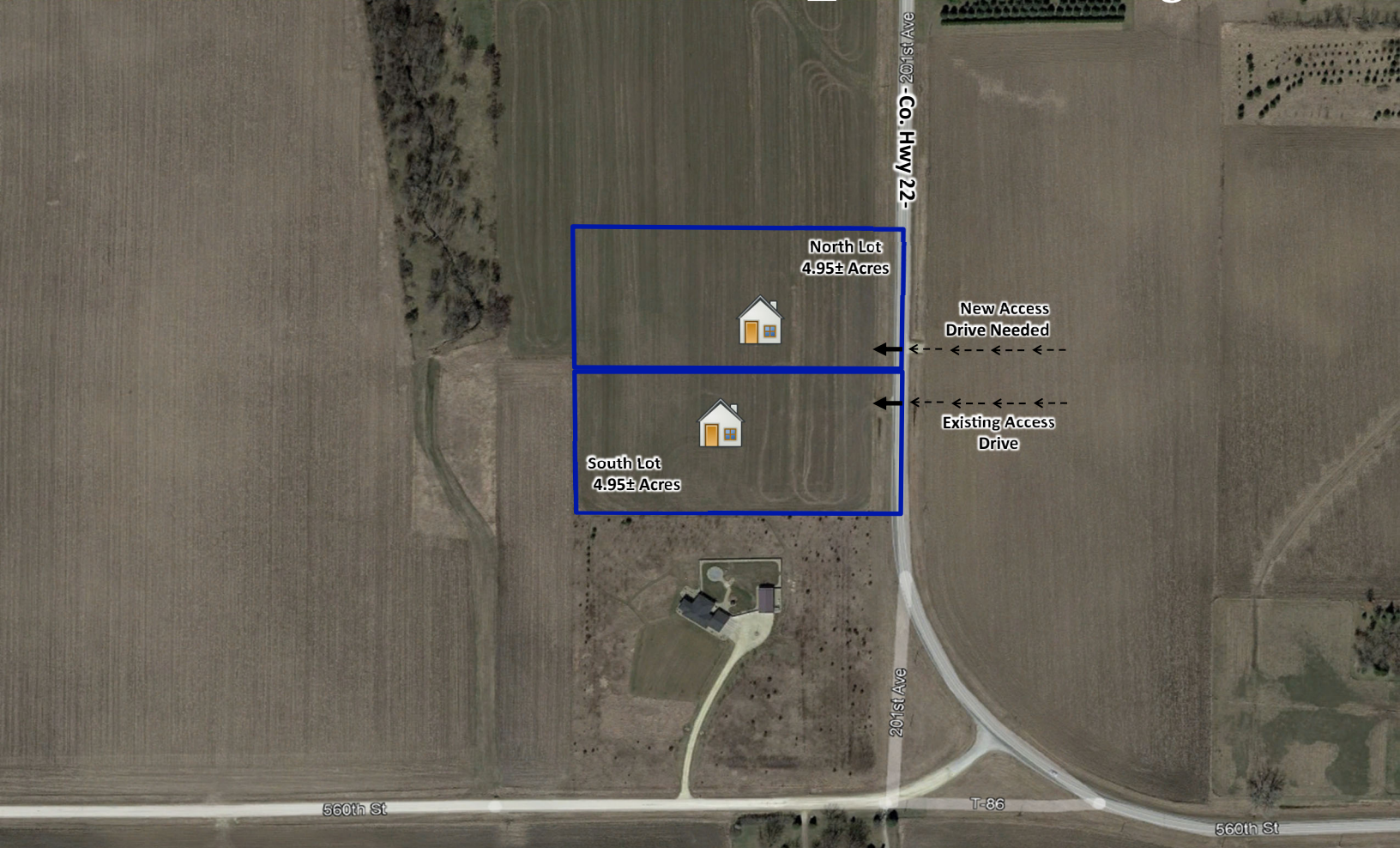


# LAND OFFERING

2 - 4.95 ± Acre Building Sites



## 9.9 ± Acres with 2 Separate Buildable Lots | Section 23 Concord Township | Dodge County, MN

These lots are located in a great old-fashioned small town community. Immediate small town amenities within 5 miles. A short half hour drive to Rochester or Owatonna. Country Living at its best!

