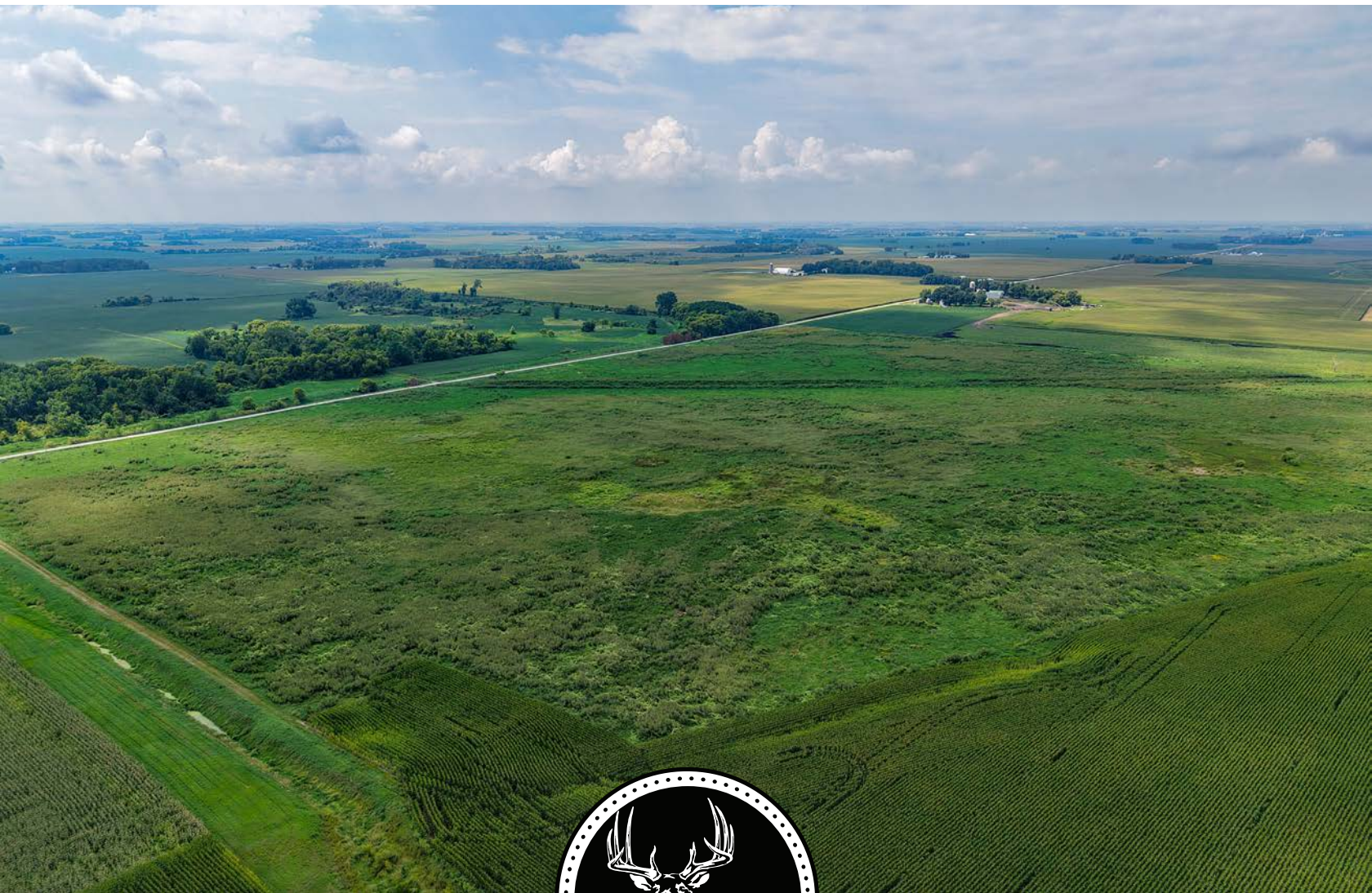


MIDWEST LAND GROUP PRESENTS

285 +/- TOTAL ACRES IN

DODGE COUNTY MINNESOTA

630TH STREET, CLAREMONT, MN 55924



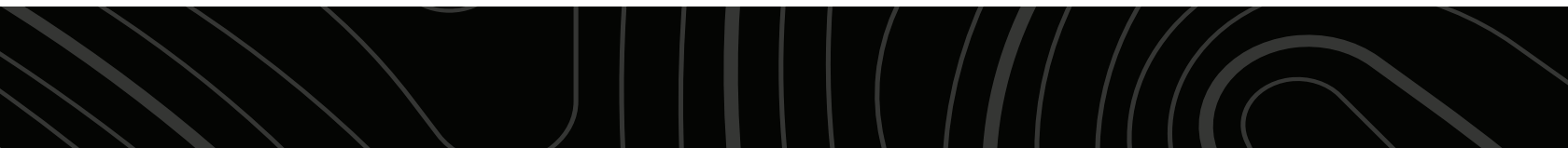
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CONSERVATION INCOME, BUILD SITES, & EXCEPTIONAL HUNTING IN DODGE COUNTY

Just outside Claremont and less than 1.5 hours from the Twin Cities Metro, this approximately 285 +/- acre property offers a rare combination of conservation income, outstanding wildlife habitat, recreation, and potential building sites. The majority of the acreage is enrolled in RIM, CREP, and related conservation programs, with management focused on native prairie, grasslands, wetlands, and upland habitat. A portion of the property generates substantial CREP income, with annual payments of \$48,864 through 2035. County Judicial Ditch #7 and surrounding agricultural land add even more diversity to an already impressive habitat mix. For the hunter, this property has everything needed

to hold deer, turkey, pheasants, and other wildlife throughout the year. The combination of thick security cover, prairie grasses, wetlands, water, and neighboring crop ground creates excellent whitetail habitat in an area known for producing impressive bucks. The property also includes two potential building sites, including a beautiful 6 +/- acre site framed by mature old-growth oaks, with utilities available at the road and no known covenants or deed restrictions. Whether you're looking for a premier hunting property, a private rural retreat, or a long-term land investment with conservation income, this is a unique opportunity to own a large, contiguous tract in Dodge County.



OFFERING 1 - 285 +/- ACRES

COUNTY: **DODGE** | STATE: **MINNESOTA**

- 2 parcels that adjoin at a corner
- Located just outside Claremont, MN
- Less than 1.5 hours from the Twin Cities Metro
- Majority of the property enrolled in RIM, CREP, and other conservation programs
- \$48,864 in annual CREP payments through 2035 on a portion of the property
- Two potential building sites (6 +/- acres on one parcel and 1 +/- acre on the other)
- Diverse habitat including native prairie, grasslands, wetlands, and upland cover
