

LAND FOR SALE

LISTING #19262

155 ACRES M/L
MOWER COUNTY, MN



ALAN MCNEIL

C: 563.321.1125

O: 563.659.8185

Alan@PeoplesCompany.com

DOUG YEGGE

C: 563.320.9900

O: 563.659.8185

Doug@PeoplesCompany.com

www.peoplescompany.co

PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

SE 1/4 of Section 7, excluding the acreage, Township 103 North, Range 16 West, Mower Co., MN. The exact legal description to come from Title Commitment.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present 155 acres M/L of high-quality farmland located in Dexter Township, just 4 miles east of Brownsdale in Mower County. Situated in the heart of some of the most productive farmland in southern Minnesota, this property offers approximately 152.07 tillable acres with an impressive CPI rating of 89.4.

The farm features pattern tiling on 60-inch centers, supporting consistent productivity and strong yields. Accessibility is excellent, with paved road frontage along both the east and north boundaries, making it highly efficient for modern farming operations.

This tract represents an outstanding opportunity for investors seeking a stable asset through a 1031 exchange, or for operators looking to expand their existing footprint with premium land. High-quality farms like this in southern Minnesota rarely come available—don't miss your chance to add this exceptional property to your portfolio.

LEASE/FSA INFORMATION:

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
 Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321.1125
 Office: 563.659.8185
 Alan@peoplescompany.com

155 Acres M/L, Mower County, MN

TOTAL ACRES:	155
PRICE:	\$1,937,500
Price Per Acre:	\$12,500
Owner:	Pruess
Operator:	
County & State:	Mower County, MN
Location:	Brownsdale, MN
Possession Date:	As agreed
Drainage Info:	Natural & Tile
Average Productivity:	89.4 PI
Taxable Acres:	154.98
Net RE Taxes:	\$7,742
Taxes Payable In:	2026
Topography:	Level

F.S.A. INFORMATION:

Farmland:	152.11
Crop Acres:	152.07
CRP Acres:	-
Wheat Base:	-
Wheat Yield:	-
Corn Base:	99.16
Corn Yield:	164.5
Soybean Base:	40.18
Soybean Yield:	42.5

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	155
Tillable Acres:	152.07
CRP Acres:	-
Farmstead:	-
Roads:	1.5
Waterways:	1.43
Timber:	-
Pasture:	-