**1STOP  
REALTY** INC

FARMLAND PROFESSIONALS

Call us for more information or to schedule a showing:

📞 507-634-7033

## Property Summary

**Property Address:** TBD Co. Hwy 22, West Concord, MN

**Directions:** From West Concord, take Dodge County Hwy 24 East 3.3 miles to Concord. Turn right in Co. Hwy 22 and go just under a half mile. Property is on the right. Or from Mantorville, go North on State Hwy 57, 4.8 miles to Dodge Co. Hwy 22. Left on Co. Hwy 22 approximately 3.3 miles, property is on your left.

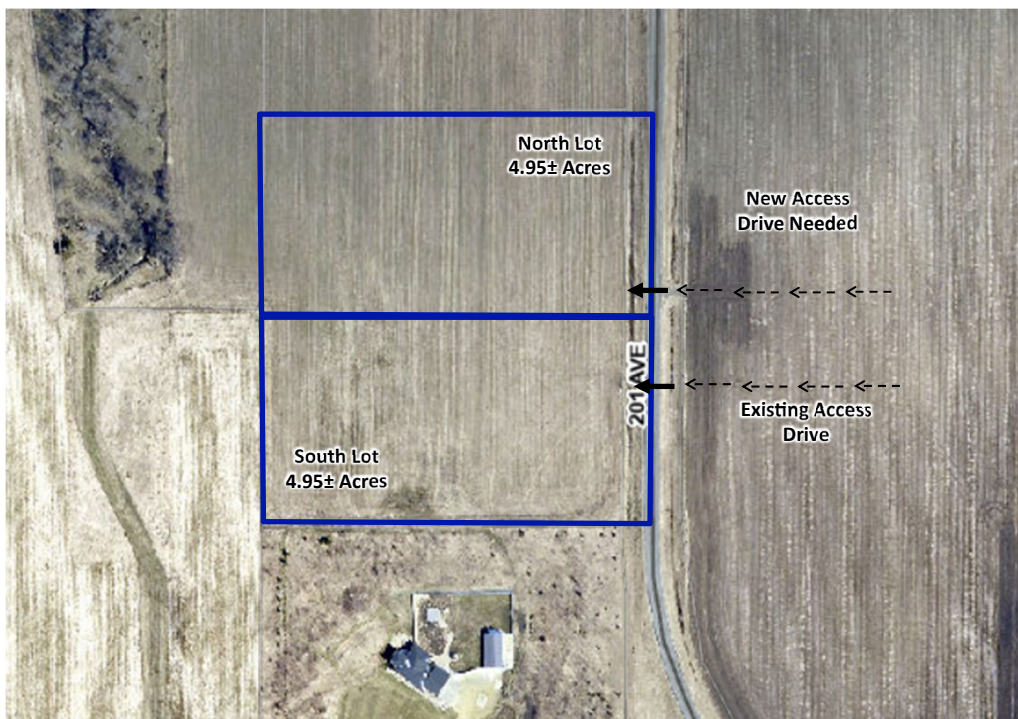
**PID:** 10.100.3633 (if the lots are sold separately, a new PID would be created for the 2nd lot)

**Legal Description:** Sect-23 Twp-108 North Range-017 West 9.90± ACRES  
Original Plat, Out Lot 15 (TBD by final survey)

**Gross Acres:** 9.9± Acres      **Tillable Acres:** 9.3± Acres

**Property Tax:** \$422.00 for 2023 on the whole 9.9 acre parcel.

**Building Site Information:** This parcel is a platted lot in the Village of Concord. Per Dodge County Planning & Zoning Department, this parcel can be split into two separate buildable lots, this would fall under the minor subdivision rule, which would require an approved survey and the ability to meet the SSTS (septic) requirements. The South lot has an existing access drive. The North lot would need to have a new access drive installed. The location shown in the pictures of the North lot is where the Dodge County Highway Department would recommend the access be located.



