

MIDWEST LAND GROUP PRESENTS

36.4 ACRES

FILLMORE COUNTY, MN

12549 COUNTY 21, CANTON, MINNESOTA, 55922



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FINE SOUTHERN MINNESOTA TILLABLE FARM MATCHED WITH RICH ENTERPRISE OPPORTUNITY

Regarded as some of the finest tillable dirt in the Midwest, the southern tier of Minnesota counties provides landowners and farmers with tremendous opportunity to enjoy high farming yields, live off the land, and run a productive business while surrounded by some of the most beautiful terrain in the country. The legendary Driftless Area is home to the best whitetail and wild turkey hunting in the state, but it hardly stops there - endless hiking, canoeing, camping, and of course, fishing opportunities abound. The Upper Mississippi River basin is among the very best bass, walleye, and pike fishing in the country, and it's right down the road.

The Fillmore 36 is located just north of Canton, Minnesota, a mere 2 miles north of the Iowa border, and less than an hour west of the Mighty Mississippi. This Amish-constructed farm features all of the expected attention to detail and world-class workmanship that will

certainly stand the test of time. The property includes 26 acres of tillable dirt and pasture, and it's accented with a number of well-maintained and sturdy buildings to appeal to the business-motivated family.

The property features two homes, one of which isn't currently lived in but has some impressive history behind it. The main house offers over 2,100 square feet of living space, including a large kitchen/dining area, nursery, wash and laundry rooms, and six bedrooms on the second level. The various buildings on the property present opportunities for multiple sources of enterprise, which is culminated through the included 900 square foot storefront near the front of the property. The opportunity for family development, quality of life, high-yield farming, livestock management, and business enterprise abounds at this gorgeous farm. Act quickly, this one won't last long.



PROPERTY FEATURES

PRICE: **\$545,000** | COUNTY: **FILLMORE** | STATE: **MINNESOTA** | ACRES: **36.4**

- Gorgeous farm setting on the rim of the famed Driftless Area
- Tremendous storage and farm enterprise opportunity
- Located half a mile north of Canton, MN
- Harmony Amish community established in 1974 and considered the largest in Minnesota
- Dairy barn, equine stalls, hay barn (72'x38')
- Wood shop (30'x72') and sawmill shop (80'x50')
- Horseshoeing/sewing shop (40'x60')
- Lean-to machine shed (30'x80')
- Wild honey production shop
- Septic system inspected in 2024 and meets state standards
- Various additional structures are on site
- Smokehouse, icehouse, established and productive orchard and garden



