

LAND OFFERING

103.9 ± Acre Farmland



103.9 ± Acre Farmland | Section 32

Canisteo Township | Dodge County, MN

103.9 +/- Acres of premium quality soils located East of Hayfield. Well maintained with 95+ CPI's and majority tiled with 45-60' spacing. Great farming area for a great investment or 1031 exchange or a good add-on to an existing farm operation.



FARMLAND PROFESSIONALS

Call us for more info:

📞 507-634-7033

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PID #08.032.0601 35.00 Acres Canisteo Township

PID #08.032.0800 68.90 Acres Canisteo Township

Legal: SECT-32 TWP-106 RANGE-016 35.00 AC - NE1/4 SE1/4 EX COMM SECOR SE1/4, TH N1571.98FT FOR PT OF BEG, TH W518.18FT. 68.90 AC - S1/2 SE1/4 EX BEG ON E LN SE1/4 798.38FT N OF SECOR SE1/4 W 940FT N514FT, E940FT, S514.3FT.

Property Tax: \$5,652.00
payable in 2021

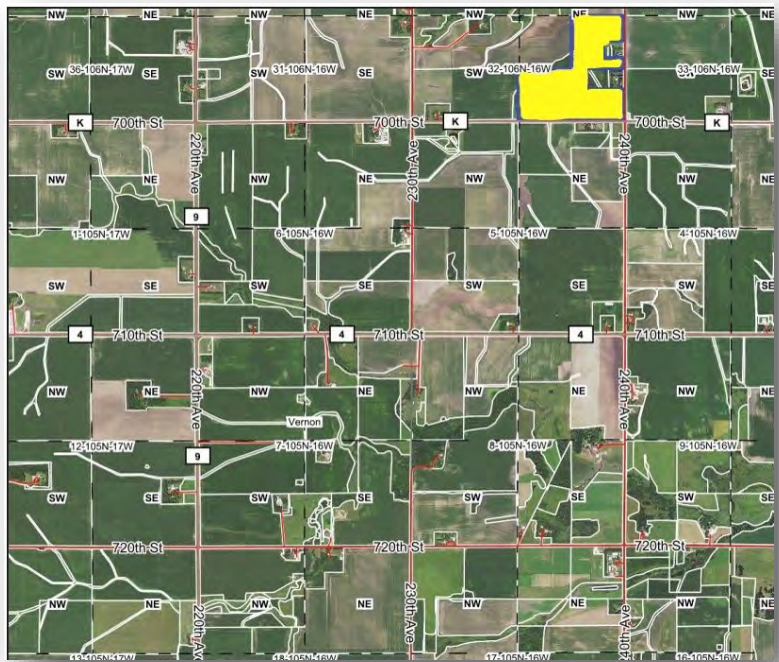
PID: 08.032.0601
08.032.0800

Gross Acres: 103.9 \pm

Tillable Acres: 89.98 \pm

CPI: 95.5

Tile: Majority



Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	
Corn Base:	59.5 acres	173/181	0.0	Per Dodge County FSA Office
Soybean Base:	21.8 acres	37/47	0.0	Per Dodge County FSA Office
Total Base Acres:	81.3 acres			