**North Lot:**  
**\$150,000**

**South Lot:**  
**\$155,000**

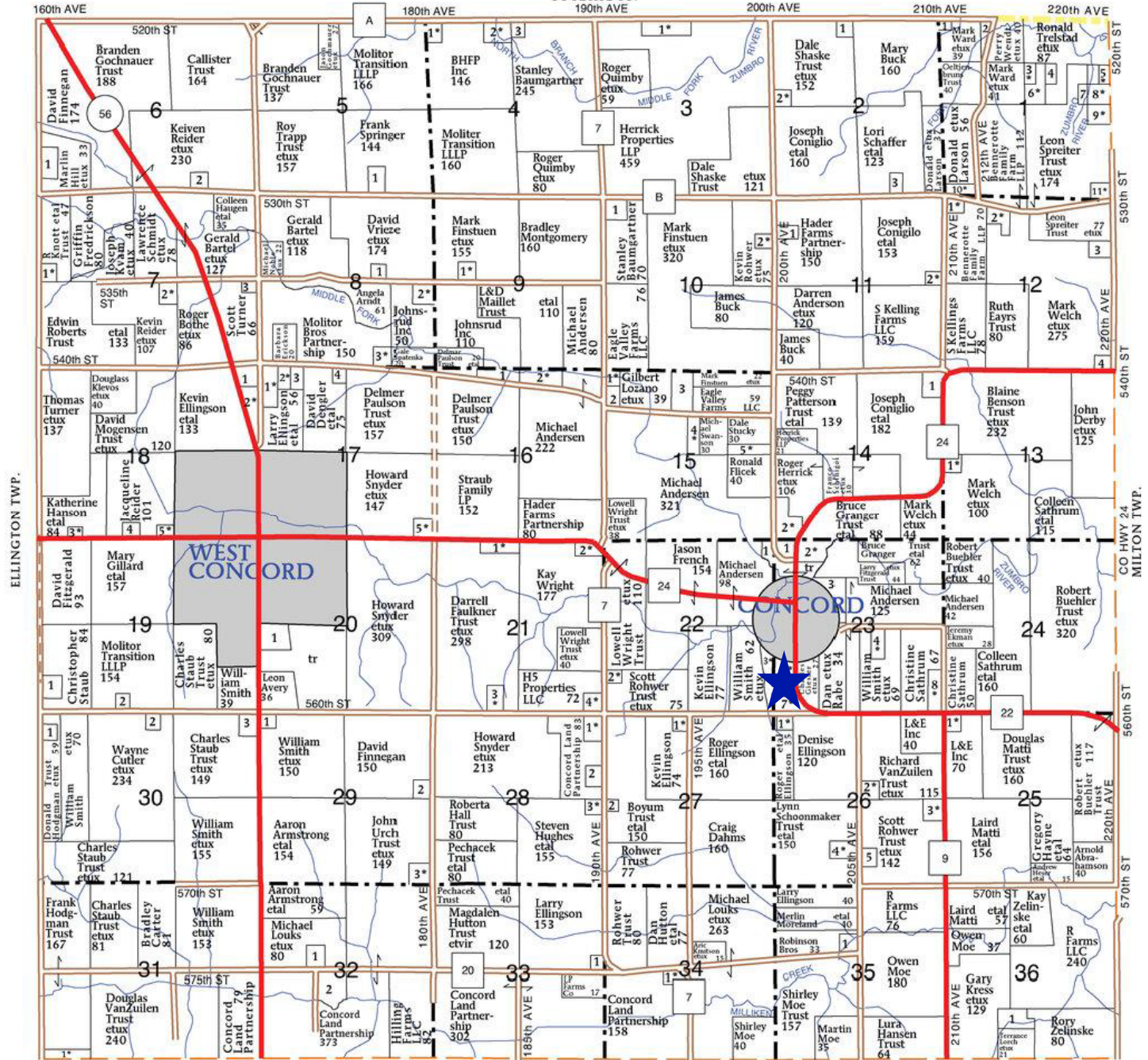
T-108-N

CONCORD PLAT

