



**HIGH  
POINT**

LAND COMPANY

*HighPointLandCompany.com*

**40+/- Acres  
Dodge County, MN  
Mantorville Twp**



**High Point Land Company**

*520 Main St South Stewartville, MN 55976*

# Aerial Map



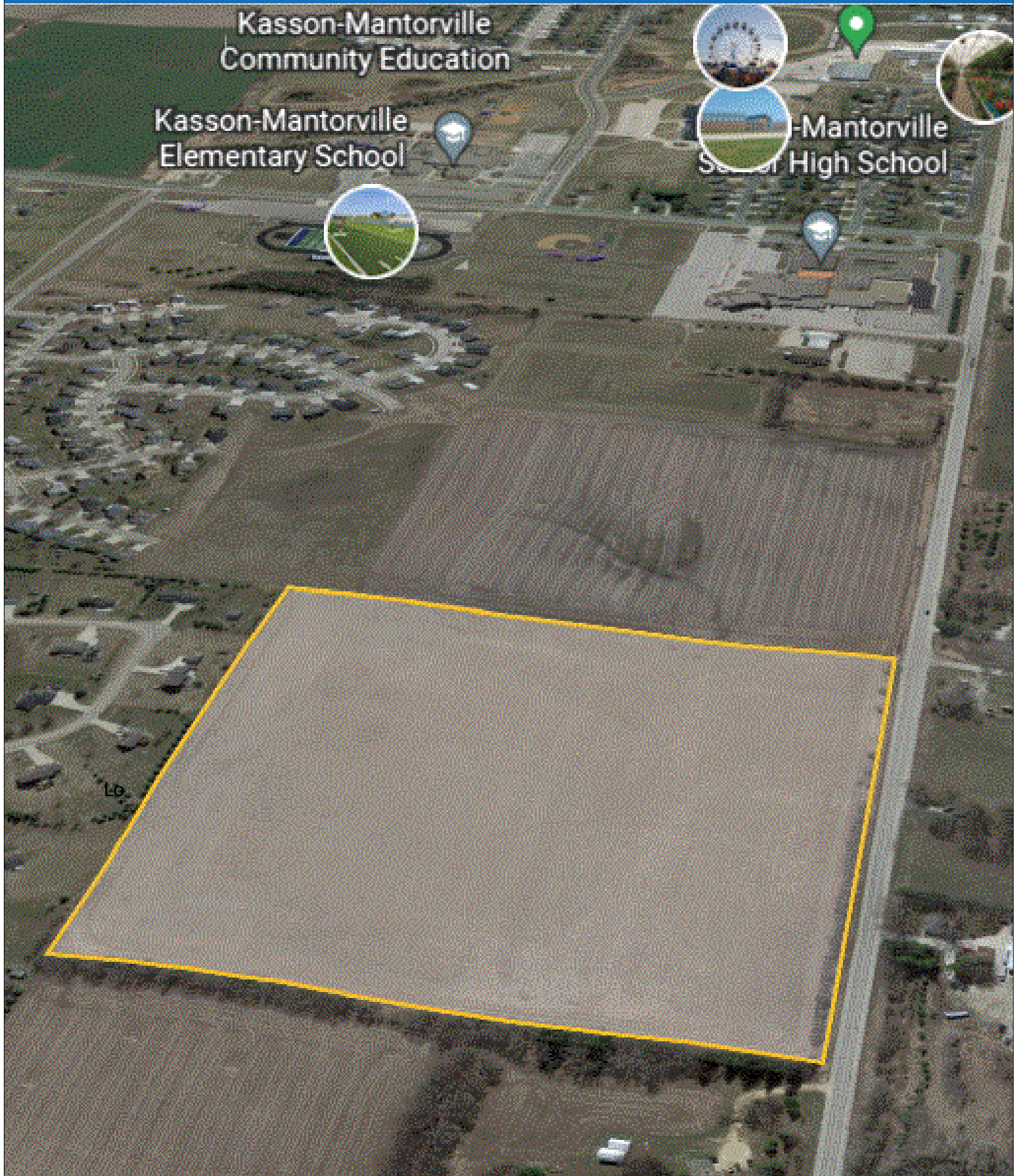


# Aerial Map

Kasson-Mantorville  
Community Education

Kasson-Mantorville  
Elementary School