Offered at: \$ 688,500



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CANISTEO PLAT

R-16-W



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GIS Map with Outline

PID #08.032.0601 35.00 Acres Canisteo Township



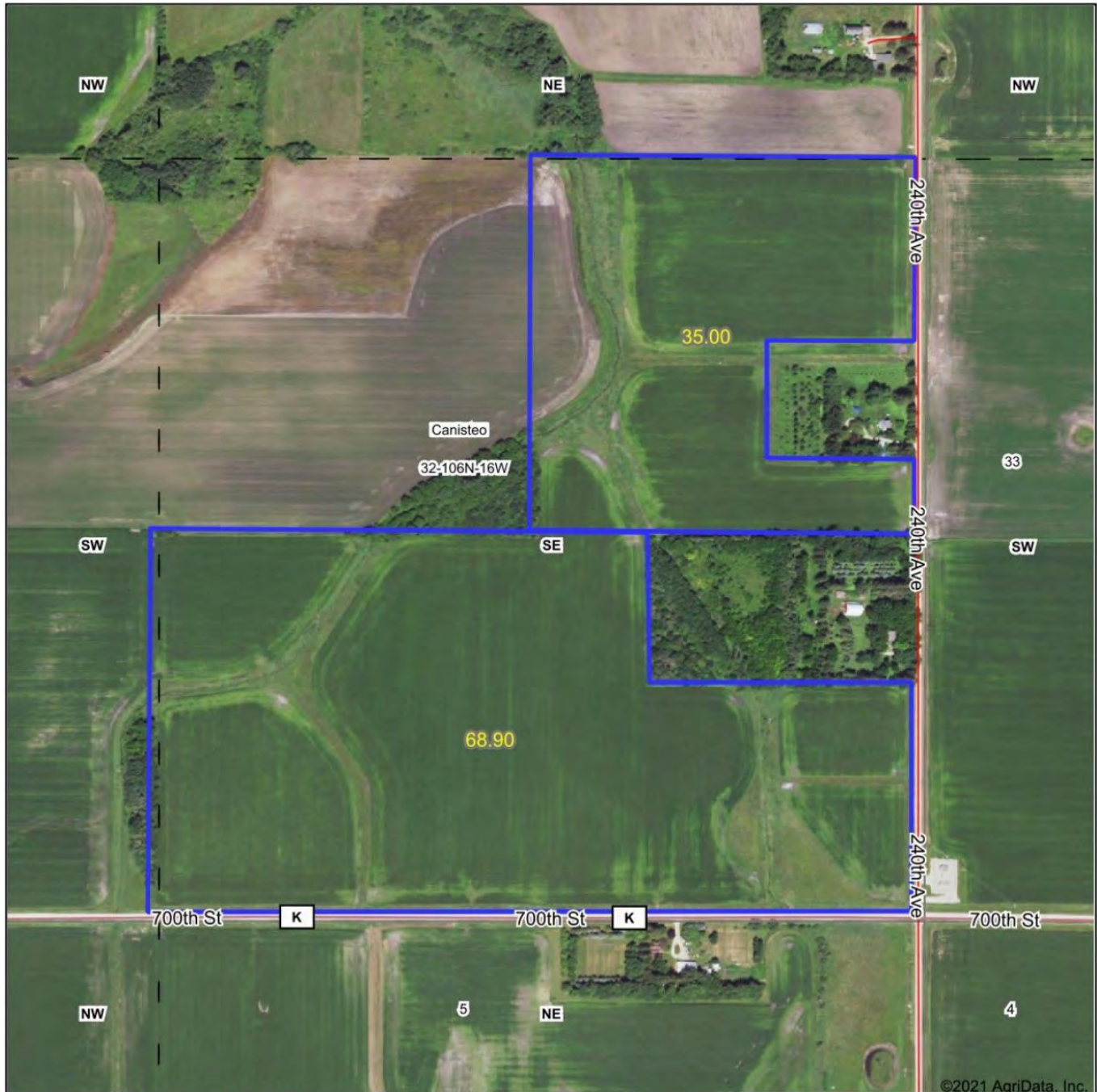
PID #08.032.0800 68.9 Acres Canisteo Township



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Aerial Map



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Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Map Center: 43° 56' 21.07, -92° 45' 47.7

32-106N-16W
Dodge County
Minnesota

0ft 538ft 1076ft

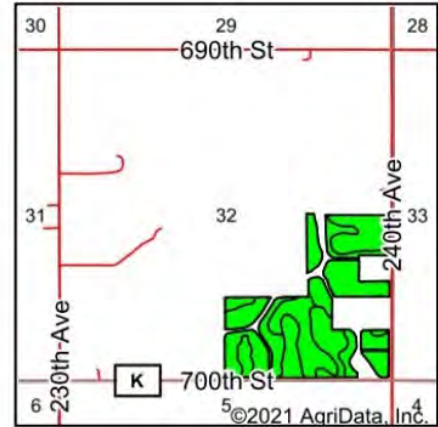


4/26/2021

LAND OFFERING

103.9 ± Acre Farmland

Soils Map



State: **Minnesota**
County: **Dodge**
Location: **32-106N-16W**
Township: **Canisteo**
Acres: **89.98**
Date: **4/26/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	47.43	52.7%		Poorly drained	IIw	92	186	55	87
M507B	Marquis silt loam, 2 to 6 percent slopes	27.39	30.4%		Moderately well drained	IIe	99	200	59	79
M511A	Readlyn silt loam, 1 to 3 percent slopes	15.16	16.8%		Somewhat poorly drained	Iw	100			68
Weighted Average							95.5	158.9	47	*n 81.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