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

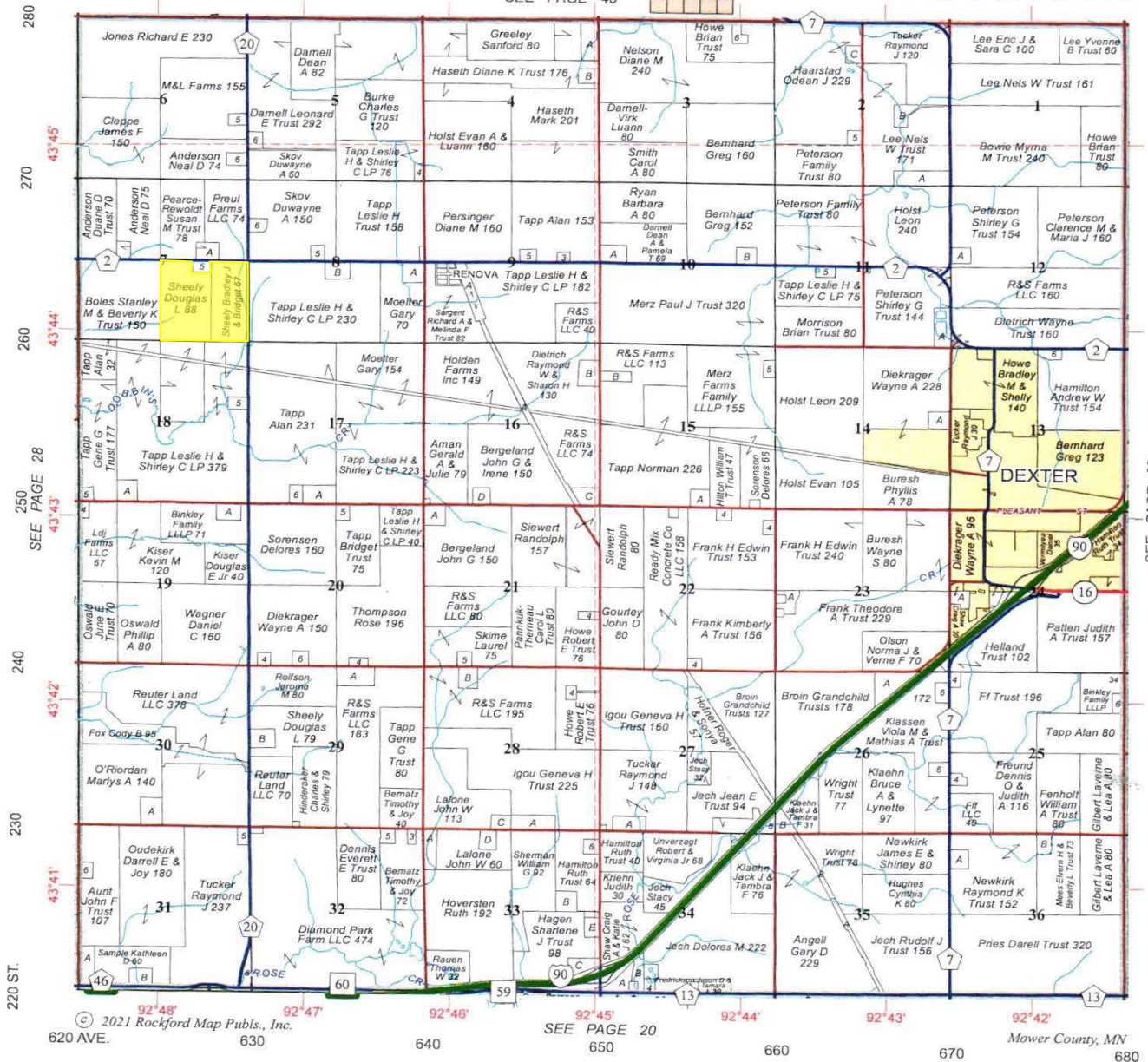
DEXTER

Refer to page 52 for keyed parcels



T.103N.-R.16W.

SEE PAGE 40





LIST 155 ACRES MOWER CO. (155.00 AC TOTAL, 150.01 AC TILLABLE)