MAIN HOUSE



900 SQ. FT. STOREFRONT



72'X38' BARN



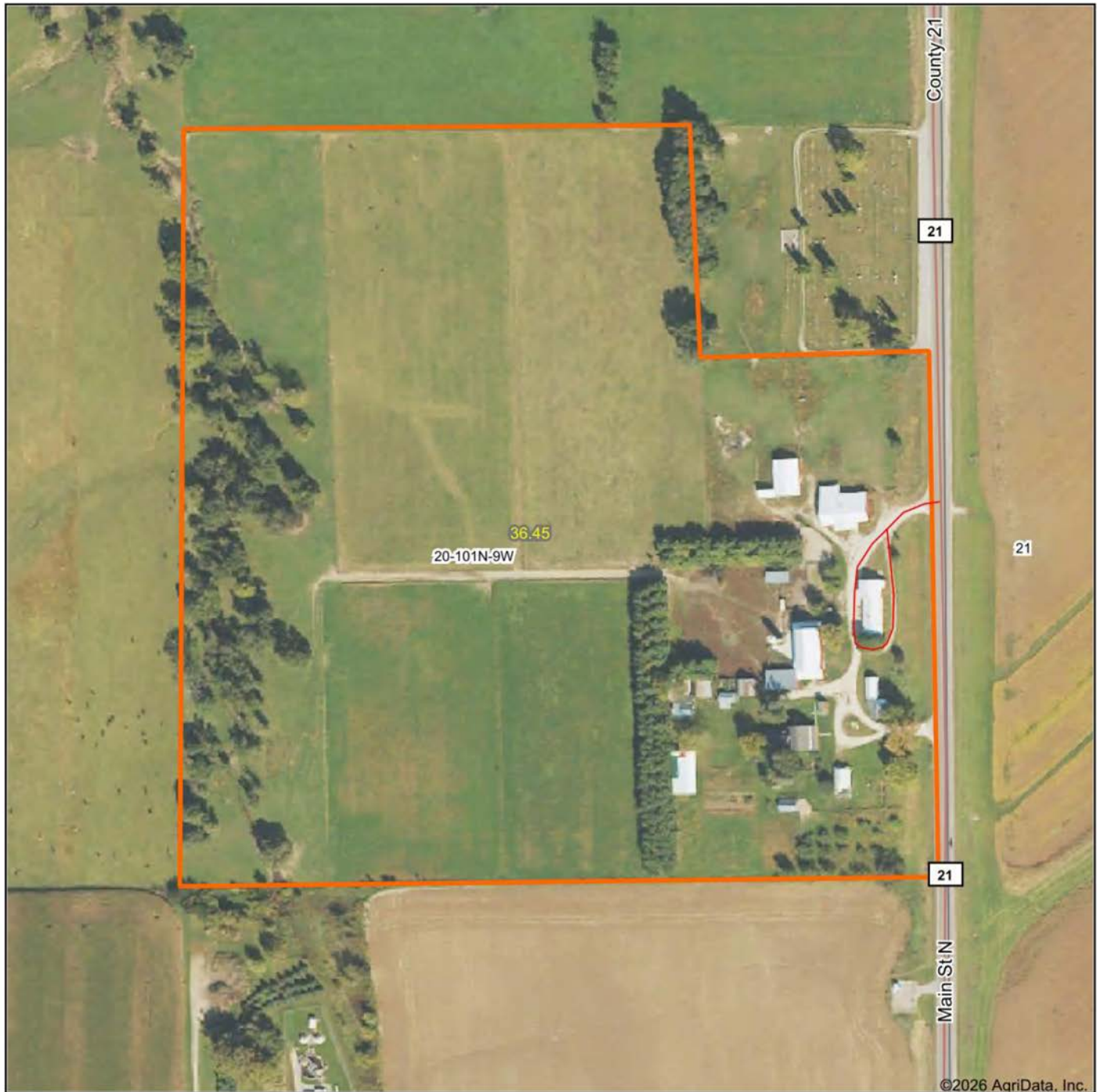
WOOD SHOP & SAWMILL SHOP



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 43° 32' 19.17, -91° 55' 55.83

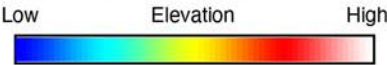
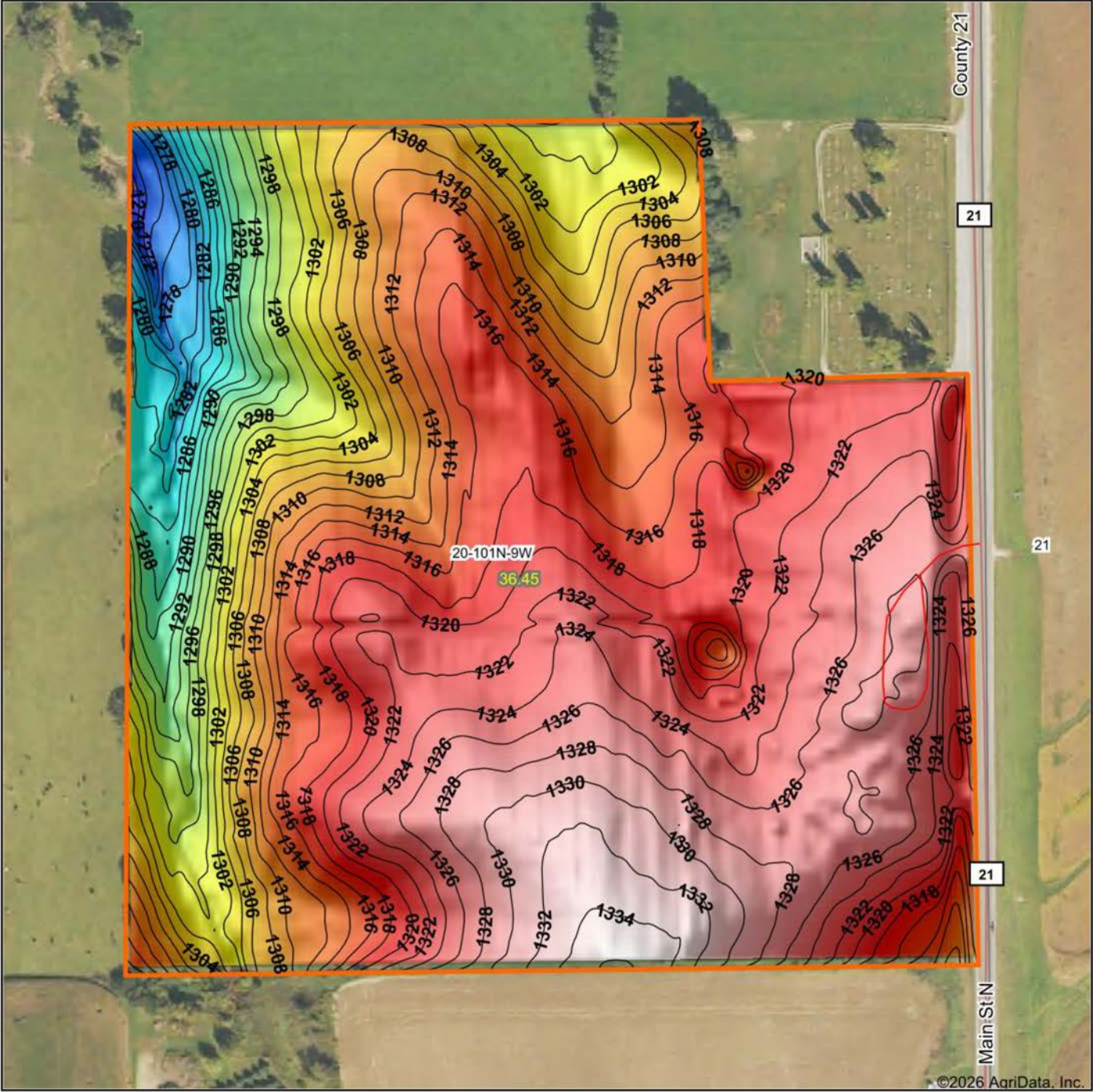
20-101N-9W
Fillmore County
Minnesota