Kasson-Mantorville  
Senior High School



# GIS Map





# Property Photos

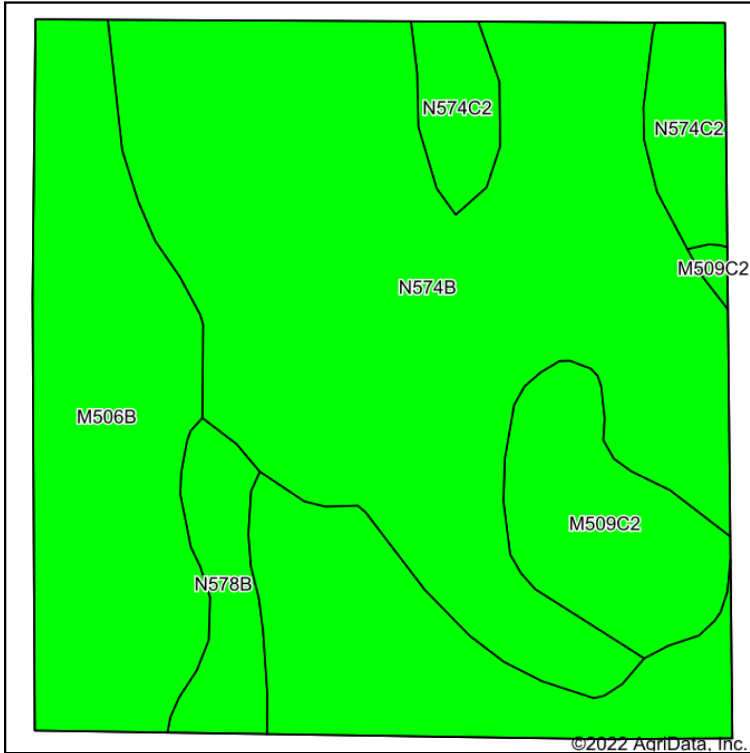




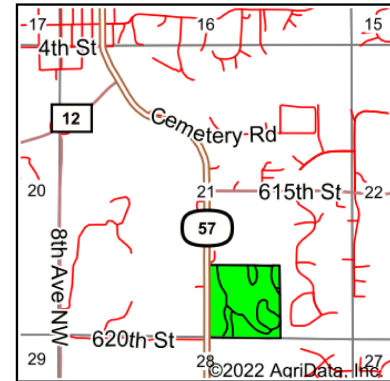
# FSA Map



# Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Dodge**  
 Location: **21-107N-16W**  
 Township: **Mantorville**  
 Acres: **38.02**  
 Date: **4/14/2022**



Maps Provided By:



