

MIDWEST LAND GROUP PRESENTS

139 ACRES IN

MARTIN COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HIGHLY TILLABLE, HIGHLY PRODUCTIVE SOUTHERN MINNESOTA FARM WITH PROVEN HIGH-YIELD RESULTS & EXCEPTIONAL ROI

Featuring 139 +/- acres of nearly fencerow-to-fencerow tillable access and year-over-year high-yield production, this property offers an exceptional opportunity to invest in superb southern Minnesota farm ground. If you're looking to add to an existing farm, investment opportunity, or new business venture, this property is primed for immediate income and productive output with easy access—even a potential build site.

Located 80 miles west of Albert Lea, and 100 miles west-northwest of Mason City, Iowa. Specifically positioned just a couple of miles southeast of Ceylon, Minnesota,

and only half a mile north of the Iowa border, this part of the state offers legendary and highly productive farm ground. It's available to re-lease to existing renters, or will be available for new owner-operator management.

The land features an average soil score of 87.6 CPI and carries a history of impressive corn and soybean yields year-over-year. There is an 18-inch main tile line in the center of the field running north to south to keep the moisture levels manageable. Priced right and ready to sow and grow investment value from day one.



PROPERTY FEATURES

COUNTY: **MARTIN** | STATE: **MINNESOTA** | ACRES: **139**

- 139 +/- Acres
- Fully tillable
- 87.6 CPI high-quality black dirt
- Tiled
- Superb corn and soybean yield history
- 80 miles west of Albert Lea
- 100 miles west-northwest of Mason City
- Potential build site
- Roadside access
- Outstanding investment opportunity
- Option to continue lease, or owner/operator management
- Income-producing acreage



HIGH-QUALITY BLACK DIRT

This part of the state offers legendary and highly productive farm ground. The land features an average soil score of 87.6 CPI and carries a history of impressive corn and soybean yields year-over-year.