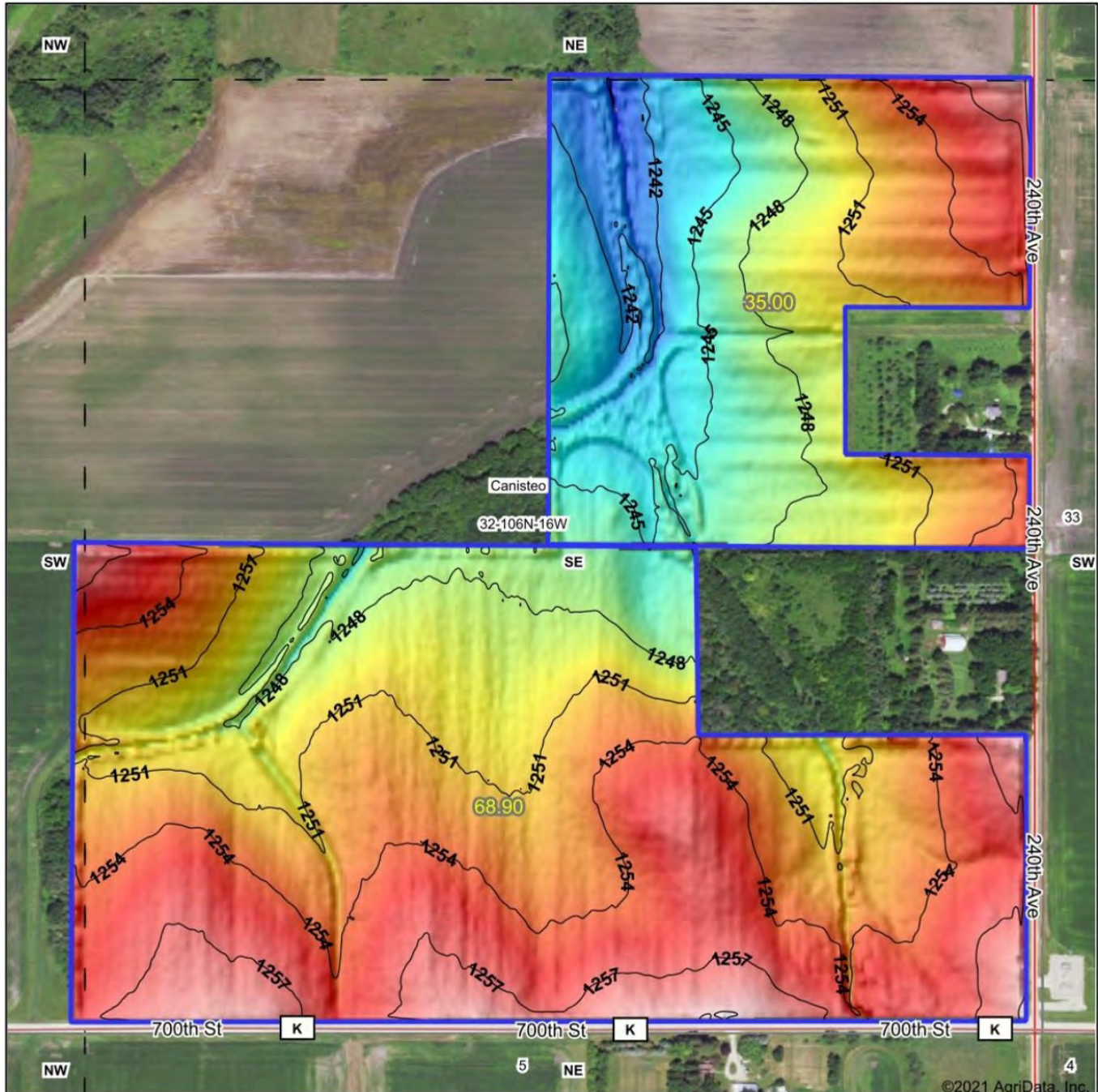
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

