

LAND OFFERING

120.23 ± Acre Farmland



120.23 ± Acre Farmland | Section 29

Westfield Township | Dodge County, MN

This multiple opportunity farm has everything you're looking for. There are 91 +/- tillable acres, 3 +/- acres of CRP ground with a nice annual payment, excellent hunting & recreational ground, with 20 +/- acres of woods for abundant wildlife refuge, a creek running thru the waterway connecting to the Cedar River and two guaranteed buildable sites. This is a must see to appreciate property.



Call us for more info:

📞 507-634-7033

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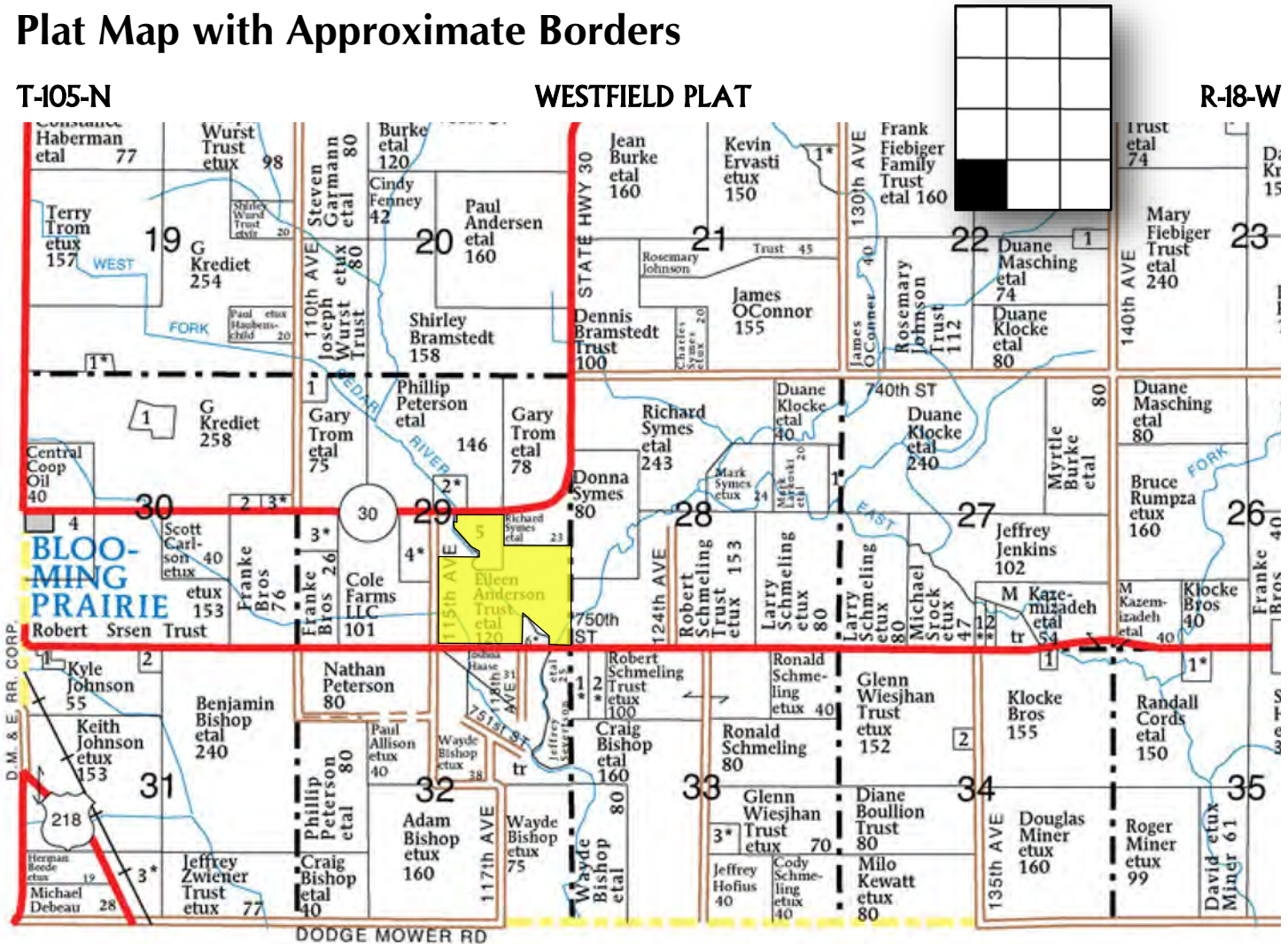
120.23 ± Acre Farmland