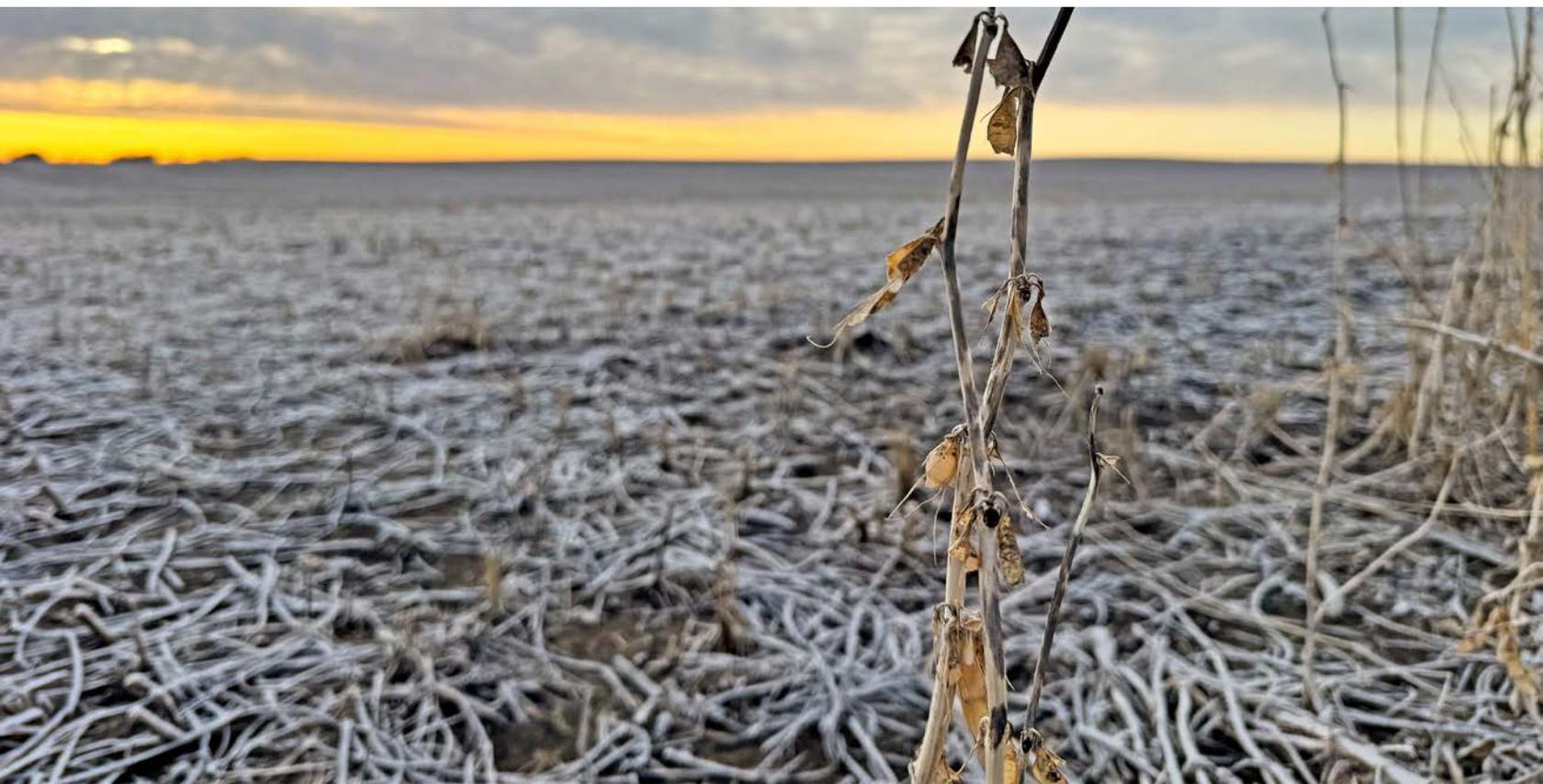
ROADSIDE ACCESS



POTENTIAL BUILD SITE



SUPERB CORN AND SOYBEAN YIELD



FULLY TILLABLE

Featuring 139 +/- acres of nearly fencerow-to-fencerow tillable access and year-over-year high-yield production, this property offers an exceptional opportunity to invest in superb southern Minnesota farm ground.



AERIAL MAP



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Boundary Center: 43° 30' 40.07, -94° 38' 57.22



Maps Provided By:



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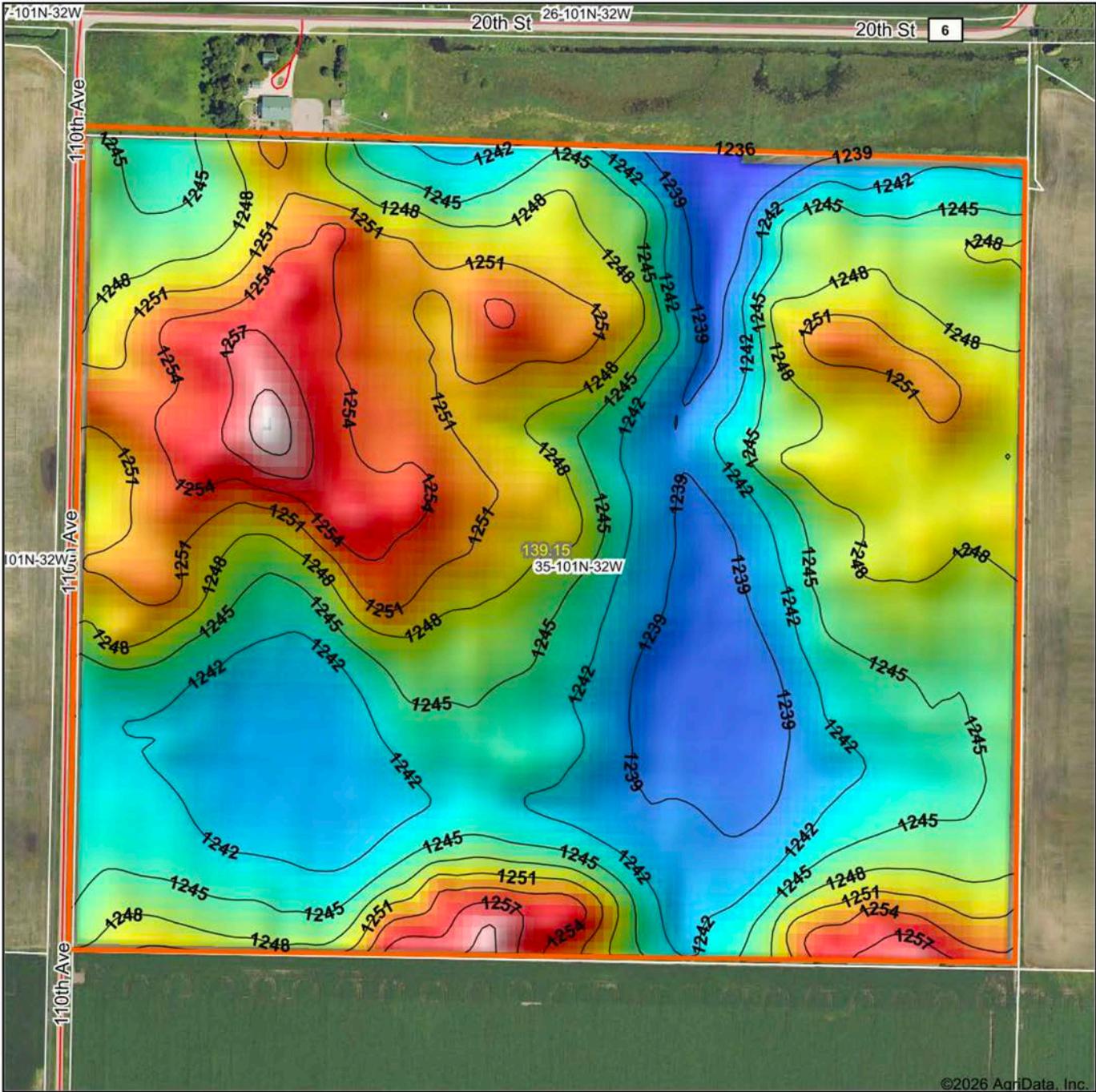
35-101N-32W
Martin County
Minnesota