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Topography Hillshade



Low Elevation High

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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,238.7

Max: 1,260.9

Range: 22.2

Average: 1,251.2

Standard Deviation: 4.36 ft

0ft 431ft 862ft



4/26/2021

32-106N-16W
Dodge County
Minnesota

map center: 43° 56' 21.07, -92° 45' 47.7





Farm 5026
Tract 3923

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

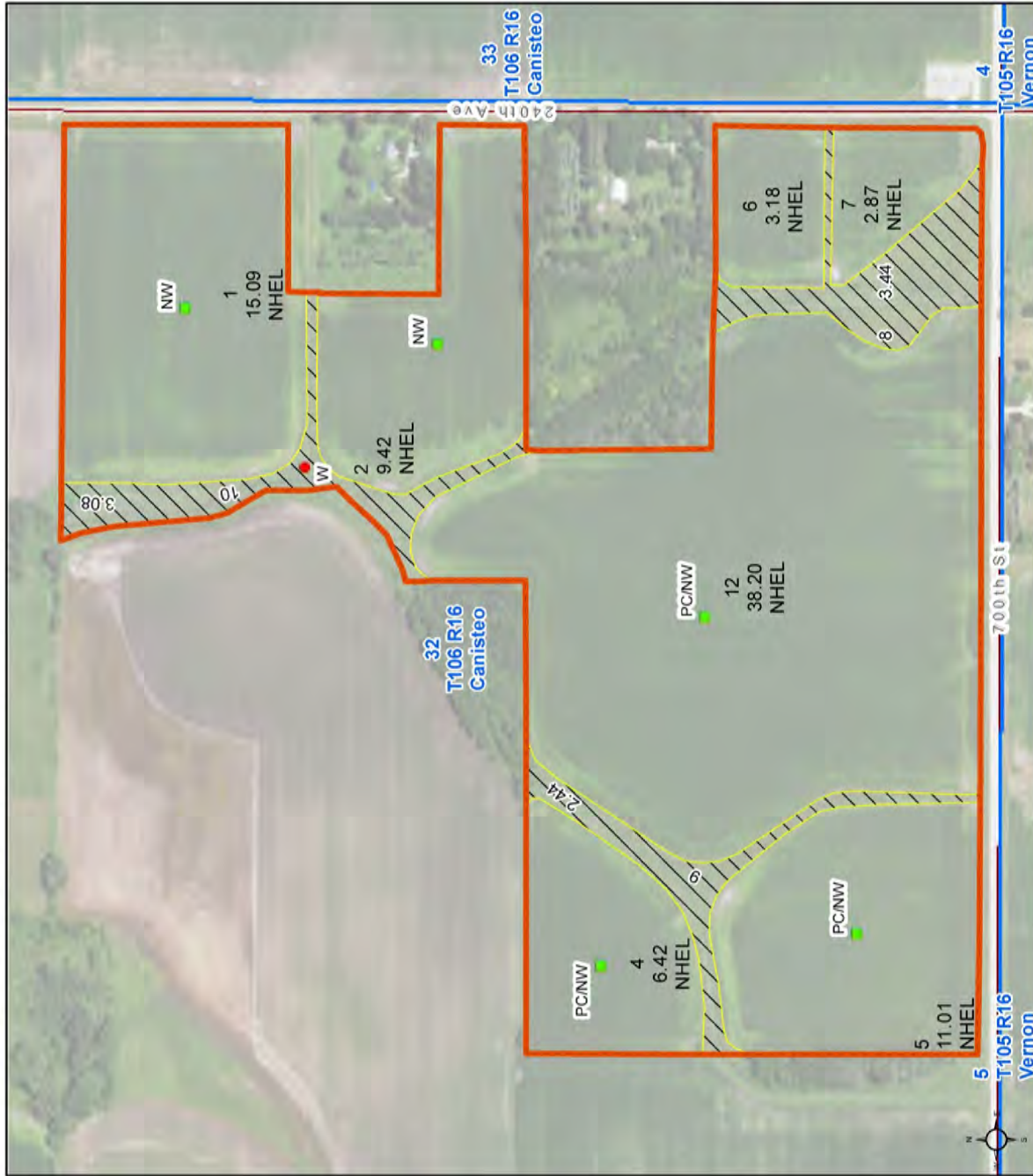
Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary
-  Minnesota Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 86.19 acres