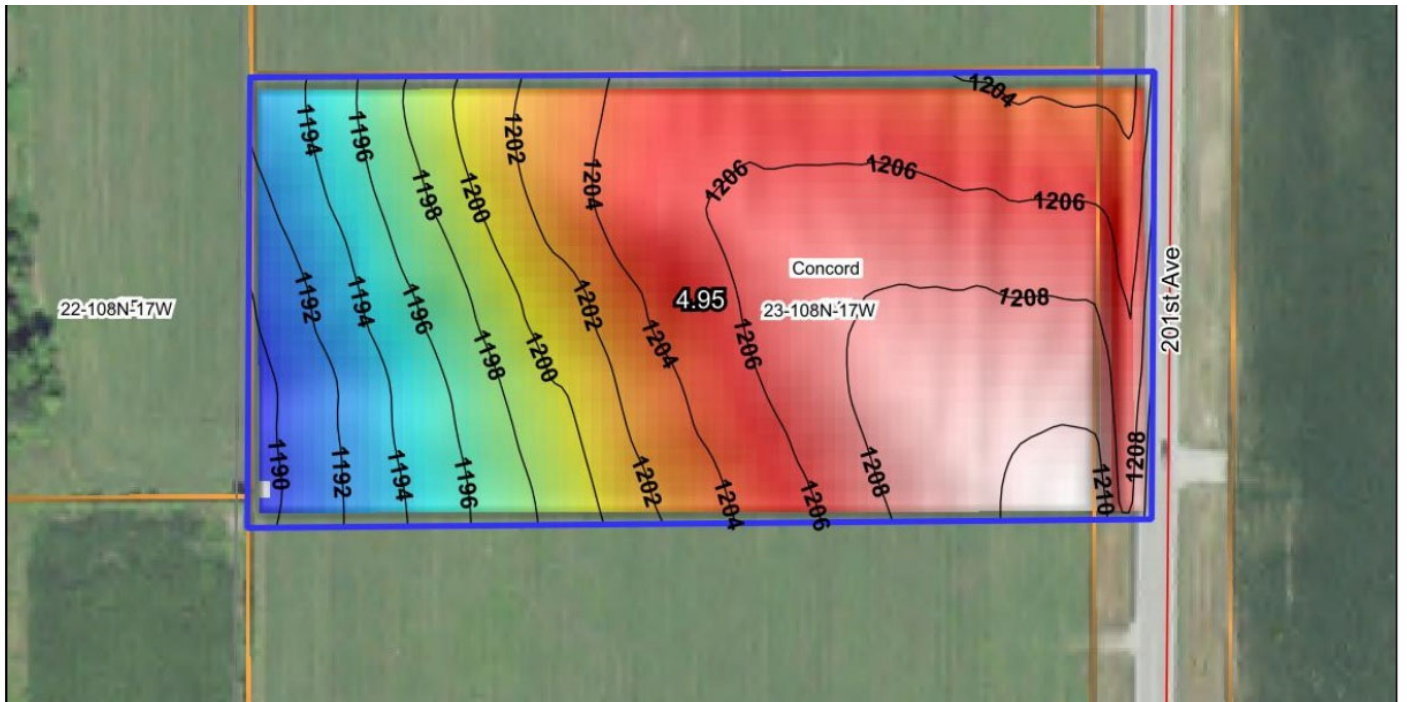
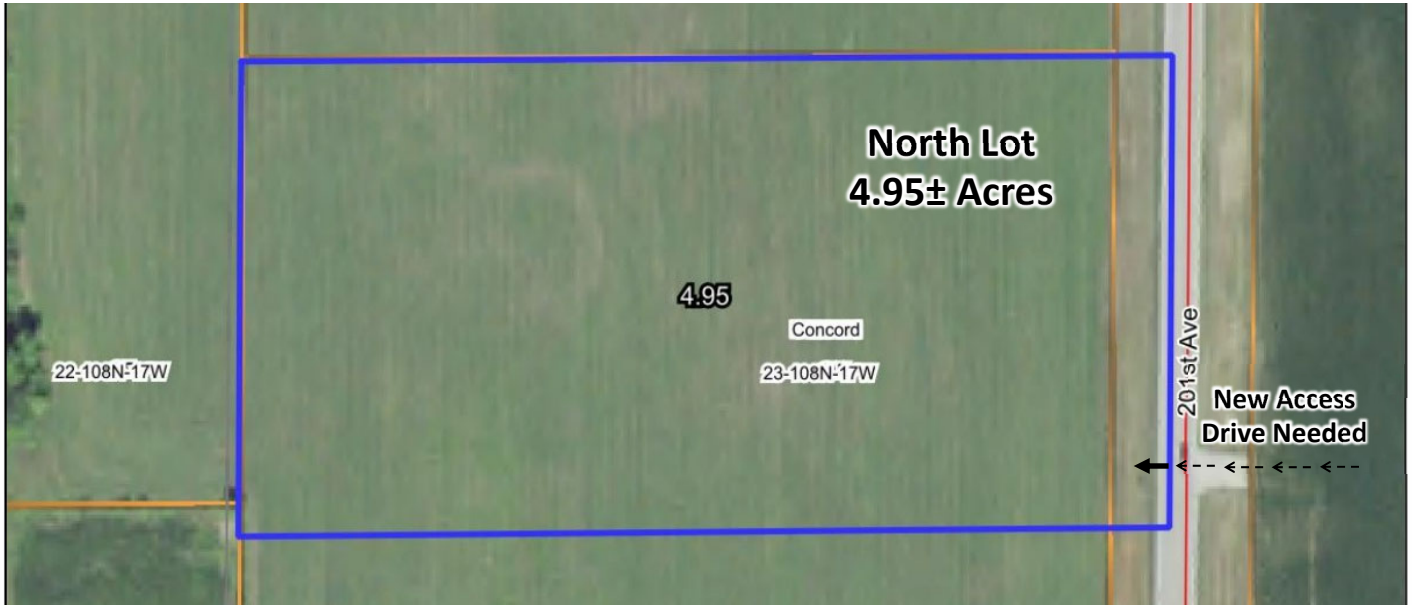
R-17-W