2/20/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,236.1
Max: 1,261.9
Range: 25.8
Average: 1,246.4
Standard Deviation: 5.12 ft

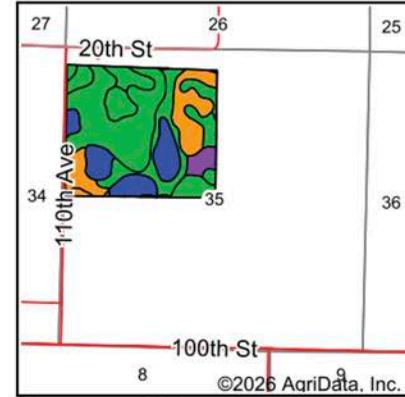
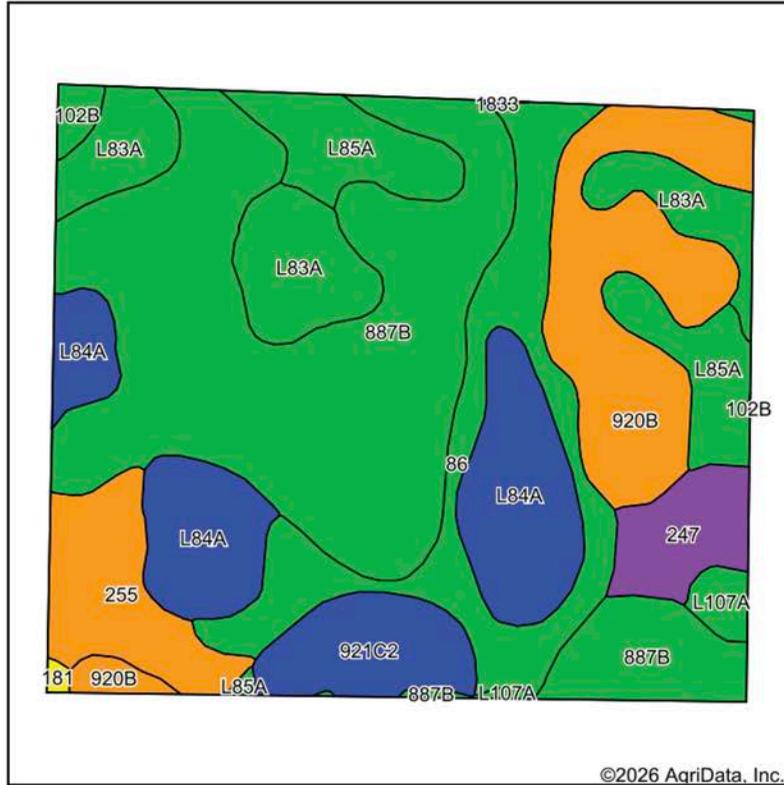


2/20/2026

35-101N-32W
Martin County
Minnesota

Boundary Center: 43° 30' 40.07, -94° 38' 57.22

SOILS MAP



State: **Minnesota**
 County: **Martin**
 Location: **35-101N-32W**
 Township: **Lake Belt**
 Acres: **139.15**
 Date: **2/20/2026**



Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	47.64	34.2%		Ile	92	82	75	82	
920B	Clarion-Estherville complex, 2 to 6 percent slopes	16.72	12.0%		Ile	76	68	66	63	
L84A	Glencoe clay loam, 0 to 1 percent slopes	16.62	11.9%		IIIw	86	77	76	76	
86	Canisteo clay loam, 0 to 2 percent slopes	15.35	11.0%		IIw	93	81	71	81	
L83A	Webster clay loam, 0 to 2 percent slopes	12.32	8.9%		IIw	93	83	78	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.69	7.0%		Iw	99	81	81	81	
255	Mayer loam, 0 to 2 percent slopes	7.59	5.5%		IIw	72	69	69	67	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.11	4.4%		IIIe	87	71	69	71	
247	Linder loam	4.60	3.3%		IIIs	60	67	67	51	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.37	1.0%		IIw	91	81	72	81	
102B	Clarion loam, 2 to 6 percent slopes	0.86	0.6%		Ile	95	83	78	83	
181	Litchfield sandy loam	0.22	0.2%		IIIs	67	69	69	51	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.0%		IIw	83	83	70	83	
Weighted Average						2.10	87.6	*n 77.9	*n 73.4	*n 76.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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
218.656.0061
TAllen@MidwestLandGroup.com



MidwestLandGroup.com

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