

Land Available

120.23
Acres M/L

DODGE COUNTY,
Minnesota

Tim Gangl

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Listing #17860

 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

LAND AVAILABLE | DODGE COUNTY, MINNESOTA

120.23
Acres M/L



Peoples Company is pleased to present 120.23 gross acres m/l with tillable farmland acres combined with recreational opportunities. The farm contains 93.85 FSA cropland acres. Currently, there are 91.03 acres used for crop production carrying a strong Crop Production Index of 78.2 with the primary soil type of Warsaw loam. Additionally, there are 2.82 acres enrolled into the Conservation Reserve Program (CRP) CP-38E-25 (Back Forty Pheasant Habitat) Program through 2028 paying \$755 annually, which is \$267.70 per acre. The balance of the land consists of over 20 acres comprised of a

heavy wooded block of timber adjacent to the creek flowing through the middle of the farm into Cedar River and numerous signs of wildlife diversity for prime recreational opportunities!

Located 1.50 miles directly east of Blooming Prairie in Section 29 of Westfield Township, Dodge County, Minnesota, the farm has the potential for two buildable lots located from paved highways, so don't miss out on this opportunity to own this must-see tract of land! Reach out to our dedicated listing Agent for more information.

CONTACT *Tim Gangl* AT 507.254.1976 | TIM.GANGL@PEOPLESCOMPANY.COM

HIGH-QUALITY TILLABLE ACRES

epi 78.1



TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	MN CPI
M502A	Warsaw loam	78.33	86.05%		79
M512A	Menomin-Hayfield Complex	10.07	11.06%		73
M524A	Hayfield Silt loam	2.51	2.76%		72
M504A	Marshan clay loam	0.13	0.14%		62
Average = 78.1					



Directions:

From US-218 N in Blooming Prairie, Minnesota:
 Head east onto State Hwy 30 E / 3rd St NE. Continue for approximately 2.0 miles, just past the Westfield Town Hall. Property is located on the south side of the road. Signs are posted.



Scan the QR code with your phone to learn more about this listing online!



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17860



SCAN THE QR
CODE TO THE LEFT
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CAMERA TO VIEW
THIS LISTING ONLINE!

DODGE COUNTY, Minnesota

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