

LAND OFFERING

18 \pm Acre Acreage



18.69 \pm Acre Acreage | Section 10

Milton Township | Dodge County, MN

Peaceful and private acreage setting located on the outskirts of Pine Island, MN. You can't beat the beautiful views and meandering creek, along with recreational and/or hunting opportunities. Only 22 miles from Rochester with 5 \pm tillable acres, this county approved buildable site is just waiting for you to build your dream home on it.

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REALTY** INC

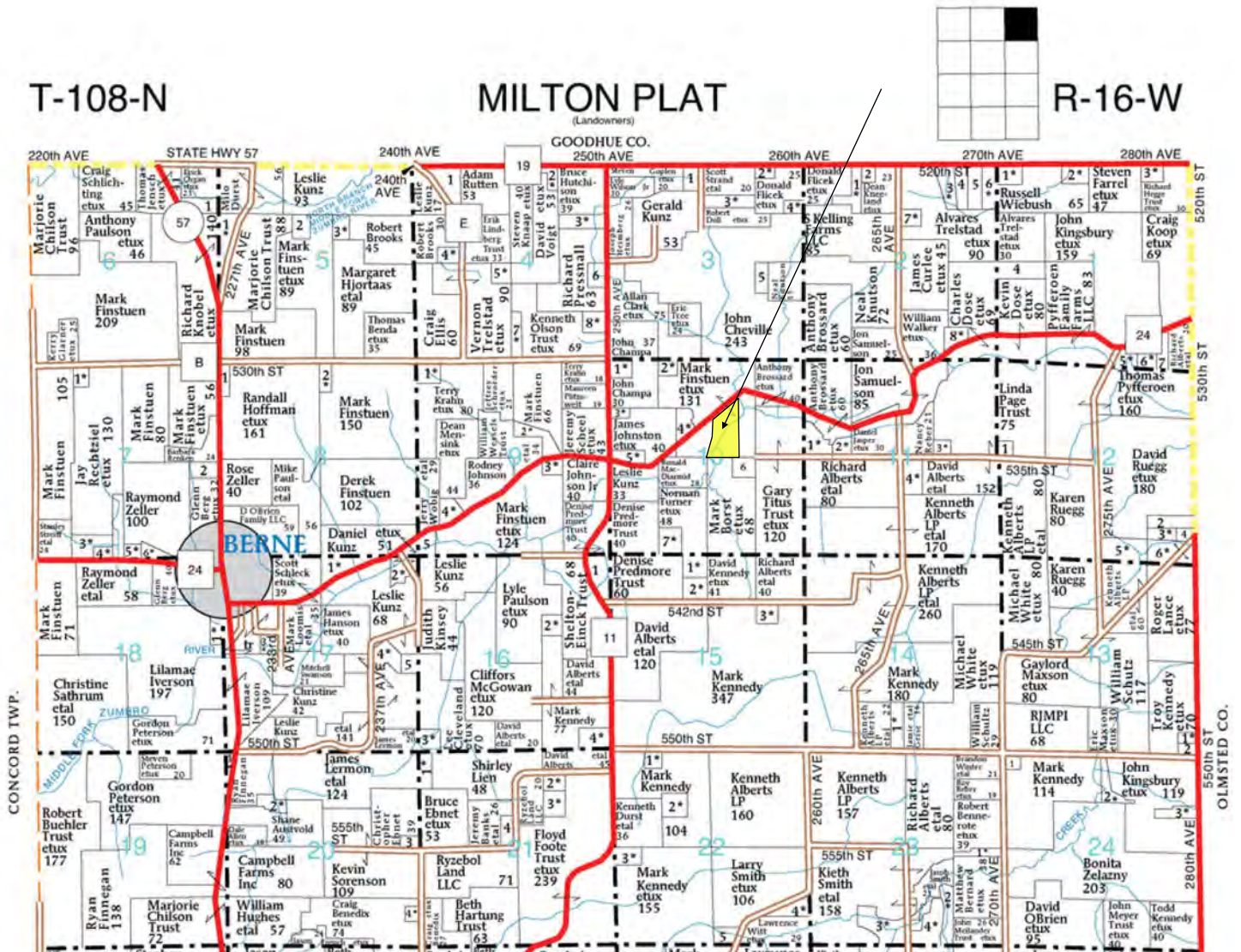
Call us for more info:

 **507-634-7033**

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Plat Map with Approximate Borders



Legal: 18.69 Acres - The West 1/2 of the NE 1/4 of Section 10, Township 108 North, Range 16 West, Dodge County, MN.