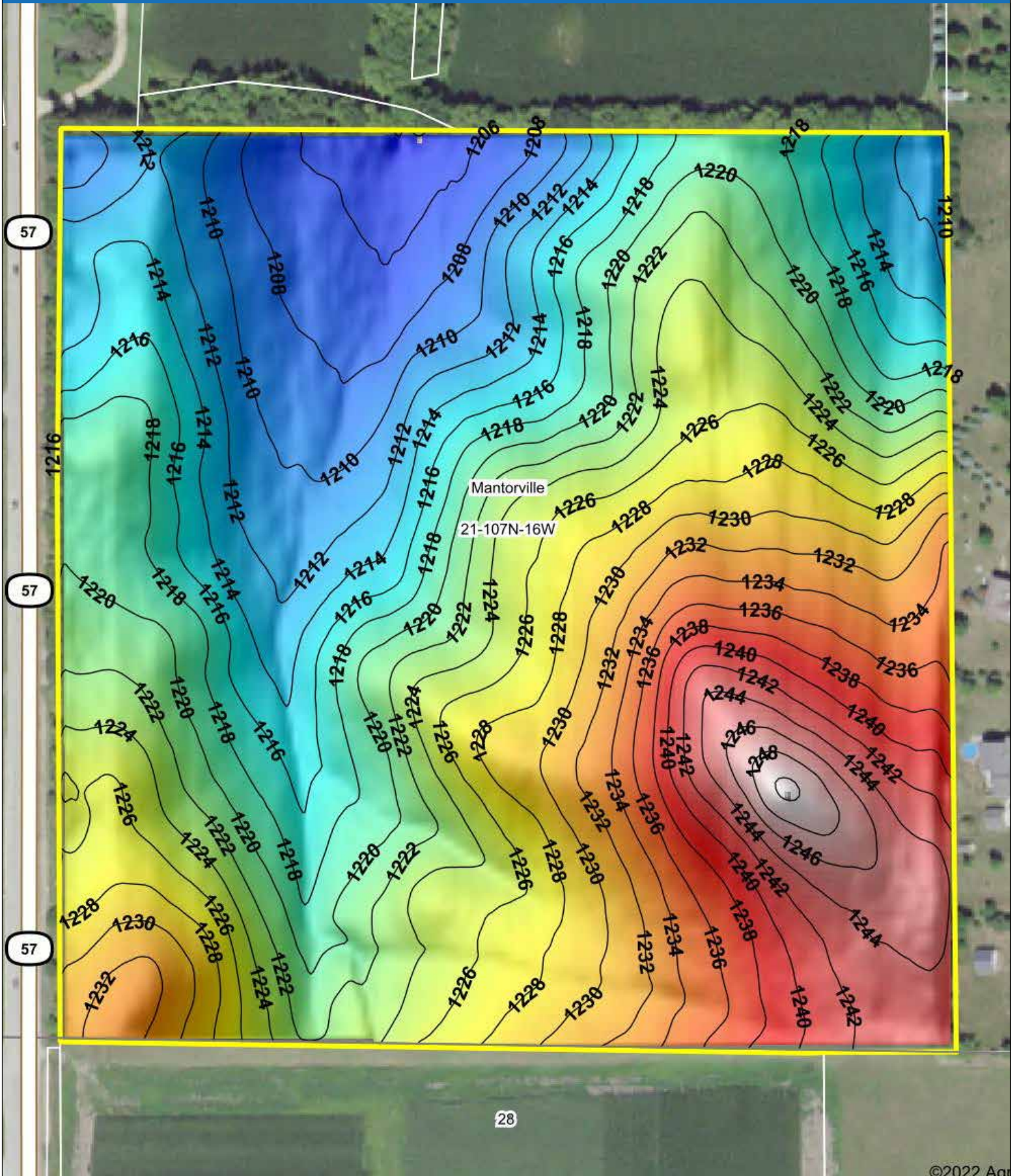
Area Symbol: MN039, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	Corn Bu	Soybeans Bu
N574B	DownsHersey complex, 2 to 6 percent slopes	18.86	49.6%		Ile	91		
M506B	Kasson silt loam, 2 to 6 percent slopes	12.22	32.1%		Ile	95		
M509C2	Mantorville loam, 6 to 12 percent slopes, moderately eroded	3.19	8.4%		IIIle	71	143	43
N574C2	DownsHersey complex, 6 to 12 percent slopes, moderately eroded	2.23	5.9%		IIIle	81		
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	1.52	4.0%		Ile	94	194	56
<b>Weighted Average</b>					<b>2.14</b>	<b>90.1</b>	<b>19.8</b>	<b>5.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

