

Schulz and Company Realty

P. O. Box 6
Goodhue, MN 55027
651-923-4769



List price: \$ 1,900,000

Possession: Negotiable

County: Dodge
Address: 56841 270th Avenue
Pine Island, MN 55963

Property Tax ID #: 140260700

Specifications/Legal

Year Built- 1992
Acres- 154.35 Acres
Style- Split Entry
Walk Out- into garage
Zoning-
Main SqFt-
Upper SqFt- N/A
Bsmt. Sq. ' 1,344

House Vinyl
Garage- Attached
Garage Sq Ft- 816
Drive Type- Gravel
Heat Type- Forced Air
Heat Fuel- Propane
Air Conditioning- Central
Water- Private Wells
.. Sewer- Private Sewer

Layout

	Main	Upper	Lower	Basement
Living Room:	x			
Dining Area	x			
Kitchen:	x			
Family Room:				x
Den:				
Bedrooms:	2			2
Baths:	2			3/4
Laundry:				
Fireplaces:				

Schools

Elementary: Pine Island
Middle: Pine Island
High: Pine Island

Taxes/Fees

Taxes: \$6,930
Tax Year: 2018 Proposed
Tax Class: Homestead
Assessments: None
Assoc. Fee: N/A

Appliances

Refrigerator Yes
Stove: Yes
Dishwasher: Yes
Microwave: No
Water Softener: Yes
Washer: Yes
Dryer: Yes