Property Tax: \$ 0.00 Payable in 2020

PID: Part of 14.010.0404

Gross Acres: 18.69± Acres

Tillable Acres: 5± Acres

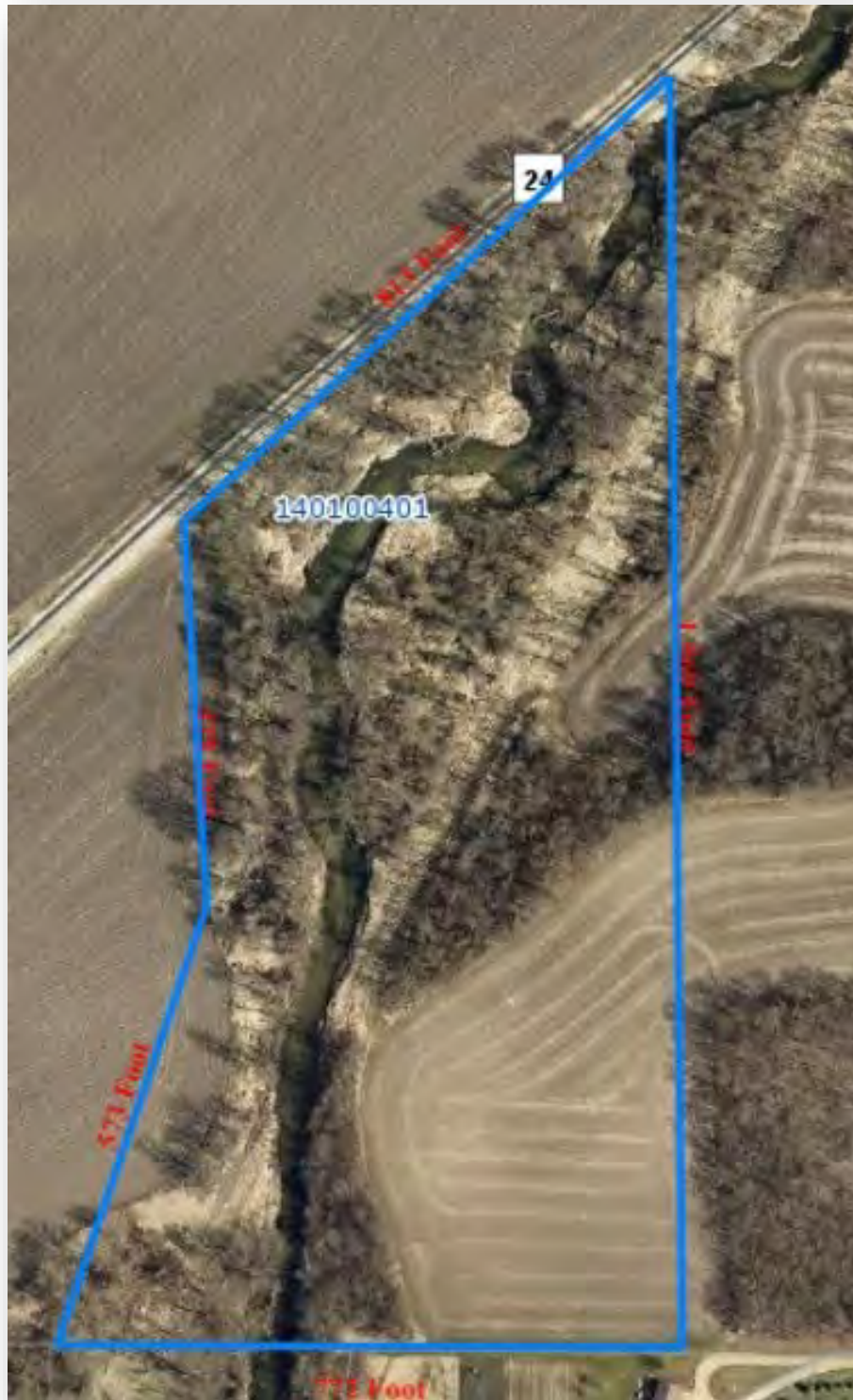
Offered at \$206,000



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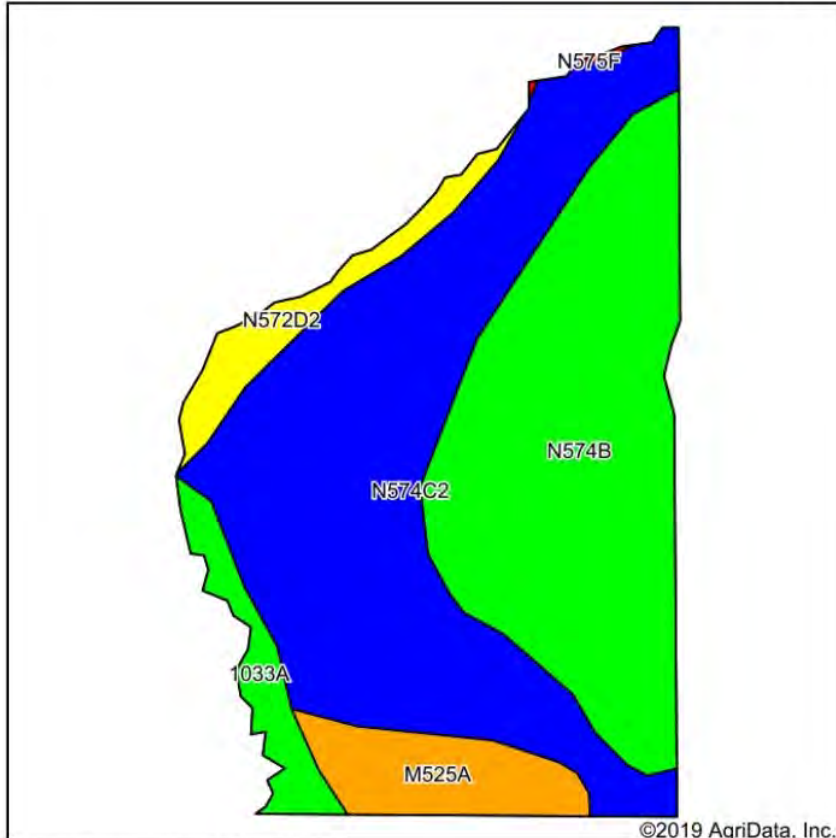
GIS Map with Outline



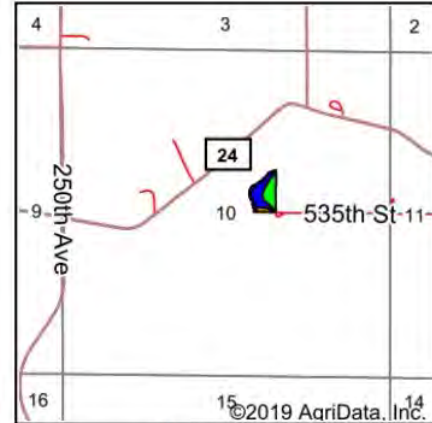
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **10-108N-16W**
 Township: **Milton**
 Acres: **5**
 Date: **5/10/2020**

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Maps Provided By:
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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
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	2.27	45.4%		Well drained	IIIe	81			79
N574B	Downs-Hersey complex, 2 to 6 percent slopes	1.91	38.2%		Well drained	IIe	91			82
M525A	Dakota silt loam, 0 to 3 percent slopes	0.35	7.0%		Well drained	IIIs	79	160	47	40
N572D2	Downs-Hersey, bedrock substratum, complex, 12 to 18 percent slopes, moderately eroded	0.24	4.8%		Well drained	IVe	68	140	41	58
1033A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.23	4.6%		Moderately well drained	IIlw	91	184	55	89
Weighted Average							84.5	26.4	7.8	*n 76.9

*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.