- Excellent habitat for whitetail deer, turkey, pheasants, and other wildlife (all of which have been spotted many times)
- Area known for strong whitetail genetics and trophy-class bucks
- Surrounded by productive agricultural land, providing nearby food sources for wildlife
- County Judicial Ditch #7 contributes additional water and habitat diversity
- Attractive building area featuring large, mature oak trees
- Utilities available at the road
- No known covenants or deed restrictions
- Large acreage provides excellent opportunities for hunting, recreation, and privacy
- Conservation enrollment provides long-term habitat protection and management
- Rare opportunity to own a large, contiguous recreational property with income
- Convenient combination of rural seclusion and accessibility to the Twin Cities



OFFERING 2 - 160 +/- ACRES



Just outside Claremont and less than 1.5 hours from the Twin Cities Metro, this approximately 160 +/- acre property offers a rare combination of conservation income, outstanding wildlife habitat, recreation, and a 6 +/- acre potential building site. The majority of the acreage is enrolled in conservation programs, with management focused on native prairie, grasslands, wetlands, and upland habitat. A portion of the property generates substantial CREP income, with annual payments of \$48,864 through 2035. County Judicial Ditch #7 and surrounding agricultural land add even more diversity to an already impressive habitat mix. For the hunter, this property has everything needed to hold

deer, turkey, pheasants, and other wildlife throughout the year. The combination of thick security cover, prairie grasses, wetlands, water, and neighboring crop ground creates excellent whitetail habitat in an area known for producing impressive bucks. The beautiful 6 +/- acre potential building site is framed by mature old-growth oaks, with utilities available at the road and no known covenants or deed restrictions. Whether you're looking for a premier hunting property, a private rural retreat, or a long-term land investment with conservation income, this is a unique opportunity to own a large tract in Dodge County.