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. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

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United States
Department of
Agriculture

Dodge County, Minnesota

Farm 5025

Tract 3921

2020 Program Year

Map Created March 13, 2020



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 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
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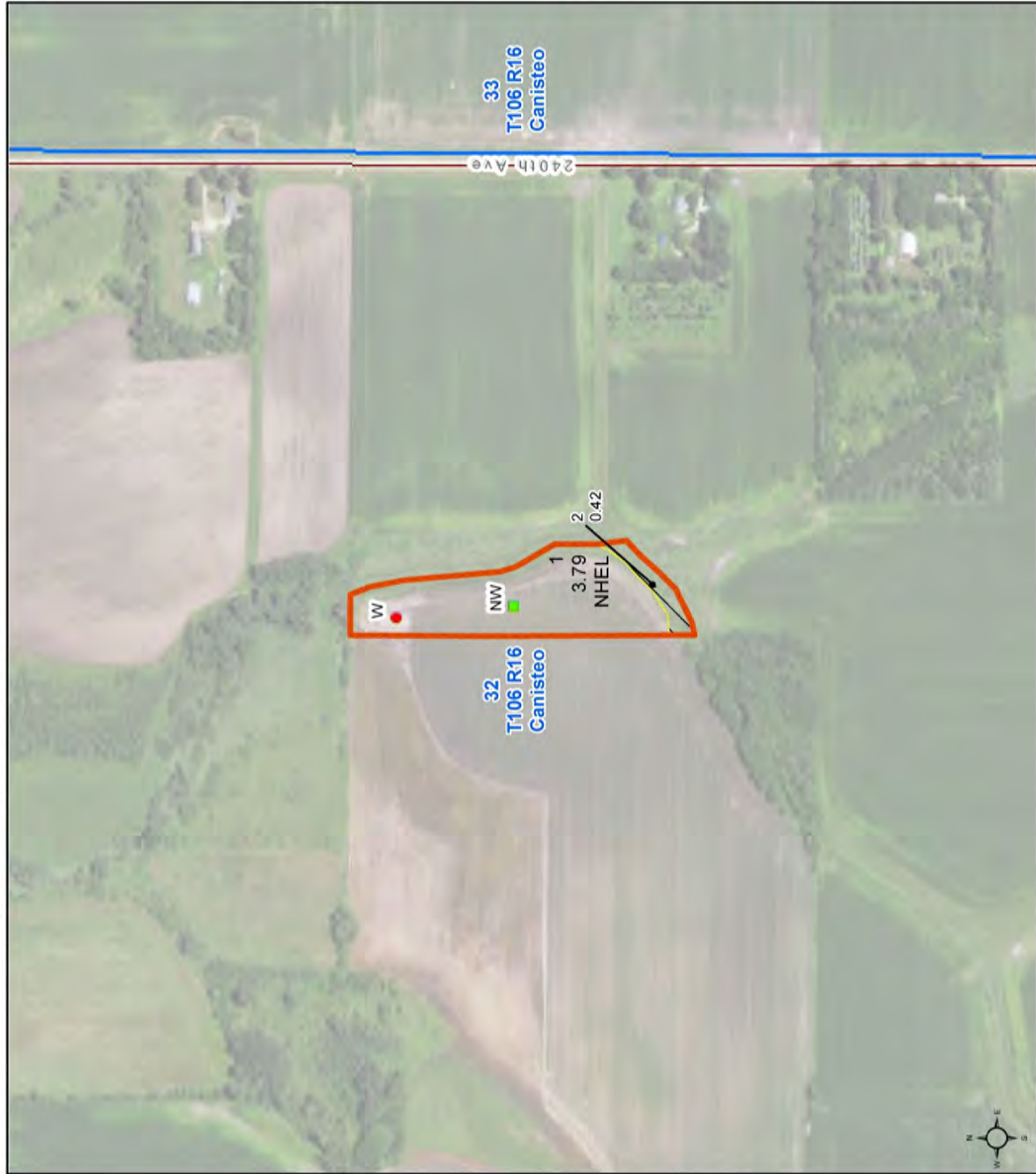
Common Land Unit