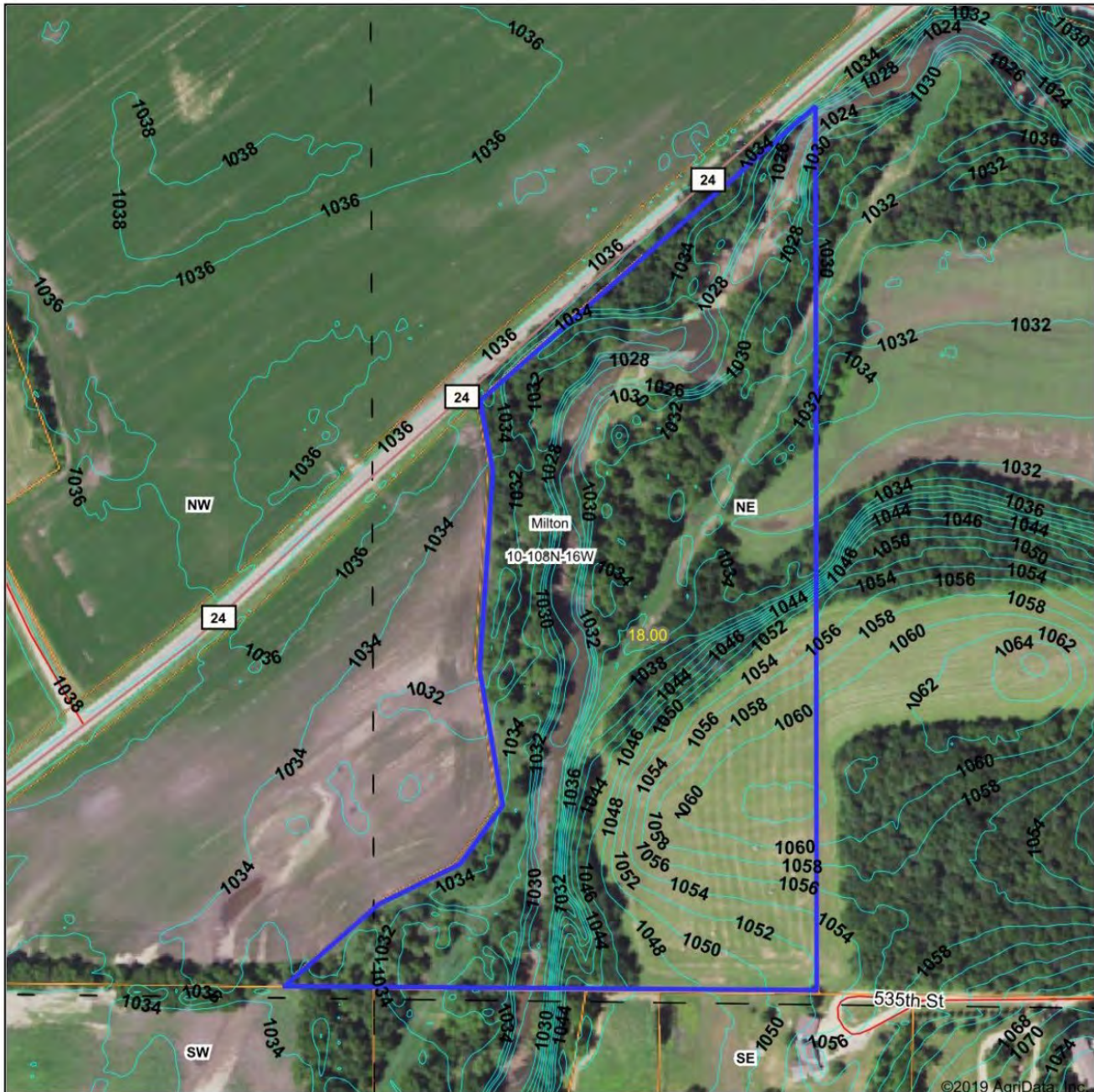
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

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Topography Map with Contours



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 1,023.7

Max: 1,062.4

Range: 38.7

Average: 1,040.1

Standard Deviation: 12.47 ft

0ft 271ft 542ft



6/5/2020

10-108N-16W
Dodge County
Minnesota

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Photos



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"The Experienced Farmland Professionals!"



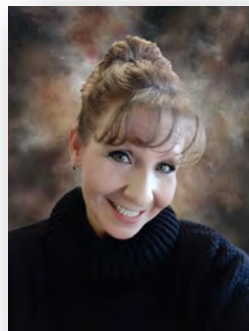
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