PROPERTY FEATURES - 160 +/- ACRES

COUNTY: **DODGE** | STATE: **MINNESOTA**

- Approximately 160 +/- acres in Dodge County
- Located just outside Claremont, MN
- Less than 1.5 hours from the Twin Cities Metro
- Majority of the property enrolled in conservation easements
- \$48,864 in annual CREP payments through 2035 on a portion of the property
- 6 +/- acre building site with no known covenants or deed restrictions
- Attractive building area featuring large, mature oak trees
- Diverse habitat including native prairie, grasslands, wetlands, and upland cover
- Excellent habitat for whitetail deer, turkey, pheasants, and other wildlife (all of which have been spotted many times)
- Area known for strong whitetail genetics and trophy-class bucks
- Surrounded by productive agricultural land, providing nearby food sources for wildlife
- County Judicial Ditch #7 contributes additional water and habitat diversity
- Utilities available at the road
- Large acreage provides excellent opportunities for hunting, recreation, and privacy
- Conservation enrollment provides long-term habitat protection and management
- Rare opportunity to own a large, contiguous recreational property with income
- Convenient combination of rural seclusion and accessibility to the Twin Cities



OFFERING 3 - 125 +/- ACRES

Just outside Claremont and less than 1.5 hours from the Twin Cities Metro, this approximately 125 +/- acre property offers a rare combination of outstanding wildlife habitat, recreation, and potential building sites. The majority of the acreage is enrolled in conservation programs, with management focused on native prairie, grasslands, wetlands, and upland habitat. County Judicial Ditch #7 and surrounding agricultural land add even more diversity to an already impressive habitat mix.

For the hunter, this property has everything needed to hold deer, turkey, pheasants, and other wildlife

throughout the year. The combination of thick security cover, prairie grasses, water, and neighboring crop ground creates excellent whitetail habitat in an area known for producing impressive bucks. The property also includes a potential building site, a beautiful 1+/- acre site with an existing driveway from the main road, with utilities available at the road and no known covenants or deed restrictions. Whether you're looking for a premier hunting property, a private rural retreat, or a long-term land investment, this is a unique opportunity to own a large tract in Dodge County.



PROPERTY FEATURES - 125 +/- ACRES

COUNTY: **DODGE** | STATE: **MINNESOTA**

- Approximately 125 +/- acres in Dodge County
- Located just outside Claremont, Minnesota
- Less than 1.5 hours from the Twin Cities Metro
- Majority of the property enrolled in conservation programs
- Potential building site of approximately 1 acre with dedicated existing driveway
- Diverse habitat including native prairie, grasslands, wetlands, and upland cover
- Excellent habitat for whitetail deer, turkey, pheasants, and other wildlife (all of which have been spotted many times)
- Area known for strong whitetail genetics and trophy-class bucks
- Surrounded by productive agricultural land, providing nearby food sources for wildlife
- County Judicial Ditch #7 contributes additional water and habitat diversity
- Utilities available at the road
- Large acreage provides excellent opportunities for hunting, recreation, and privacy
- Conservation enrollment provides long-term habitat protection and management
- Rare opportunity to own a large recreational property
- Convenient combination of rural seclusion and accessibility to the Twin Cities