Plat Map with Approximate Borders

T-105-N

WESTFIELD PLAT

R-18-W



Legal: 120.23 ACRES - The West 1/2 of the SE 1/4 and the SE 1/4 of the SE 1/4 and the S 1/2 of the NE 1/4 of the SE 1/4 of Section 29, Twp 105 N, Rng 18 W, Dodge County, Minnesota.

Property Tax: \$5,368.00 Payable in 2020

PID: 18.019.0800 and 18.029.1200

Gross Acres: 120.23± **CPI:** 78.1
Tillable Acres: 91.00± **Tile:** None

Corn Base: 47.77 acres **PLC Yield:** 145 **CRP Reduction:** 0.0 per Dodge County FSA Office
Soybean Base: 43.26 acres **PLC Yield:** 35 **CRP Reduction:** 3.3 per Dodge County FSA Office

Offered at \$785,900



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GIS Map with Outline



FSA Map

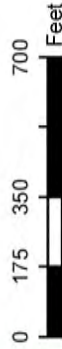


Dodge County, Minnesota

Farm 1068
Tract 176

2020 Program Year

Map Created March 13, 2020



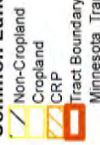
Unless otherwise noted:

Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain

Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain

Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

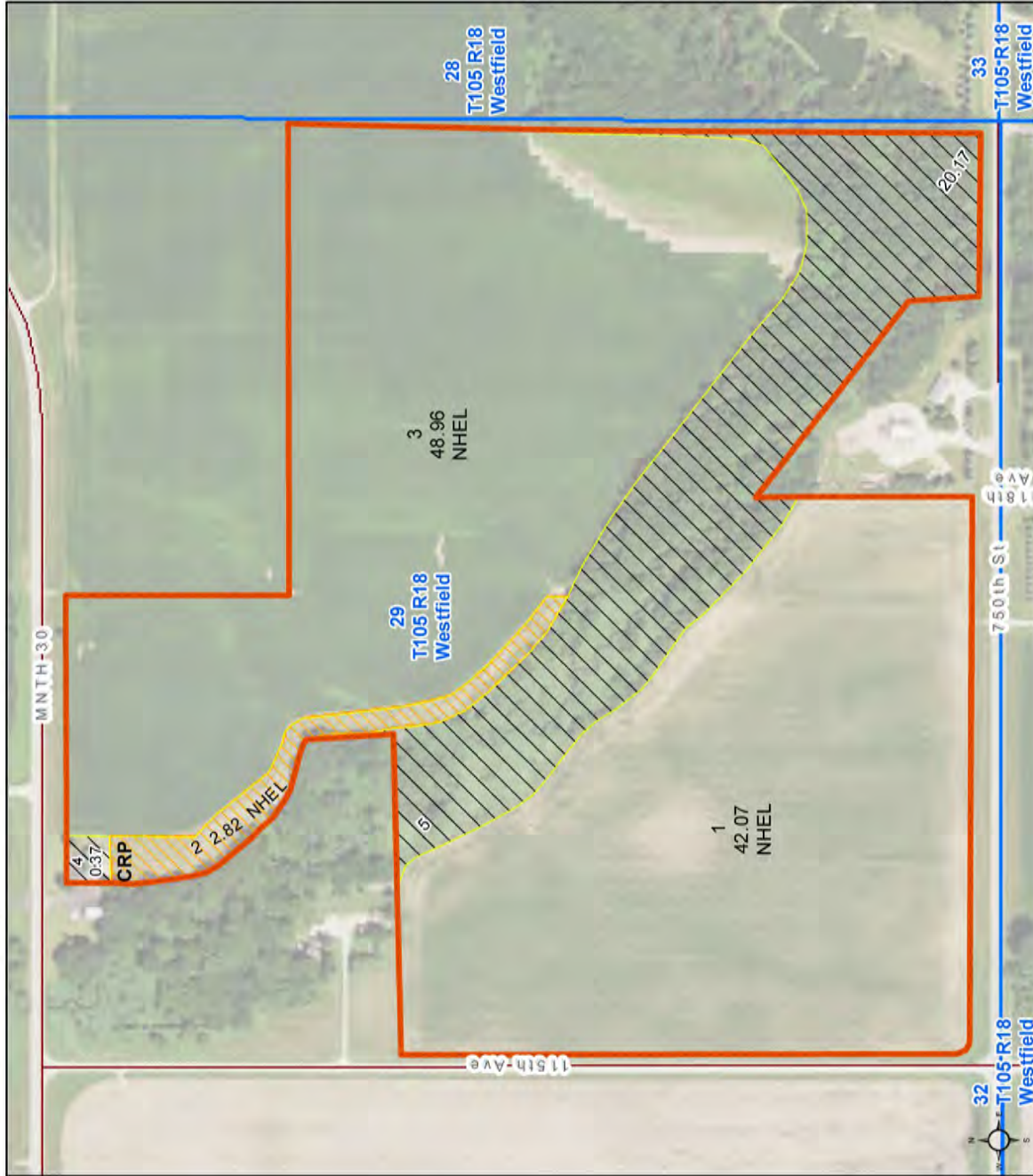
Common Land Unit



Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 93.85 acres

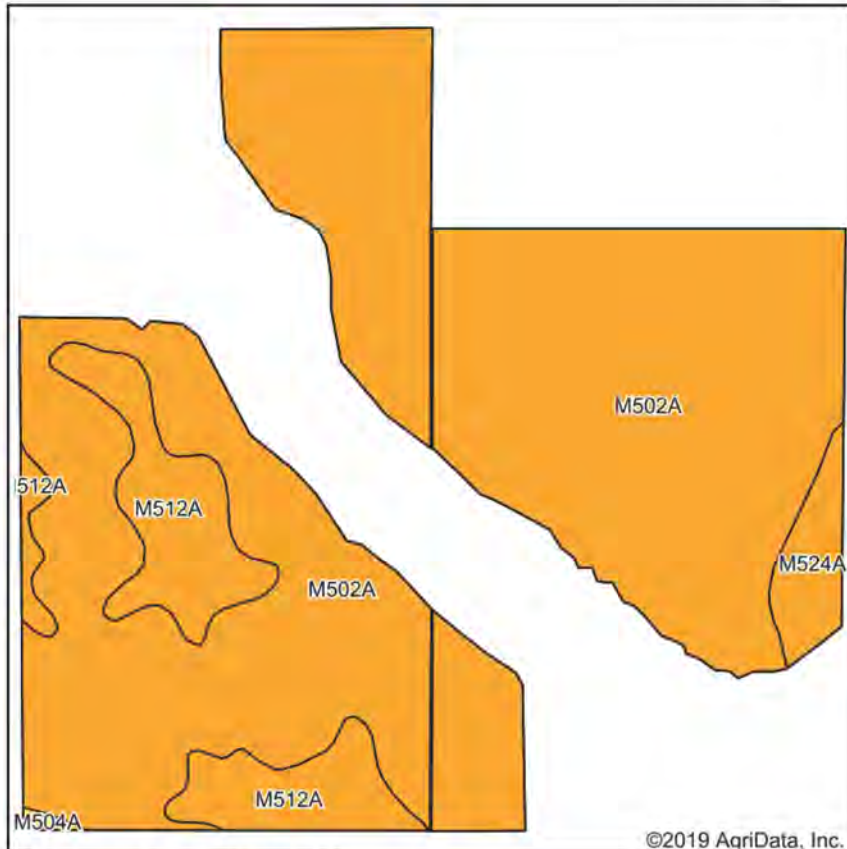


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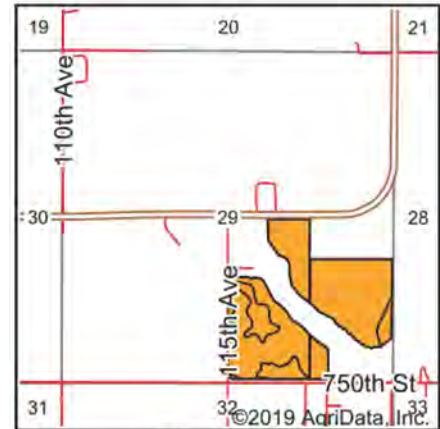
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **29-105N-18W**
 Township: **Westfield**
 Acres: **91.34**
 Date: **3/6/2020**