AERIAL MAP



Center: 43.735859, -92.794824

07-103N-16W

Dexter Township

Mower County, MN

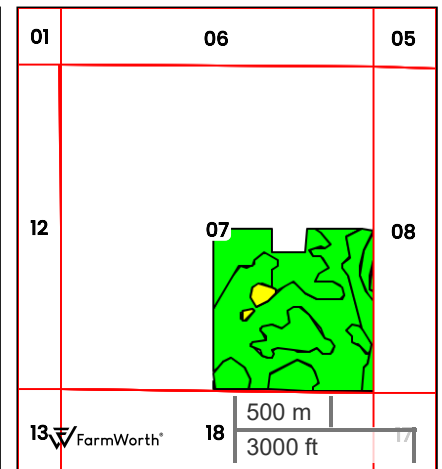
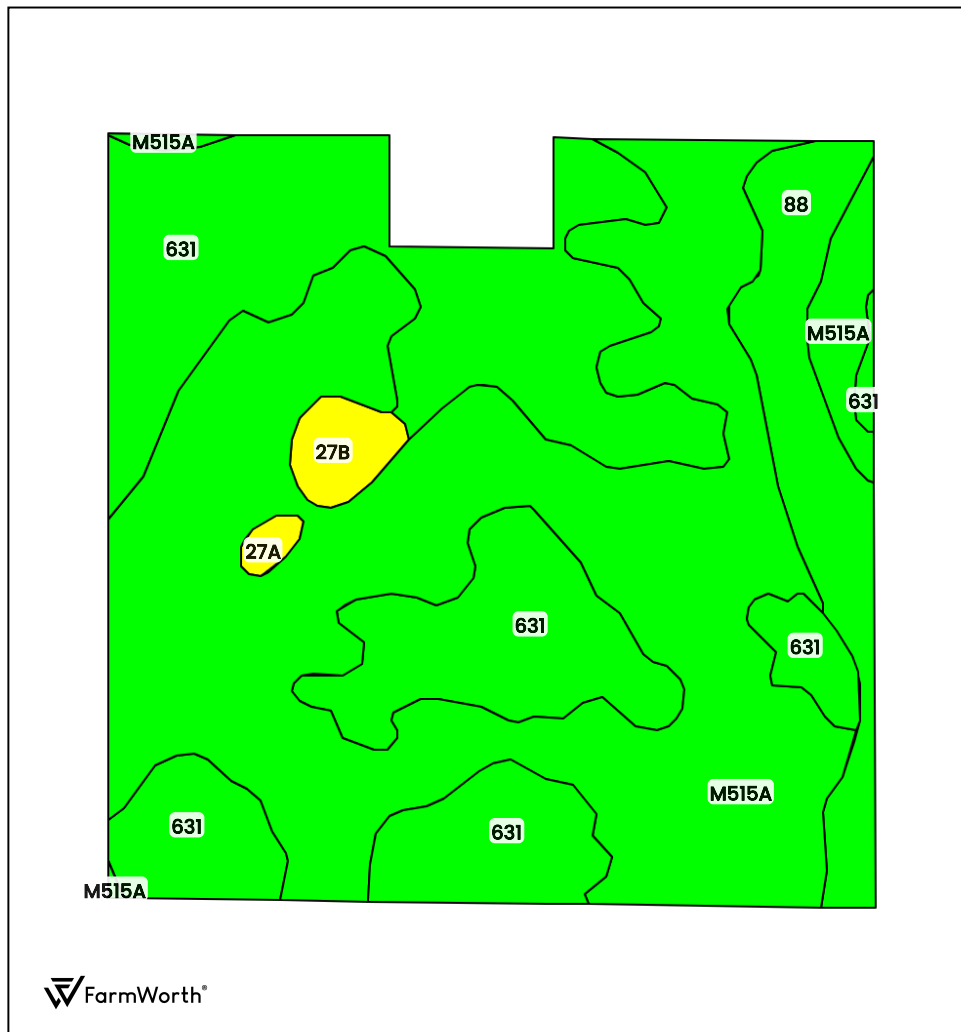


FarmWorth, LLC makes no warranties, express or implied, regarding the accuracy of any information provided through FarmWorth.com. User is solely responsible for independently verifying all information prior to use and waives any claims against FarmWorth, LLC arising from inaccuracies in such information.



LIST 155 ACRES MOWER CO. (155.00 AC TOTAL, 150.01 AC TILLABLE)

TOTAL SOILS



County: **Mower County, MN**

Location: **07-103N-16W**

Township: **Dexter**

Acres: **155.00**

Date: **03/27/2026**



FarmWorth, LLC makes no warranties, express or implied, regarding the accuracy of any information provided through FarmWorth.com. User is solely responsible for independently verifying all information prior to use and waives any claims against FarmWorth, LLC arising from inaccuracies in such information.