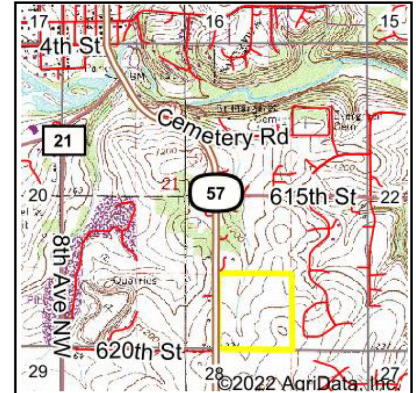
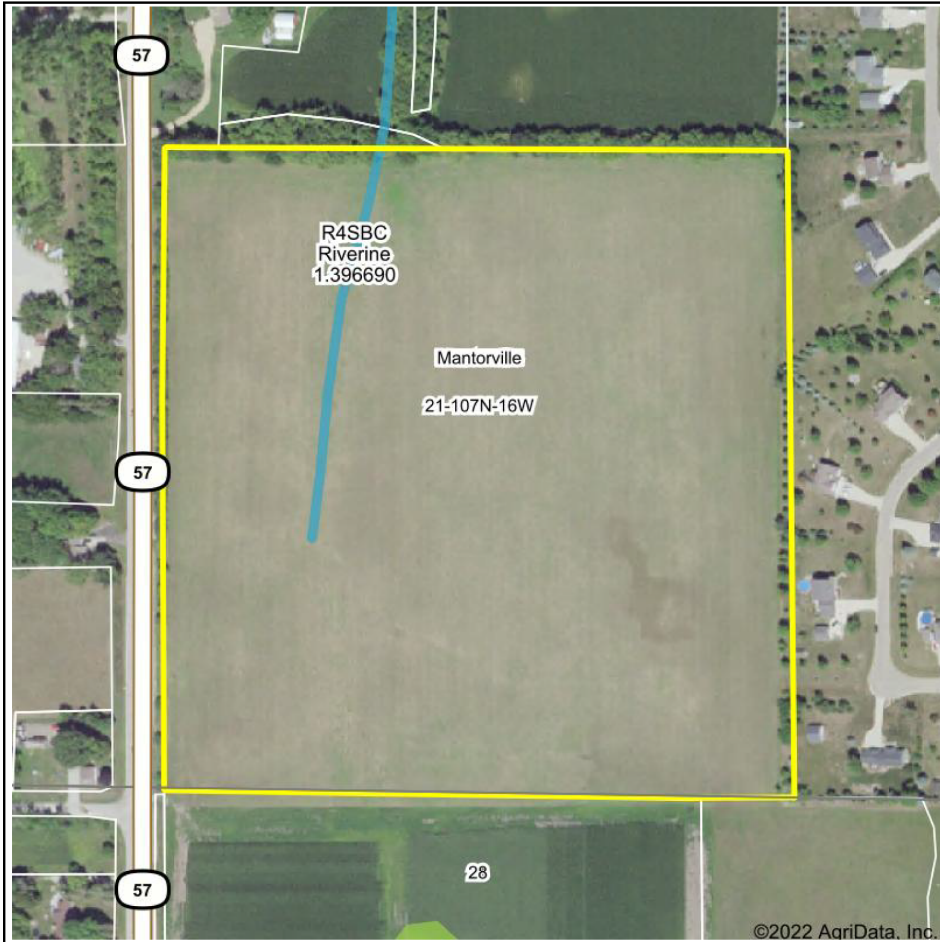


# Topo Map





# Wetlands Map



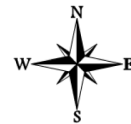
State: **Minnesota**  
 Location: **21-107N-16W**  
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Maps Provided By:



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0ft 392ft 785ft

Classification Code	Type	Acres
R4SBC	Riverine	0.37
Total Acres		0.37

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

# Listing Summary

## **40+/- Acres (38+/- Tillable Acres) Dodge County — Mantorville Twp**

Attention developers and investors, don't miss your chance at this great property located just on the outskirts of the bustling community of Kasson, a town that consistently ranks in the top five safest places to live in Minnesota. Off a major highway, this property is ripe for development as it is in the highly sought after school district of Kasson-Mantorville. This prime location allows residents to enjoy all the amenities this community has to offer along with an excellent education system!

A mere 20 minutes west of Rochester on a four lane highway, this location is in the "backyard" of the World-Renowned Mayo Clinic. Furthermore, only a short hour to the Twin Cities, where one can catch the nightlife and concert venues that attract national artists.

Don't miss this great opportunity to get in on the ground floor of this tremendous opportunity before it is gone!

Contact Minnesota Land Specialist Troy Stafford at 507-259-3047 or [Troy@Highpointlandcompany.com](mailto:Troy@Highpointlandcompany.com) for more details on this great opportunity.

**High Point Land Company**

*520 Main St South Stewartville, MN 55976*





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Stewartville, MN 55976



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”



**CONTACT LAND AGENT:**

Troy Stafford

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