Wetland Determination Identifiers

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

Tract Cropland Total: 3.79 acres



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Tile Map



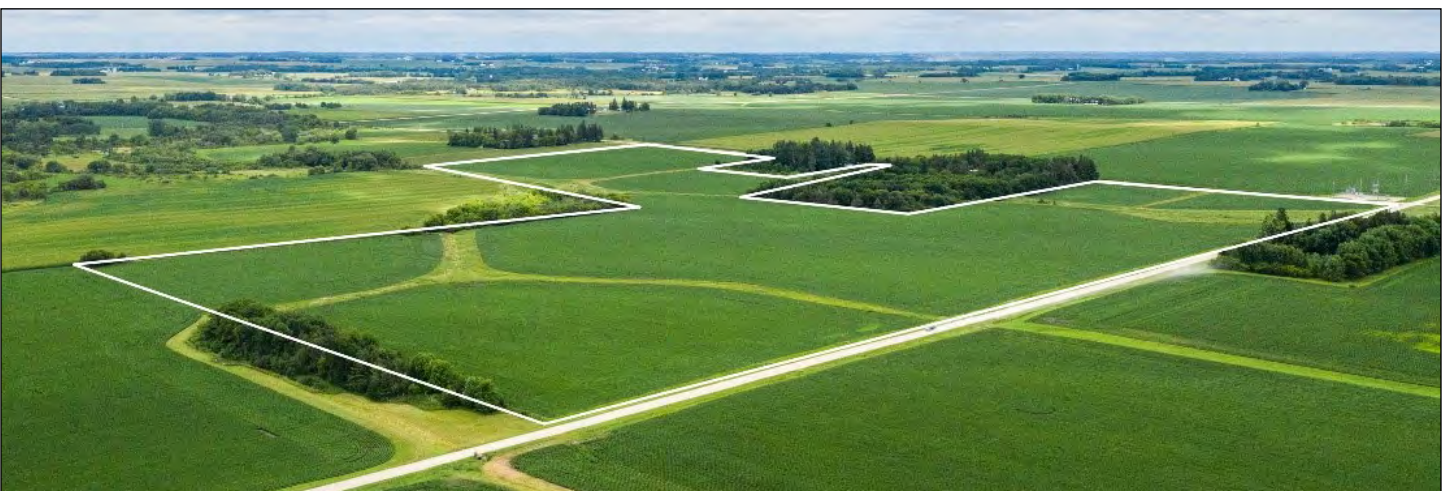
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Photos

PID #08.032.0601 35.00 Acres Canisteo Township

PID #08.032.0800 68.90 Acres Canisteo Township



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Photos

PID #08.032.0601

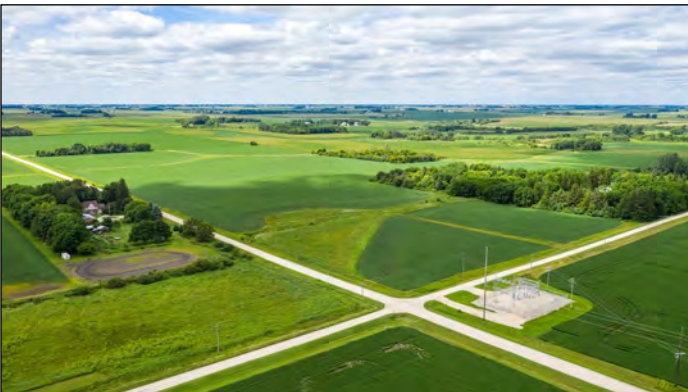
35.00 Acres

Canisteo Township

PID #08.032.0800

68.90 Acres

Canisteo Township



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"The Experienced Farmland Professionals!"



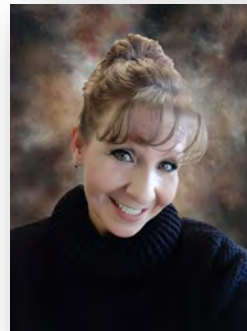
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