Features – 2015 Morton Free-stall Barn & Double Eight Walk-through Parlor

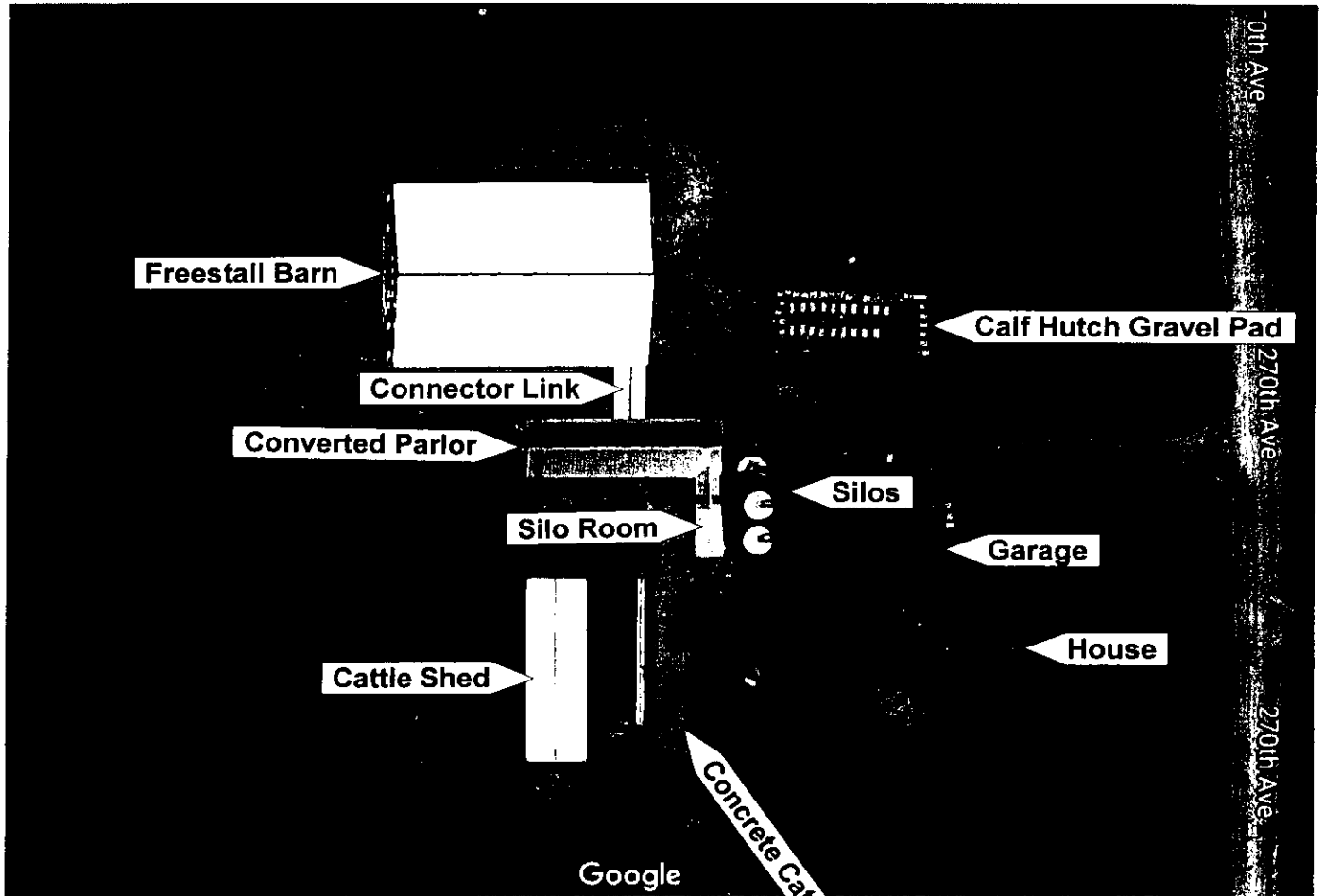
Comments –

Legal Description – Lengthy to be provided upon request.

Listing Agent Bill Schulz Phone 651-923-4769 651-301-9534

Information contained herein is not guaranteed and is subject to error or omissions.

Subject Building Location Map



Freestall Barn

Connector Link

Converted Parlor

Silo Room

Cattle Shed

Silos

Garage

House

Calf Hutch Gravel Pad

Concrete Cattle Lot

Google

270th Ave

270th Ave

270th Ave

Aerial Map



map center: 44° 7' 49.93, -92° 42' 31.06



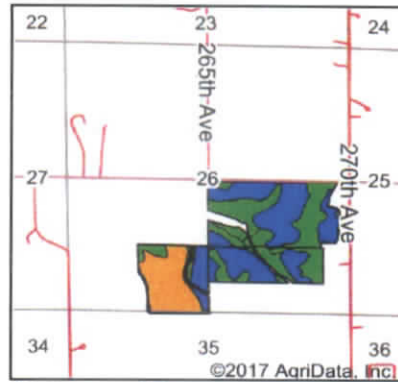
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26-108N-16W
Dodge County
Minnesota



1/12/2018

Soils Map



State: **Minnesota**
 County: **Dodge**
 Location: **26-108N-16W**
 Township: **Milton**
 Acres: **137.01**
 Date: **1/12/2018**

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Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 14											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Kentucky bluegrass	Oats	Soybeans
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	32.87	24.0%		IIIe	81	4.9	167		79	49
N555C2	Tama-Dinsmore complex, 6 to 12 percent slopes, moderately eroded	28.14	20.5%		IIIe	89	4.9	183		79	53
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	25.07	18.3%		Ile	99	5.8	204		95	59
M521C2	Kenyon silt loam, 6 to 12 percent slopes, moderately eroded	24.84	18.1%		IIIe	79	4.7	160		77	47
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	13.90	10.1%		IIw	92	5.1	186		84	55
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	7.49	5.5%		Ile	94	5.8	194		94	56
M507B	Marquis silt loam, 2 to 6 percent slopes	2.76	2.0%		Ile	99	5.2	200		86	59
N574B	Downs-Hersey complex, 2 to 6 percent slopes	1.12	0.8%		Ile	91	5.7	187		93	55
M522D2	Bassett-Racine complex, 12 to 18 percent slopes, moderately eroded	0.58	0.4%		IVe	65	2.8	131	2.3	45	39
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	0.24	0.2%		IVe	69	4	142		65	41
Weighted Average						87.8	5.1	179.8	*-	83	52.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.