

# LAND OFFERING

112.96 ± Acre Farmland



**112.96 Acre Farmland | Section 32**

**Canisteo Township | Dodge County, MN**

Once in a lifetime offering of a century family farm. This 112 acre with 92 tillable acres is a great opportunity that will fit into any size farm operation, investment or 1031 exchange need. Whether you are searching for income producing cropland, small recreational spot, or a place to build your next new home, this property has it.



FARMLAND PROFESSIONALS

Call us for more info:

📞 507-634-7033

# LAND OFFERING

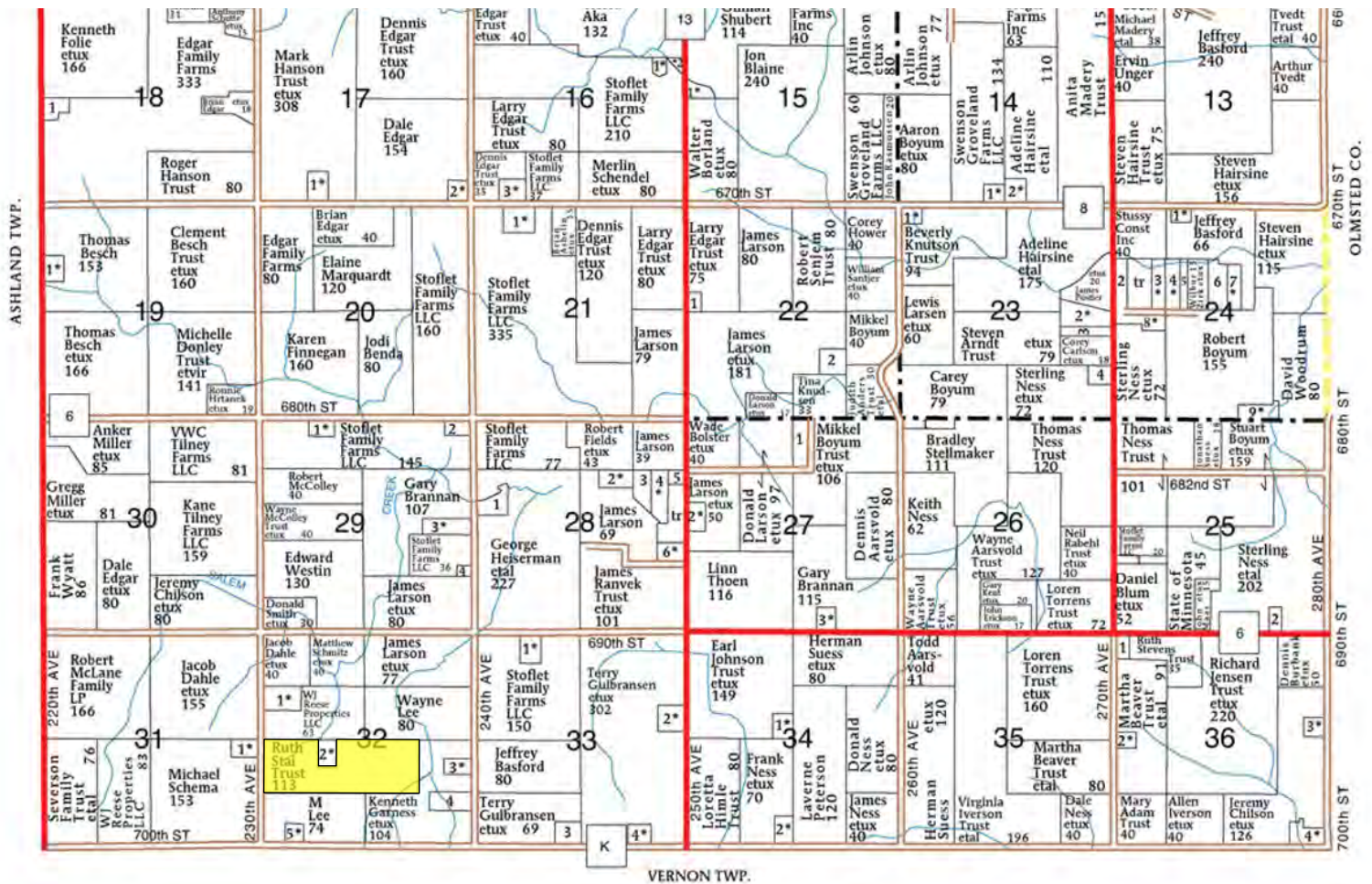
112.96 ± Acre Farmland

## Plat Map with Approximate Borders

T-106-N

CANISTEO PLAT

R-16-W



**Legal:** SECT-32 TWP-106 RANGE-016 112.96 AC - N1/2 SW1/4 & NW1/4 SE1/4 EX COMM NW COR SW1/4 E1393FT FOR PT OF BEG

**PID:** 08.032.0700

**Property Tax:** \$6,402.00 Payable in 2020

**Gross Acres:** 112.96±

**CPI:** 94.8

**Tillable Acres:** 92.49±

**Tile:** Surface only

**Corn Base:** 53.70 acres

**PLC Yield:** 173 per Dodge County FSA Office Record

**Soybean