0ft 273ft 547ft



1/7/2026

HILLSHADE MAP



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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,266.4
Max: 1,335.6
Range: 69.2
Average: 1,313.7
Standard Deviation: 13.19 ft

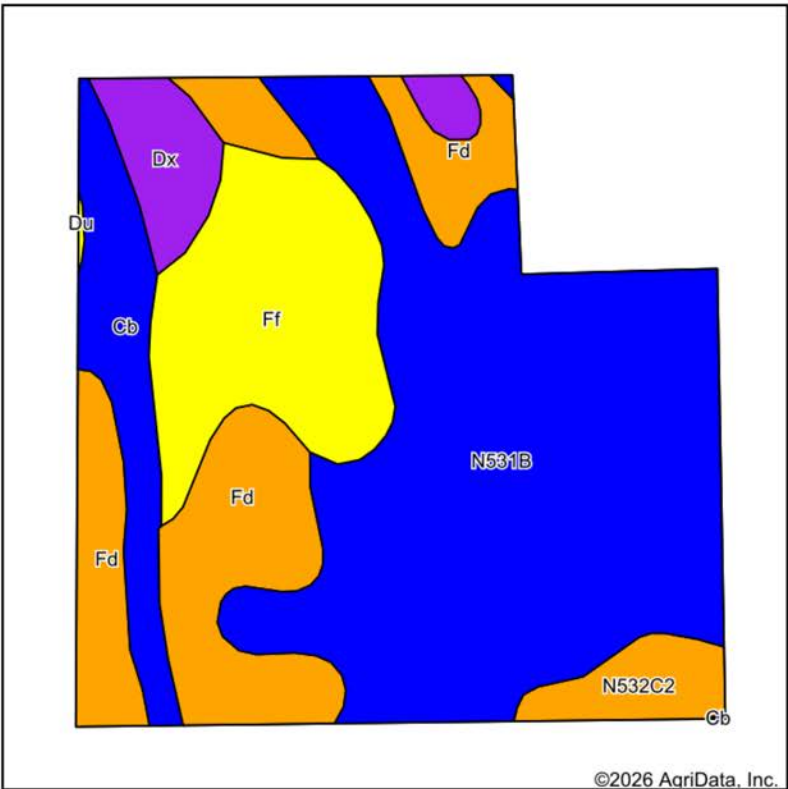


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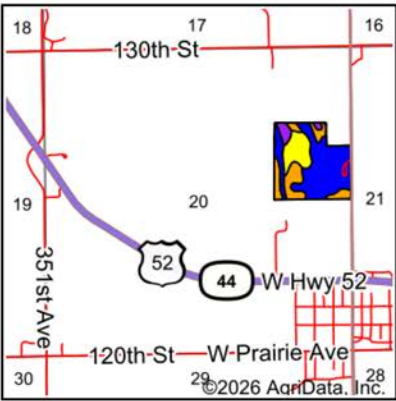
20-101N-9W
Fillmore County
Minnesota

Boundary Center: 43° 32' 19.17, -91° 55' 55.83

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Fillmore**
Location: **20-101N-9W**
Township: **Canton**
Acres: **36.45**
Date: **1/7/2026**



