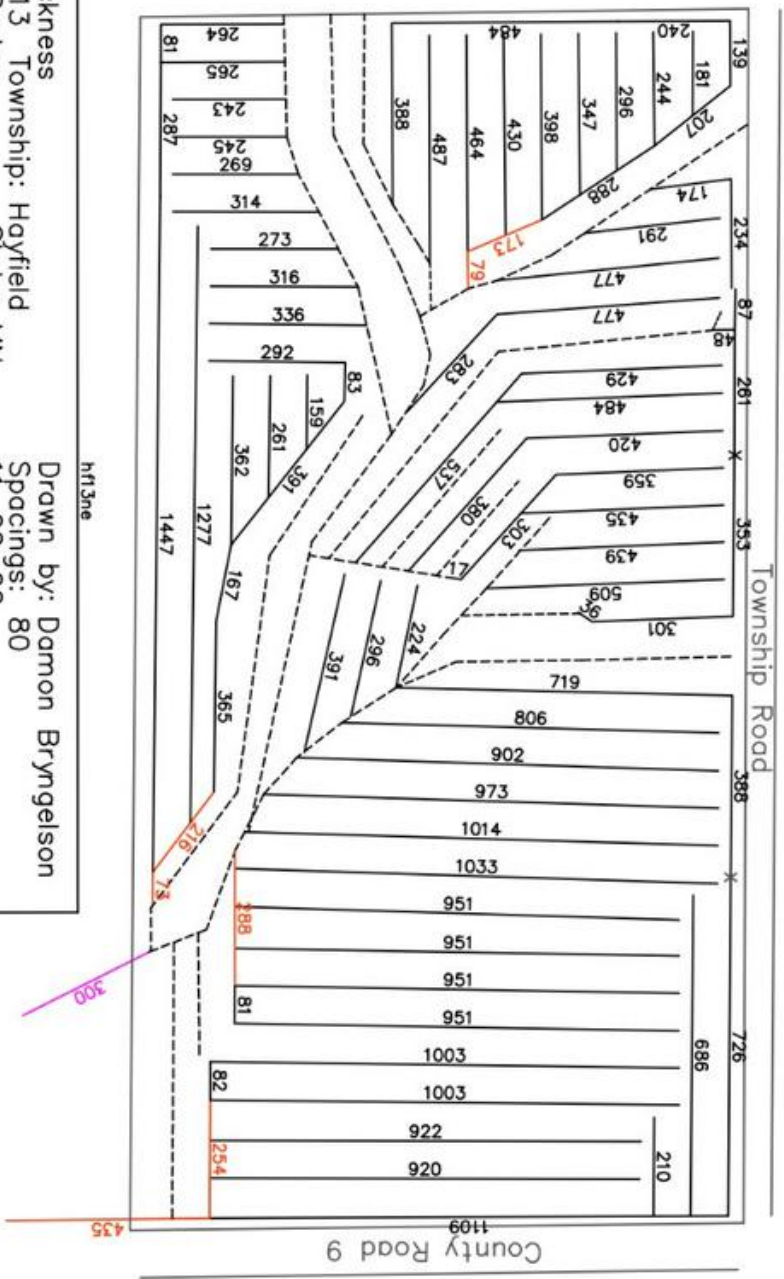
Owner: GENE LECKNISS
Township: HAYFIELD SEC 13
County: DODGE
State: MN
Date: 12-98 **Spacings: 70'**



Middle Tile Maps

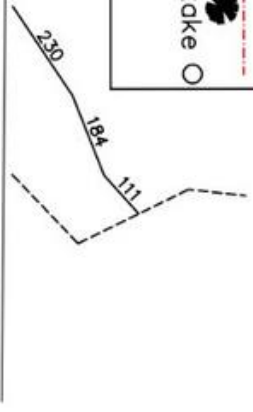
Gene Leckness
 Section: 13 Township: Hayfield
 County: Dodge State: MN

Drawn by: Damon Bryngelson
 Spacings: 80
 11-02-02



Elingson
 DRAINAGE

Existing Tile
 Waterways and Ditches
 Property and field Borders
 Elec. or Tele. Cable
 Gas Line
 Wetland
 Trees
 Surface Intake





**HIGH
POINT**

LAND COMPANY

HighPointLandCompany.com

520 Main St South
Stewartville, MN 55976

260.1
+/- ACRES

CONTACT LAND AGENT:

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Troy@highpointlandcompany.com