CREP INCOME

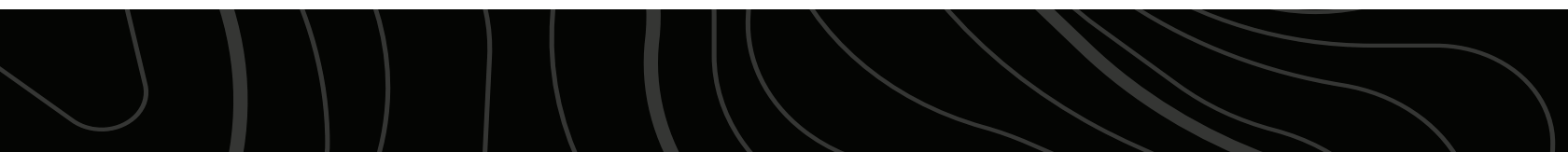


BUILD SITES



HUNTING POTENTIAL

For the hunter, this property has everything needed to hold deer, turkey, pheasants, and other wildlife throughout the year. The combination of thick security cover, prairie grasses, wetlands, water, and neighboring crop ground creates excellent whitetail habitat in an area known for producing impressive bucks.



TOPOGRAPHY MAP - 160 +/- ACRES



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Maps Provided By:



Source: USGS 3 meter dem

Interval(ft): 5.0

Min: 1,247.9

Max: 1,265.4

Range: 17.5

Average: 1,257.7

Standard Deviation: 2.46 ft

0ft 557ft 1113ft



8/25/2026

31-107N-18W
Dodge County
Minnesota

Boundary Center: 44° 2' 1.06, -93° 1' 46.67

[illegible]

Maps Provided By:



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surety®
CUSTOMIZED ONLINE MAPPING

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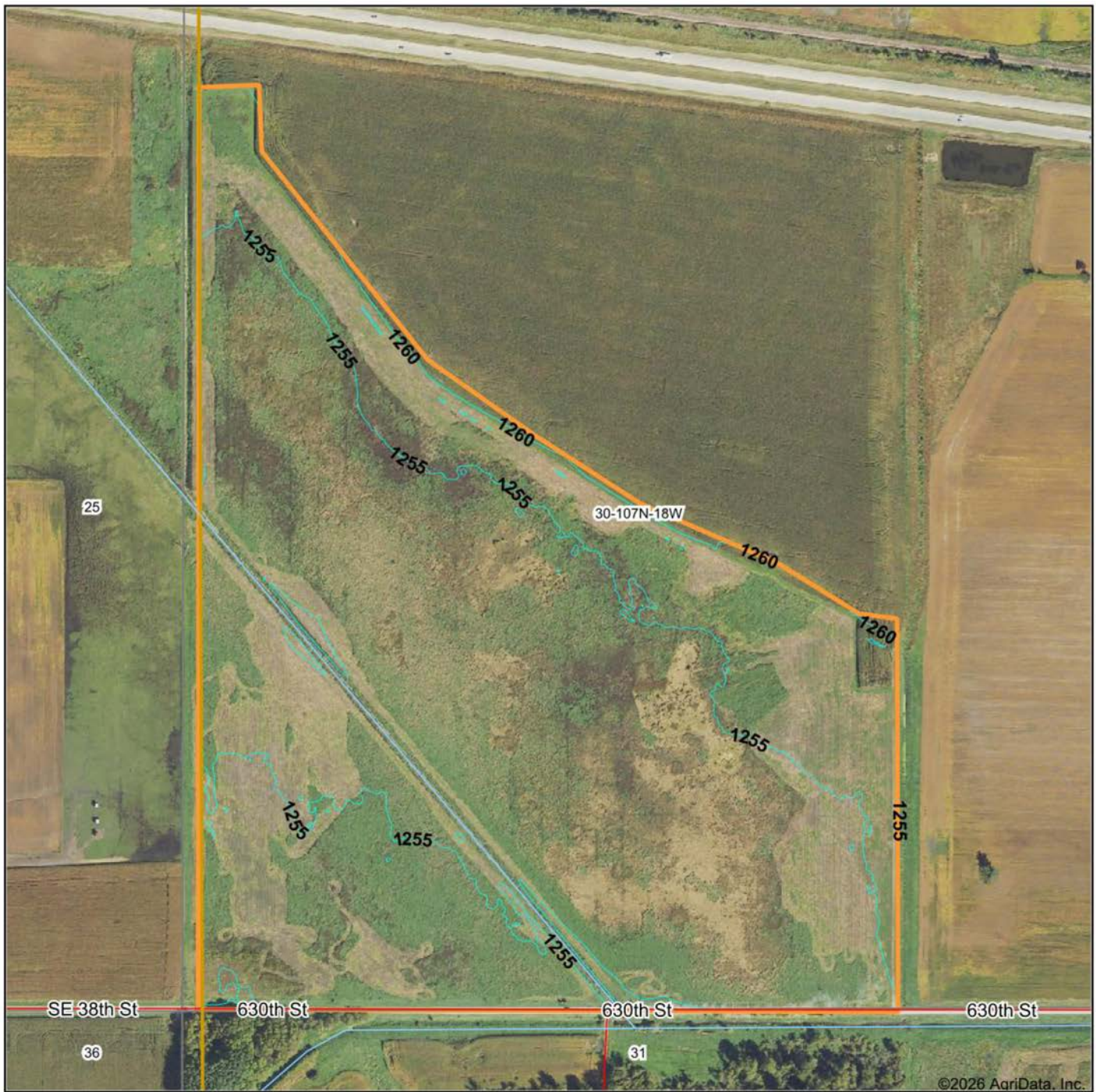
A horizontal number line with three tick marks. The first tick mark is labeled '0ft', the second is labeled '501ft', and the third is labeled '1003ft'.