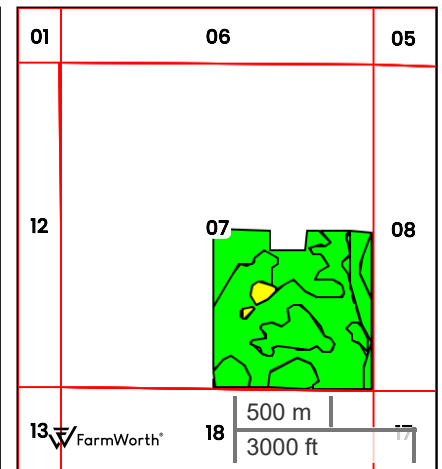
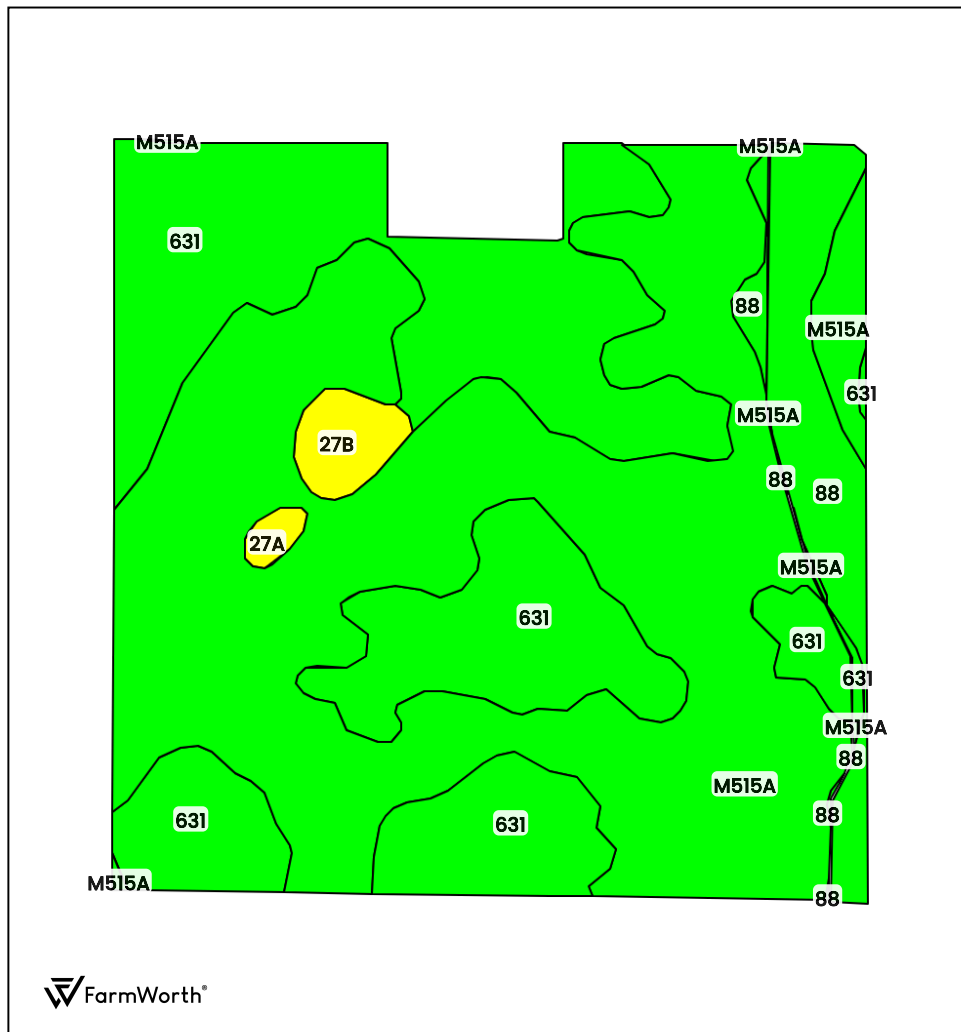
Code	Description	Acres	% of field	MN CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
M515A	Tripoli clay loam, 0 to 2 percent slopes	80.80	52.13 %	87	66	-	2	Poorly drained
631	Oran silt loam, 1 to 4 percent slopes	58.39	37.67 %	95	80	-	1	Somewhat poorly drained
88	Clyde silty clay loam, 0 to 3 percent slopes	12.64	8.15 %	86	90	-	2	Poorly drained
27B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.49	1.61 %	60	61	-	3	Well drained
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	0.68	0.44 %	60	63	-	3	Well drained
Average:				89.4	73.1			

MN Productivity Index tables are obtained from the [NRCS Field Office Technical Guide](#)
Soils data provided by USDA and NRCS.