Base:** 37.20 acres

**PLC Yield:** 41 per Dodge County FSA Office Record

**Offered at: \$655,000**

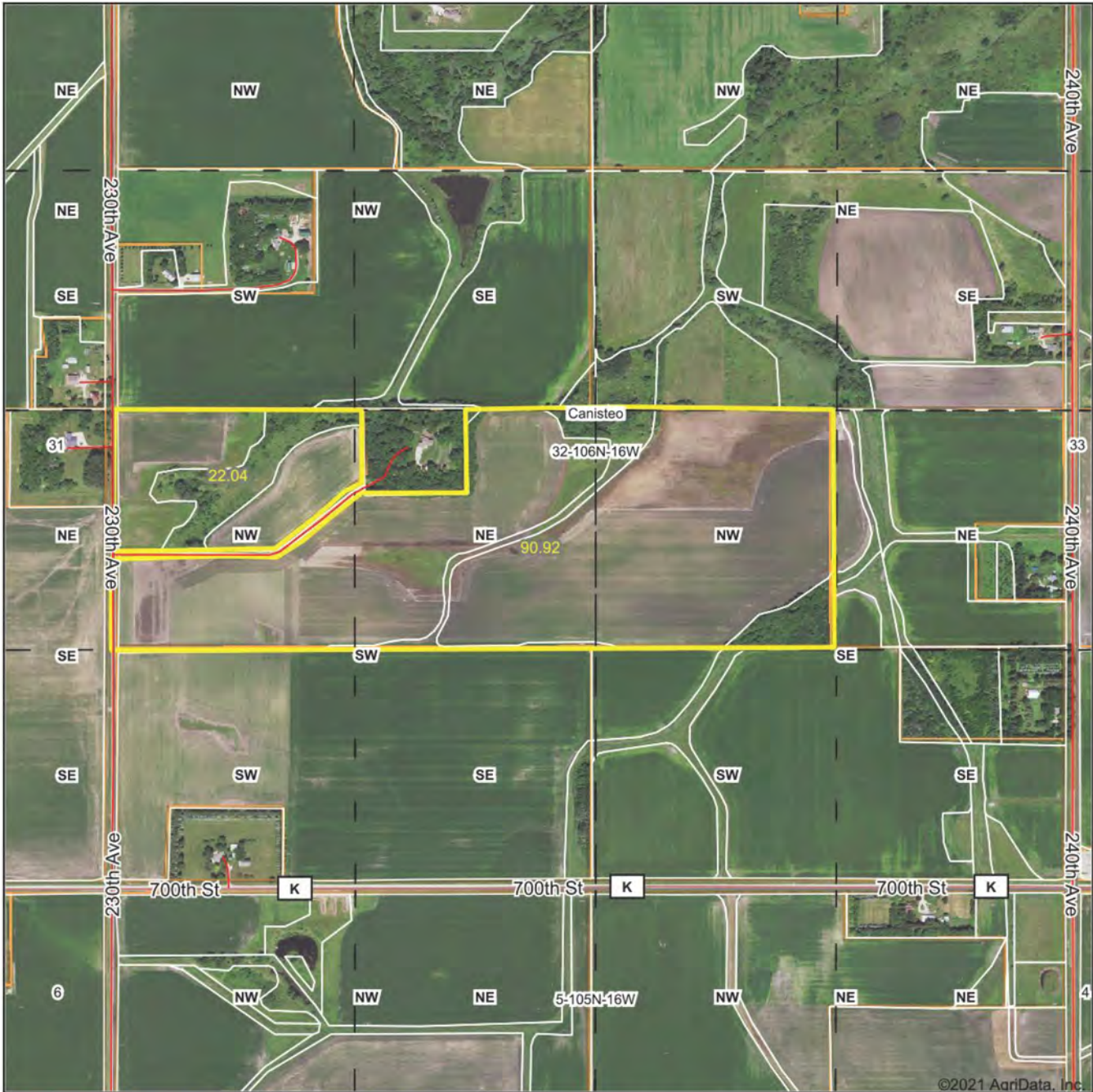




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## Aerial Map



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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

Map Center: 43° 56' 26.99, -92° 46' 9.79

**32-106N-16W**  
**Dodge County**  
**Minnesota**

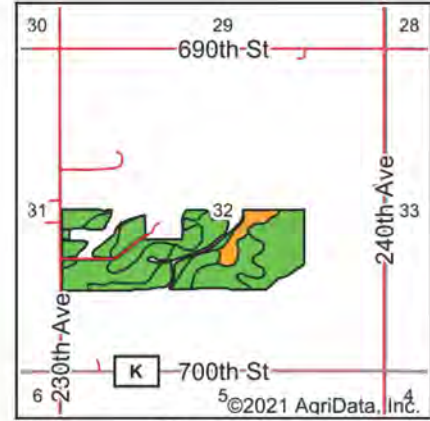
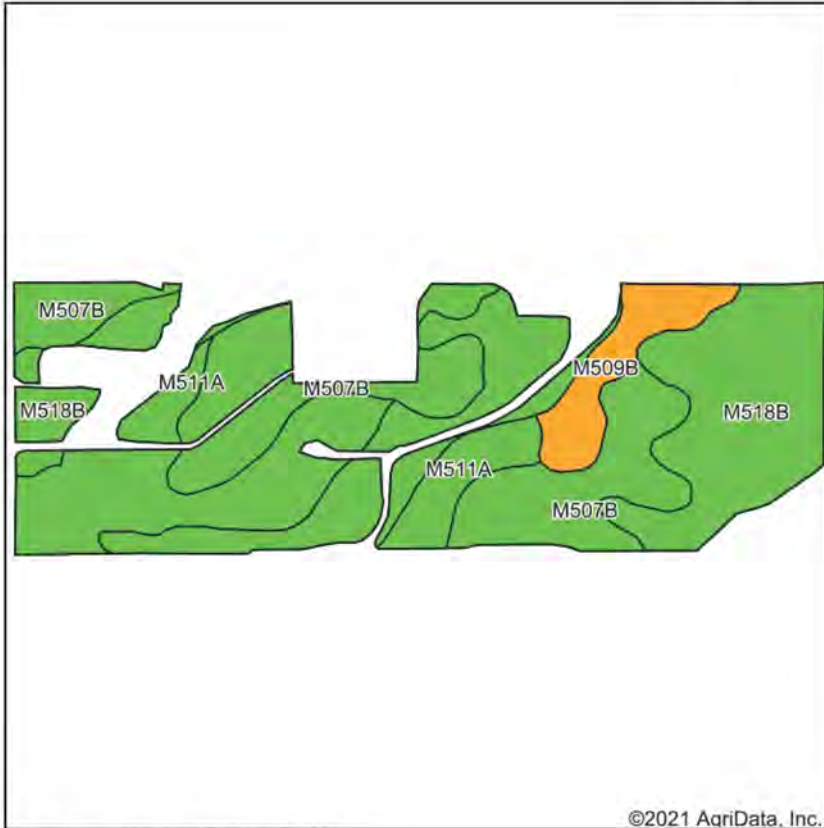
0ft 856ft 1712ft