31-107N-18W
Dodge County
Minnesota

Boundary Center: 44° 2' 1.13, -93° 1' 47.96

TOPOGRAPHY MAP - 125 +/- ACRES



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 5.0
Min: 1,250.2
Max: 1,264.3
Range: 14.1
Average: 1,254.8
Standard Deviation: 1.74 ft

0ft 558ft 1115ft



8/25/2026

30-107N-18W
Dodge County
Minnesota

Boundary Center: 44° 2' 30.74, -93° 2' 26.9

HILLSHADE MAP - 125 +/- ACRES



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,250.2

Max: 1,264.3

Range: 14.1

Average: 1,254.8

Standard Deviation: 1.74 ft

0ft 527ft 1055ft



8/25/2026

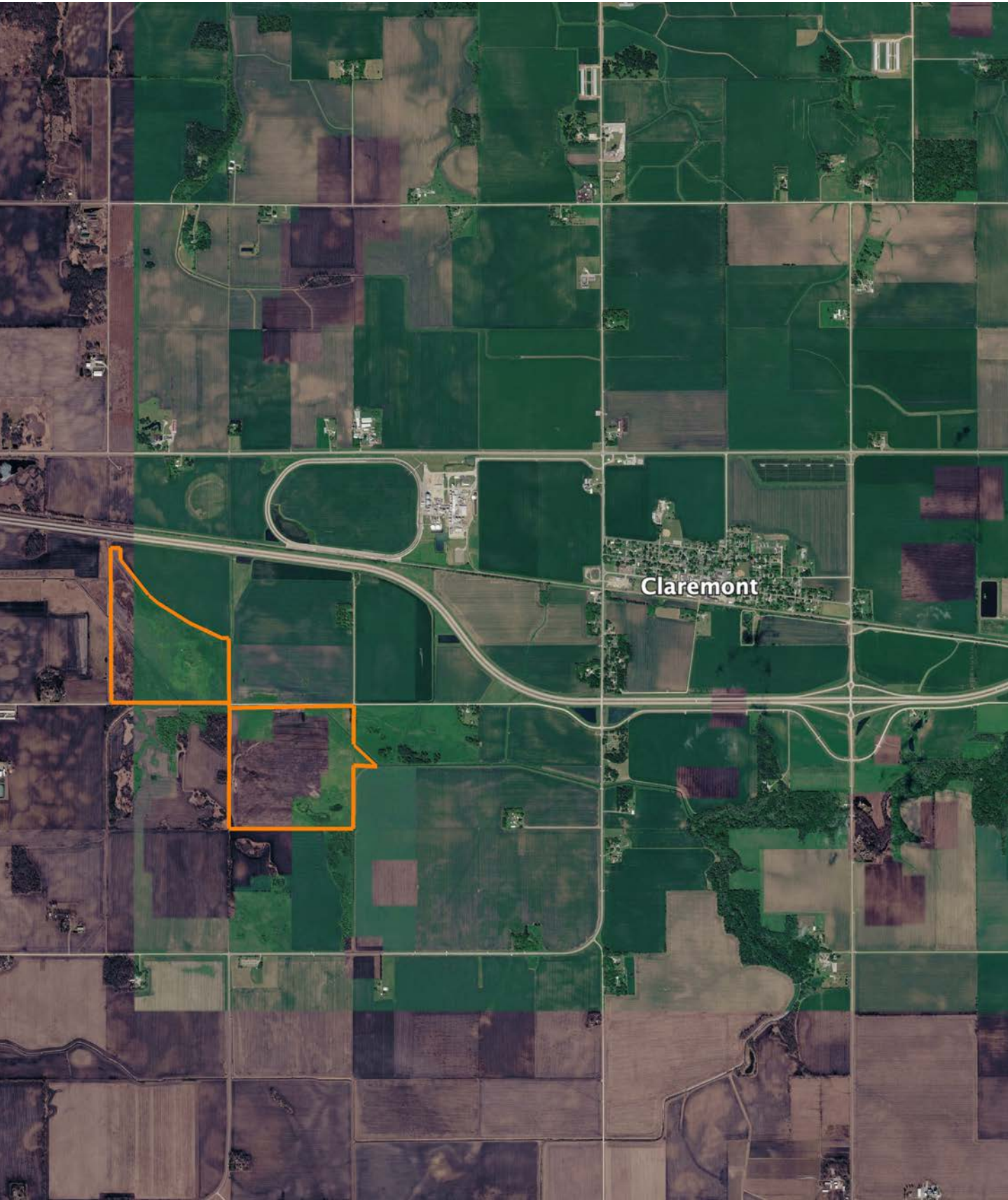
30-107N-18W
Dodge County
Minnesota

Boundary Center: 44° 2' 30.74, -93° 2' 26.9

AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Whether he's improving wildlife habitat on his own property, evaluating land, or exploring properties across the region, Mark Battles is passionate about helping people buy and sell land across Minnesota and Wisconsin.

Raised in the Saint Paul area, Mark now splits his time between Saint Paul and Clearwater, Minnesota. He brings a unique blend of professional expertise, firsthand landownership, and a lifelong appreciation for the outdoors to every client. Before entering land brokerage, he spent years as a veterinarian and medical director, where he developed exceptional problem-solving skills, attention to detail, and a client-first approach that continues to serve his clients today.

Building on that foundation, Mark transitioned into commercial real estate, where he represented clients in the sale and acquisition of outdoor resorts, hunting lodges, fishing outfitters, hotels, and recreational land, sharpening his skills in valuation, negotiations, due diligence, marketing, and complex contracts. He was recognized as a Crexi Platinum Broker in both 2025 and 2026.

Mark's connection to land extends far beyond his career. He owns and manages a 54-acre recreational property in Central Minnesota, giving him firsthand knowledge of the challenges and opportunities that come with rural landownership. Whether maintaining trail systems, improving deer habitat, managing timber, or caring for the property over the long term, he understands the decisions, investments, and stewardship that come with owning rural land because he lives them every day. He believes land is more than a financial investment; it's a place where families create traditions, conserve wildlife habitat, and build a legacy for future generations.

When he's not working with clients, Mark enjoys fishing, woodworking, building projects, foraging, and spending time outdoors with his wife, Taylor, and daughter, Bea. Whether clients are searching for a hunting property, recreational retreat, timber investment, or farm, Mark is committed to providing honest advice, knowledgeable representation, and the guidance needed to help clients make confident decisions and enjoy their land for years to come.



MARK BATTLES, LAND AGENT

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MidwestLandGroup.com

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