

## Prime 114.16 Acre Tillable Row Crop Farm Straddling Dodge and Olmsted Counties, MN

Discover this versatile 114-acre (more or less) tillable row crop farm, uniquely positioned west of Stewartville and south of Byron, overlapping the eastern boundary of Dodge County and the western boundary of Olmsted County, Minnesota. Located at coordinates 43° 52' 0.07"N, -92° 41' 44.81"W, the property consists of two parcels—40 acres and 74 acres—and features a 345kV AC high-transmission electrical line running north-south along the county line, which may offer potential for future renewable energy integrations or easements. This farm is ideally situated in a productive agricultural region with excellent road access, making it a prime opportunity for row crop farming or conservation-focused operations. This could be an excellent opportunity for wind or solar farms.

Per FSA maps, the farm includes 72.27 acres of tillable land, suitable for corn, soybeans, or other crops, alongside 28.05 more or less acres enrolled in the Conservation Reserve Program (CRP) for environmental benefits and income stability. Contract ends 2026. The remaining 13.68 acres provide additional flexibility, potentially for buffers, wildlife habitat, or other uses. With a high Crop Productivity Index (CPI) of 97.2, the soils here are among the best in southeastern Minnesota, supporting strong yields in an area known for its fertile terrain. There was a home site with in the 40 acres parcel on the dodge county side, at one time. There could be an old sistern and or rocks in that area, where there are a few maple trees with in the CRP.

The tillable portion was rented at \$225 per acre under a yearly contract that concluded in 2025, demonstrating reliable revenue potential. Annual property taxes total a modest \$2,641, further enhancing the farm's affordability and investment appeal.

Proximity to established grain markets is a major advantage, reducing hauling costs and streamlining sales. In Stewartville itself, Ag Partners Coop and Progressive AG Center operate local elevators for grain storage, handling, and marketing services. Nearby in Byron (just north), CHS Inc. provides additional options with its grain elevator and storage facilities. For broader reach, Red Wing Grain in Goodhue (a partner with Ag Partners) and other regional co-ops like Marquette Grain Systems in Byron and Doane Grain Service in Rochester (about 15 miles east) offer competitive bids and support for producers. This network ensures efficient access to markets throughout southeastern Minnesota.

Current commodity prices in Minnesota grain markets, as of mid-October 2025, reflect active harvest conditions with steady demand. Cash bids for #2 yellow corn range from \$3.61 to \$4.18 per bushel, with specific October-November bids around \$3.70 to \$3.86 at locations like CFS, Ag Partners, and CHS Rochester. For #2 yellow soybeans, prices are between \$9.39 and \$10.06 per bushel, with October bids at \$9.44 to \$9.47 from Nexus and Crystal Valley, and up to \$10.00 at CFS. Futures from the USDA report show December 2025 corn settling at \$4.225 per bushel, providing a solid benchmark for forward planning. These values position the farm well for profitable row crop production amid supportive regional markets.

Blending productive tillable acres, CRP enrollment, and strategic location, this farm offers a balanced portfolio for agricultural investors or operators seeking long-term value in Minnesota's thriving farm country.

#### FOR DISCLOSURE

PowerOn Midwest- XCEL ENERGY- Power system companies project in the future.

Possible Route POSSIBLY may go along the existing power lines that run through this property today. **This project is in the early stages of development.** We expect to begin the route development process in mid-2026. Today we have a general study area that we will use to begin reviewing potential routing options.

<https://www.poweronmidwest.com/virtual-open-house/>

PowerOn Midwest is a series of new electric transmission projects anchored by a 765 kV backbone transmission line being developed by Great River Energy, ITC Midwest, Otter Tail Power Company and Xcel Energy.

The projects will connect eastern South Dakota, southern Minnesota and the broader region, enhancing grid reliability in the Upper Midwest to meet growing and changing energy needs in the coming decades.