LIST 155 ACRES MOWER CO. (155.00 AC TOTAL, 150.01 AC TILLABLE)

TILLABLE SOILS



County: **Mower County, MN**
Location: **07-103N-16W**
Township: **Dexter**
Acres: **150.01**
Date: **03/27/2026**



FarmWorth, LLC makes no warranties, express or implied, regarding the accuracy of any information provided through FarmWorth.com. User is solely responsible for independently verifying all information prior to use and waives any claims against FarmWorth, LLC arising from inaccuracies in such information.

Code	Description	Acres	% of field	MN CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
M515A	Tripoli clay loam, 0 to 2 percent slopes	79.13	52.75 %	87	66	-	2	Poorly drained
631	Oran silt loam, 1 to 4 percent slopes	56.82	37.88 %	95	80	-	1	Somewhat poorly drained
88	Clyde silty clay loam, 0 to 3 percent slopes	10.89	7.26 %	86	90	-	2	Poorly drained
27B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.49	1.66 %	60	61	-	3	Well drained
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	0.68	0.45 %	60	63	-	3	Well drained
Average:				89.4	72.9			

MN Productivity Index tables are obtained from the [NRCS Field Office Technical Guide](#)
Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

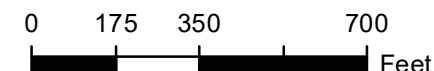
Mower County, Minnesota

Farm 7672

Tract 5906

2025 Program Year

Map Created May 08, 2025



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

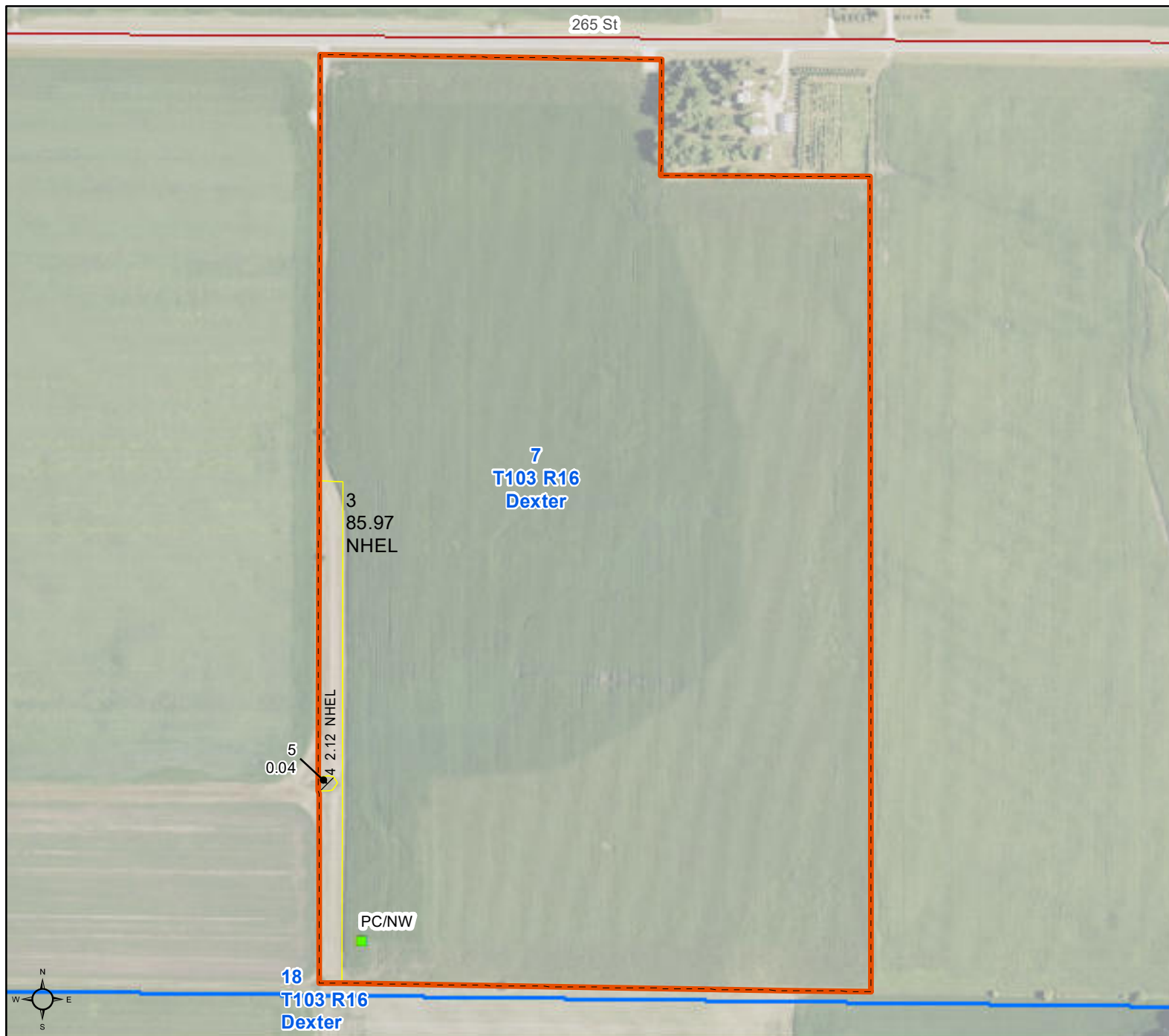
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 88.09 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; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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 2023 NAIP imagery.