(Landowners)

GOODHUE CO.



WASIOJA TWP.



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,188.9

Max: 1,210.9

Range: 22.0

Average: 1,202.5

Standard Deviation: 5.68 ft

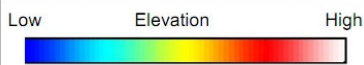
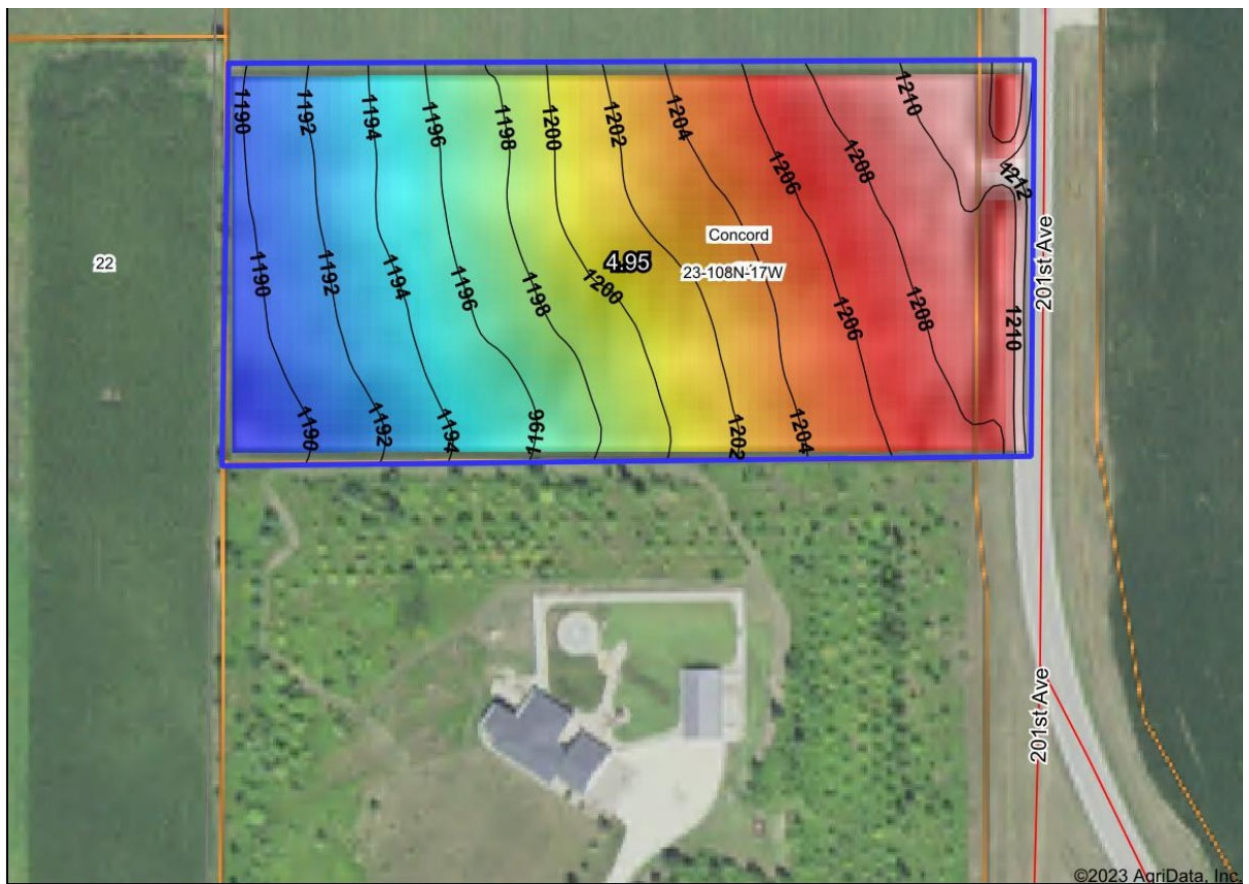
0ft 145ft 290ft



5/12/2023

**23-108N-17W**  
**Dodge County**  
**Minnesota**

map center: 44° 8' 28.51", -92° 50' 16.14





## Why You Should Use a REALTOR®

### WHY YOU SHOULD USE A REALTOR® FOR YOUR LAND REAL ESTATE NEEDS

*All REALTORS® are real estate agents but not all real estate agents are REALTORS®.* A real estate agent is licensed by the state and can conduct real estate transactions. REALTORS® have gone a step further and joined the **National Association of REALTORS® (NAR)**, which holds them to a higher standard of ethics than a real estate agent must abide by. All REALTORS® are required to adhere to an extensive Code of Ethics, so consumers may feel at ease knowing that they are working with agents who are thoroughly vetted and have sworn to uphold certain professional standards.

There is also an additional level of professional representation. Those are members that belong to the **REALTORS® Land Institute (RLI)**, they share a nuanced understanding of the land real estate industry and specialize in brokerage services related to all types of land including farms, recreational land, timberland, transitional land, site selection and assemblage of land parcels, appraisals and land valuation, auctions, and land management.

Of these members, some have put in the extra time and education into earning the highest RLI land designation, the **Accredited Land Consultant (ALC)**. ALCs are more than just real estate people, they are LAND PEOPLE. This designation is only given to land REALTORS® that are proven to be the most educated, experienced, and trustworthy land sales professionals in the industry. All ALCs have completed a rigorous education program, are certified to have a depth of experience in the industry and are recognized as the most elite land REALTORS®.

Using an ALC means having the most educated land professional to close the deal. They are able to leverage their in-depth understanding of the land market to create solutions for navigating even the most complicated land transactions. ALCs have the experience and specialized expertise to ensure that their client is represented by someone who can maximize the value of their transaction. With a dedication to high ethical standards, a large network of fellow land experts and access to a vast pool of potential buyers/sellers, ALCs provide unprecedented value to their clients.