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN045, Soil Area Version: 21

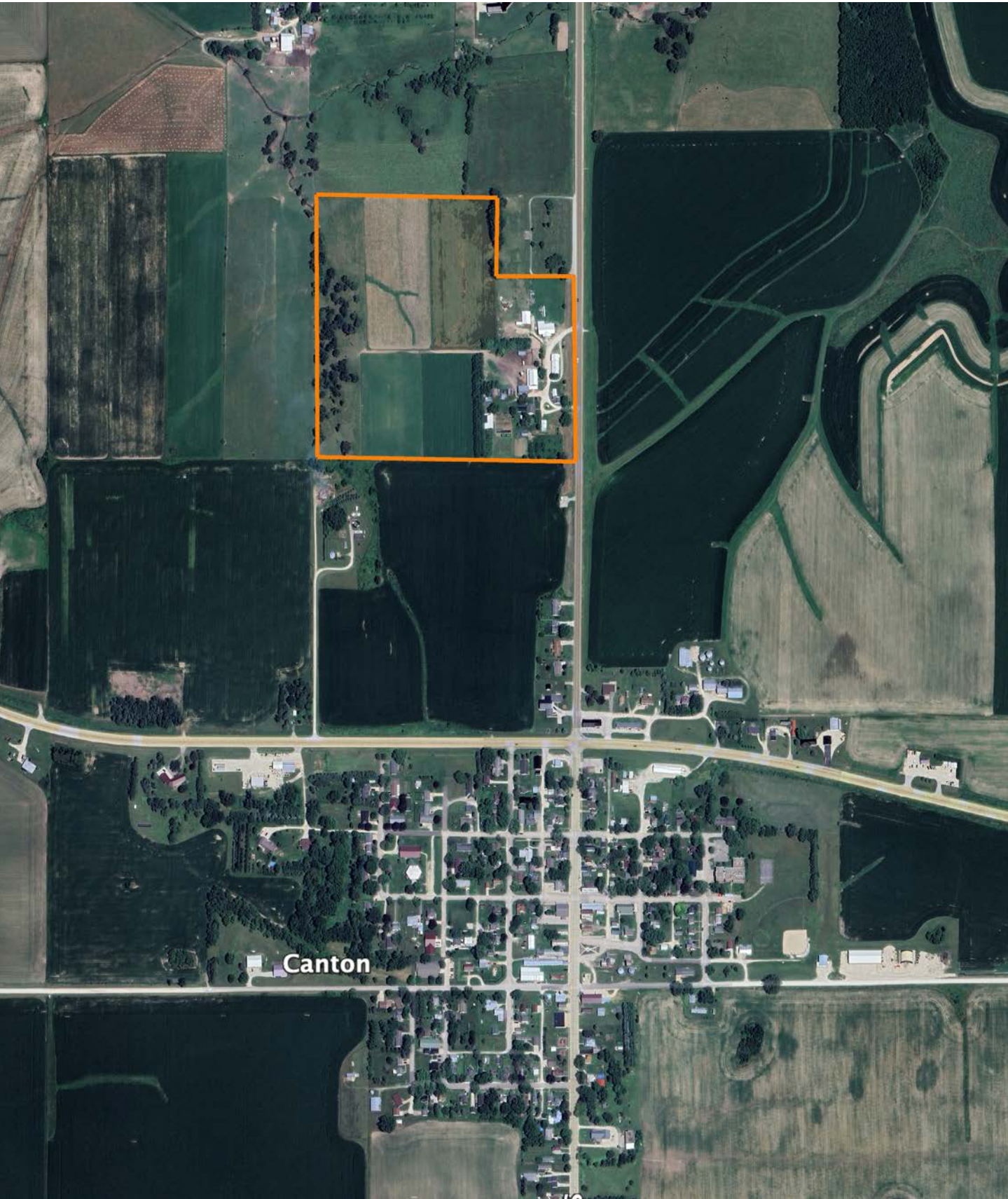
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
N531B	Downs-Nasset complex, sinkhole karst, 2 to 6 percent slopes	17.57	48.2%		Ile	78	78	50
Fd	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	7.25	19.9%		IIle	81	81	65
Ff	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	5.76	15.8%		IVe	76	75	60
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	2.84	7.8%		Ile	87	87	84
Dx	Dubuque and Whalan silt loams, 18 to 45 percent slopes	1.79	4.9%		VIIe	14	14	6
N532C2	Fayette-Pepin complex, sinkhole karst, 6 to 12 percent slopes, moderately eroded	1.24	3.4%		IIle	75	75	46
Weighted Average					2.79	*n 75.7	*n 75.6	*n 54.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



THOMAS ALLEN, LAND AGENT
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