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN039, Soil Area Version: 16										
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M502A	Warsaw loam, 0 to 3 percent slopes	78.25	85.7%		Well drained	IIs	79	160	47	46
M512A	Menomin-Hayfield complex, 0 to 4 percent slopes	10.41	11.4%		Well drained	IIs	73	147	44	41
M524A	Hayfield silt loam, 0 to 2 percent slopes	2.52	2.8%		Somewhat poorly drained	IIs	72	145	43	47
M504A	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.16	0.2%		Poorly drained	IIw	62			58
Weighted Average							78.1	157.8	46.5	*n 45.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

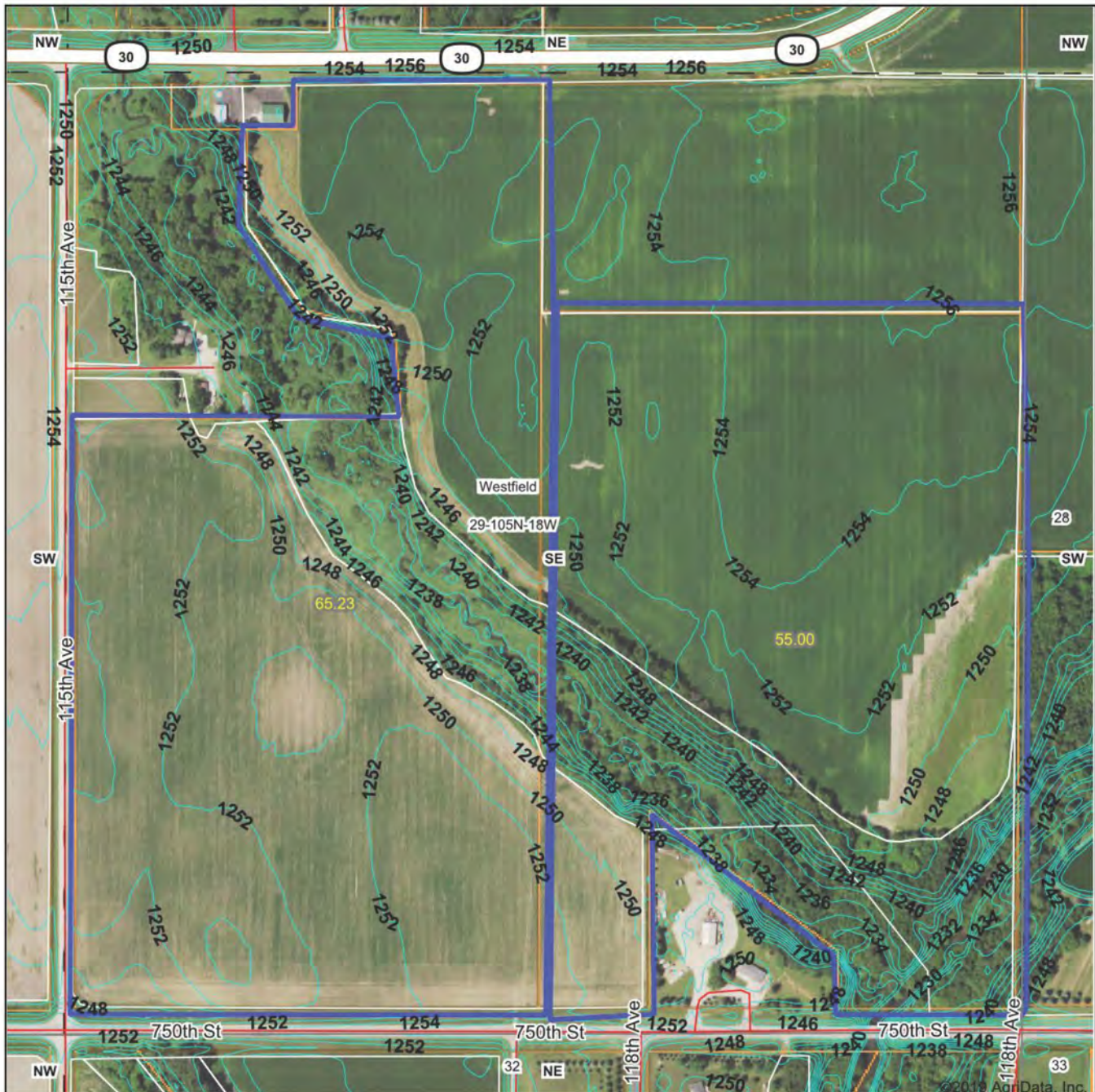
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Topography Map with Contours