United States
Department of
Agriculture

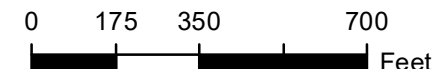
Mower County, Minnesota

Farm 9419

Tract 5907

2025 Program Year

Map Created May 08, 2025



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

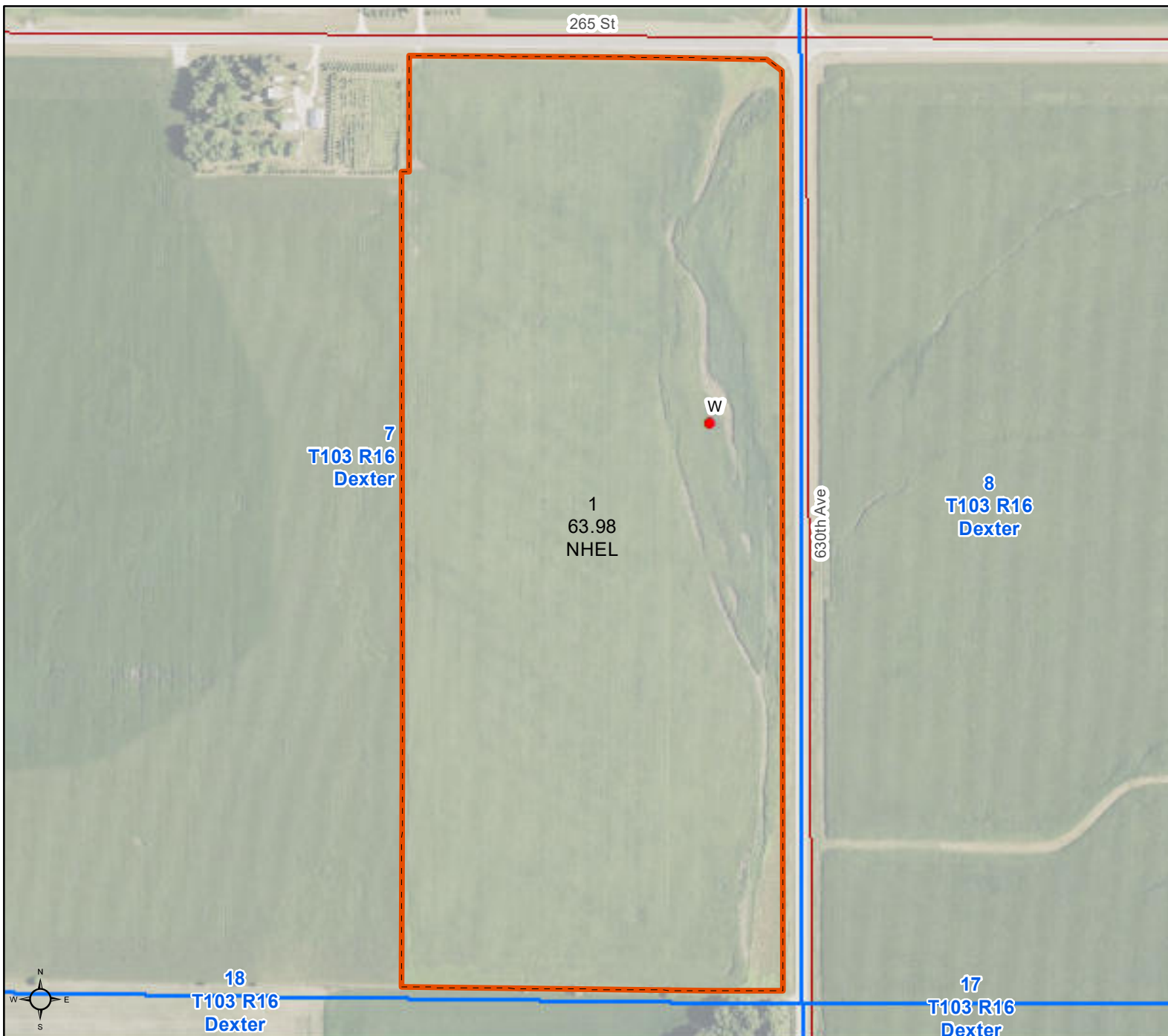
Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 63.98 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; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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 2023 NAIP imagery.

Abbreviated 156 Farm Record

Tract  Continued ...

NOTES

Tract Number : 5906

Description : W2SE4 S7 DEXTER
FSA Physical Location : MINNESOTA/MOWER
ANSI Physical Location : MINNESOTA/MOWER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TODD M PRUESS REVOCABLE TRUST, COSTNER PRUESS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.13	88.09	88.09	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	88.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	60.71	0.00	170
Soybeans	27.38	0.00	46
TOTAL	88.09	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Abbreviated 156 Farm Record

Tract Number : 5907

Description : E2SE4 S7 DEXTER
FSA Physical Location : MINNESOTA/MOWER
ANSI Physical Location : MINNESOTA/MOWER
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TODD M PRUESS REVOCABLE TRUST, COSTNER PRUESS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
63.98	63.98	63.98	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	63.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