Land is such a unique, complex, and changing field, you want to make sure you hire an honorable land professional who will recognize the importance of the land to life and share in the responsibility to conduct themselves with high ethical principle and who follow an additional Code of Conduct.

This Code of Conduct is a set of principles which guide decision-making and behavior. The purpose of RLI's Code of Conduct is to provide RLI members with guidelines for making ethical choices in the conduct of their work. *Professional integrity is the cornerstone of credibility reflecting high principles and standards of practice.*

Make it a good practice to always interview at least two to three agents and really talk about your needs. You want to feel comfortable with this person and be able to laugh and cry with them. Make sure you feel you're being heard, and your needs are being met. Taking this advice will give you a feel for what you can expect from different agents. Surprisingly, most sellers consult with a single agent and say, "good enough," so the outcome of their sale is essentially left to chance and the hope that they found a good agent. Always compare at least two agents before making that final decision.

Don't just hope you found a good REALTOR®, have confidence in knowing you are working with an RLI REALTOR® or ALC who is committed to you and will do whatever it takes to achieve your land selling or buying goals. The REALTORS® at 1 Stop Realty are devoted to the land industry, those we serve, and the stewardship to the land.

### TESTIMONIALS

*“Dear Wendy and Kirk, Congratulations on your recent honor from the Realtors Land Institute! It is very well deserved, to say the least! In my “book” you two are the best – at solving all related issues in a sale and keeping your clients well informed. The last sale with us was so well done – and you both went to the extra mile to accomplish it – and deal with the bumps along the way. In other words – you are the best! “ - **In friendship & gratitude, Sandi Tobin***

*“Thank you for your help on this! We made the right choice in selecting your team. I’m not sure that many could have navigated such a complex transaction as you did.” - **John Oehlke***

*“Wendy, I want to personally thank you for all the help you were to me personally and to my father's trust. You're expertise in farmland sales was such a benefit to us, but I most appreciated your patience and understanding during some very difficult situations over the past 5 years. You were always a true professional, even when it was not easy. I would highly recommend you and 1 Stop Realty to anyone interested in selling property especially farmland.” - **Betty Franz***

*“Kirk, I appreciate getting to know you through this deal and have learned a lot from you! Thanks!” - **Kate***

*“Wendy, you were/are a fine agent to work with. Everyone in the office is so pleasant! Thanks again for all your help and for making the experience doable.” - **Karen***

*“Wendy - The process of selling the farm was a good experience, even with the Covid epidemic! Your experience, knowledge and skills made the process go smoothly and I thank you sincerely. Working with you made the process of selling the farm a much easier process since I was emotionally attached to it. Thank you for all you did. Will keep in touch.” - **Eileen***

*“Dear Wendy, Thank you for your support over the years. We are certain that our paths will continue to cross! Take care” - **Annemieke & Franklin***

*“Tim, it has been great working with you. You followed through with getting me the answers for all the questions I asked, which was very helpful! I look forward to working with you again in the future. Thanks again” - **Kevin Ellingson***

*“We were all very satisfied with the work you did to bring about a successful sale on the farm. If we do decide to sell the rest, you will be the first to know. You all are a first-class business.” - **Sandi & Michael***

*“Kirk & Wendy, First Thank You for the gift, it was a surprise when it was at our front step Christmas Eve morning. And Second Thank You and your staff for all your help in helping us sell the land so we can close the final chapter on my Mom's estate. Happy Holiday's to you and all your staff.” - **Wayne Witzel***

*“You guys are a great bunch there! We'll definitely recommend you for future farm sales.” - **Holly Rosner***

*“Thank you again for looking after us during the sale. We appreciate all of your time and guidance. You can mark us down as “satisfied customers.” :)” - **Erik***

*“Your kindness and caring mean so much to me. Thank you for all that you did during a VERY, VERY difficult time in my life. Wendy, you helped us so much. You stood solid when we needed it. Thank you again.” - **Client***



*"The Experienced Farmland Professionals!"*



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