# LAND OFFERING

## 112.96 ± Acre Farmland

### Soils Map



State: **Minnesota**  
County: **Dodge**  
Location: **32-106N-16W**  
Township: **Canisteo**  
Acres: **95**  
Date: **1/18/2021**

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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Soybeans
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	38.49	40.5%		Poorly drained	Ilw	92	5.1	186	55
M507B	Marquis silt loam, 2 to 6 percent slopes	28.16	29.6%		Moderately well drained	Ile	99	5.2	200	59
M511A	Readlyn silt loam, 1 to 3 percent slopes	21.87	23.0%		Somewhat poorly drained	Iw	100			
M509B	Mantorville loam, 2 to 6 percent slopes	6.48	6.8%		Well drained	Ile	75	4.3	152	45
Weighted Average							94.8	3.9	145	42.8

\*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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## Crop History



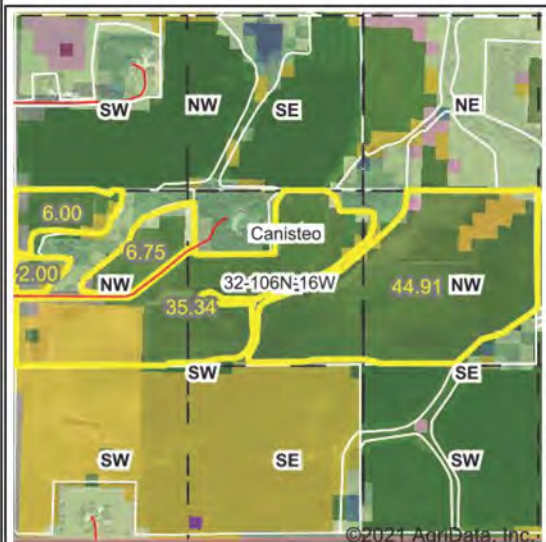
No Data For 2020

Crop Year: 2018



2 rows not shown

Crop Year: 2017



■ Soybeans  
■ Corn  
■ Developed/Open Space  
■ Alfalfa



■ Corn  
■ Developed/Open Space

Map Center: 43° 56' 28.19, -92° 46' 16

State: MN County: Dodge

Legal: 32-106N-16W Twnshp: Canisteo



Maps Provided By:

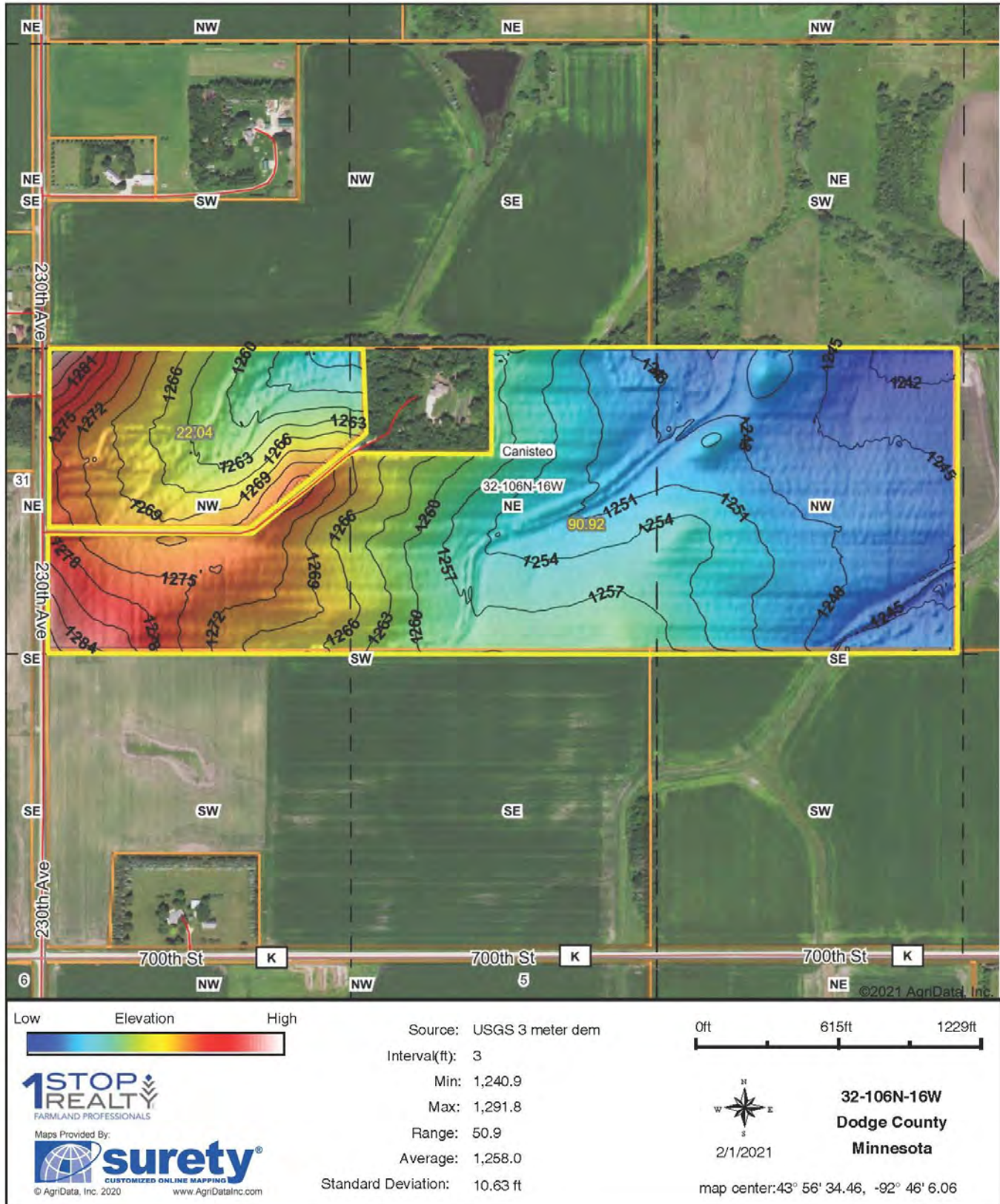
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CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

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## Topography Hillshade





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## 2020 Program Year

Map Created April 03, 2020



Unless otherwise noted:

Shares are 100% owned by

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

$$\text{Wheat} = \text{HRS}_i \quad \text{HRW} = \text{Gain}$$

flower = Oil, Non-Oil = Gr

Cats and Barley = Spring for grain

$$R_{\text{avg}} = 0.9 \text{ grain}$$

1950-1951  
1952-1953

Deltafall Mixed Forage AGM, GMA, GS = for forage  
 Forage = protein

Meaning = Dry Edible

Canada = Spring for need

**Common Land Unit**  
cropland indicator 3CM

Non-Cronbach's alpha = 0.92

/ , Non\_Cropland

Cropland

Wetland Determination  
Identifiers

**Members**  Restricted Users

● Restricted Use

 Limited Restriction

Exempt from C

Exempt from U

Tract Cropland Total: 99.11 acres

The United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Inquiry Program (NAIP). The product accepts all risks associated with its use. USDA-FSAs assumes no responsibility for omissions or consequential damage incurred as a result of any user's reliance on its data outside FSA Programs. Field identifiers do not represent the size, shape, or specific determination of the area. Refer to your original document(s) (CPA/CDS and allocated map(s)) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

# FSA Map

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*"The Experienced Farmland Professionals!"*



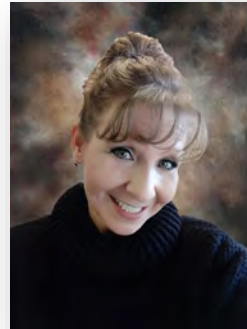
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