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

Source: USGS 3 meter dem

Interval: 2.0

Min: 1,228.9

Max: 1,255.9

Range: 27.0

Average: 1,250.2

Standard Deviation: 5.38

0ft 440ft 879ft



3/6/2020

29-105N-18W
Dodge County

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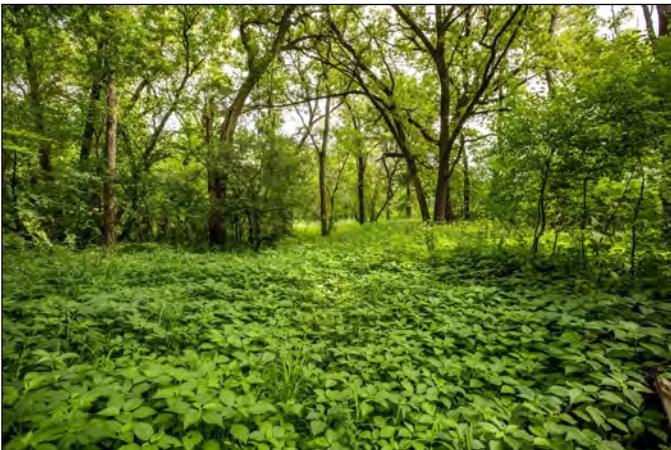
Photos



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Photos



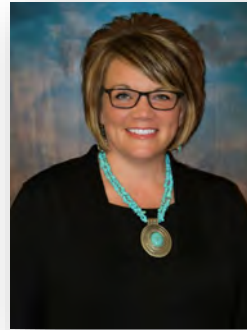
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"The Experienced Farmland Professionals!"



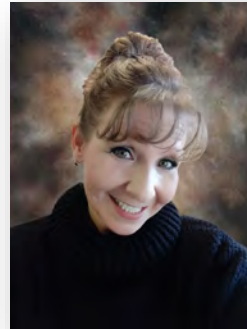
Kirk E. Swenson
President, REALTOR®
Farmland Broker
kirk@farmlandsales.com
Cell: 507-254-5468



Wendy A. Forthun, ALC
Vice President, REALTOR®
Accredited Land Consultant
Farmland Broker
wendy@farmlandsales.com
Cell: 507-251-1637



Tim Gangl
REALTOR®
tim@farmlandsales.com
Cell: 507-254-1976



Wendy M. Siewert
Office Coordinator /
Real Estate Assistant
admin@farmlandsales.com
Office: 507-634-7033



1 Stop Realty, Inc.

20 4th Street SE | Kasson, MN 55944
info@farmlandsales.com | 507-634-7033

www.farmlandsales.com



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20 4th Street SE
Kasson, MN 55944
info@farmlandsales.com
507.634.7033

farmlandsales.com

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