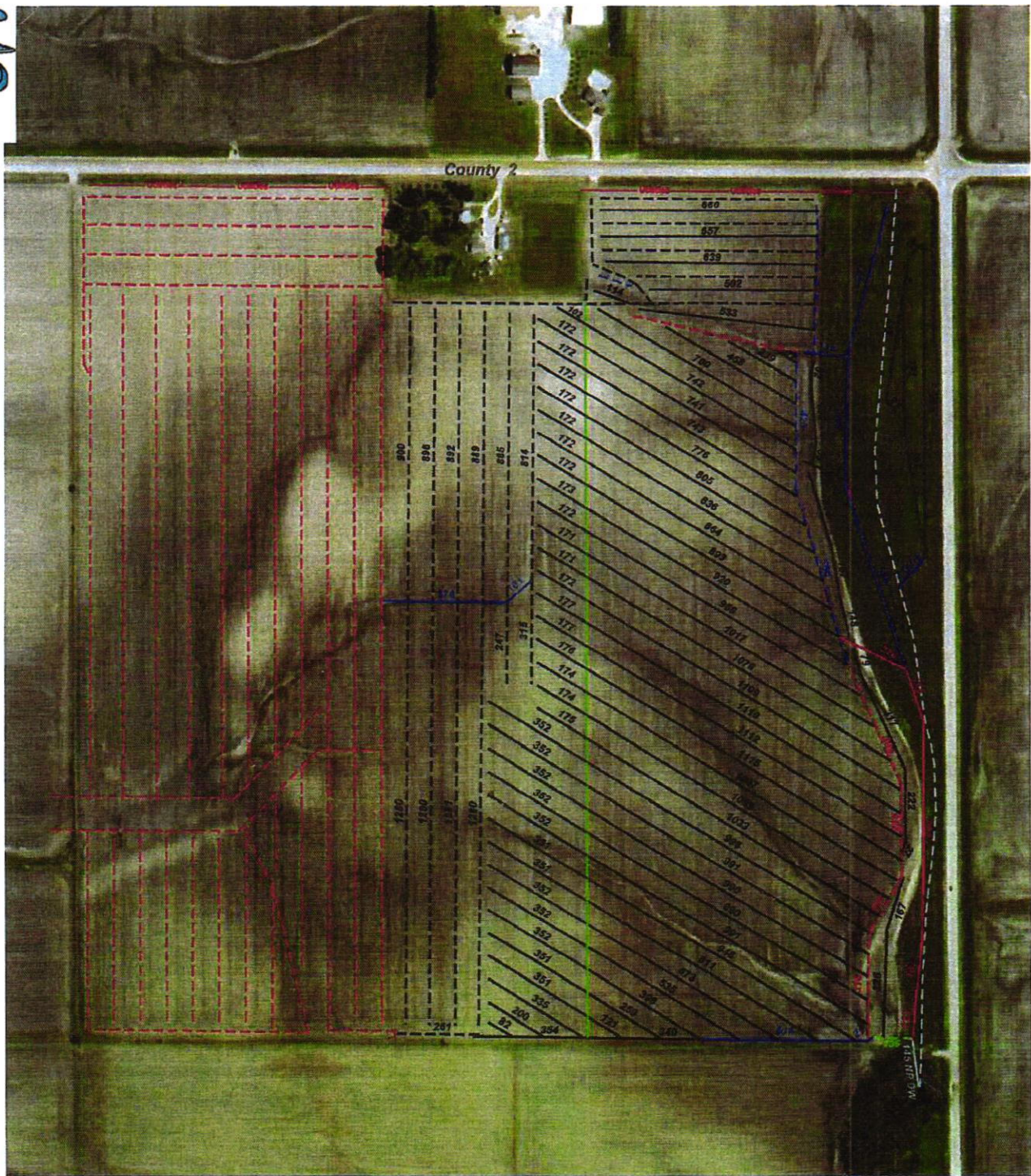
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.45	0.00	159
Soybeans	12.80	0.00	39
TOTAL	51.25	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Legend:

440

Tile Line

Existing Tile Line

HODGMAN
DRAINAGE COMPANY INC.

60731 120th Ave
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-528-2210
www.hodgmandrainage.com

Materials	Doug Sheely	Brad Sheely	Owner: Brad/Doug Sheely
4" Tile	10,981 LF	33,554 LF	Township: Dexter - Section 7
5" Tile		2,254 LF	County: Mower
6" Tile		1,356 LF	State: MN
8" Tile			Date: October 2013
10" DW		145 LF	Spacings: 60'
12" Tile			Filename: DR07SE
15" Tile			