



**HIGH
POINT**

REALTY & AUCTION

507-218-1243 www.HPRAA.com

**53.6+/- Acres
Rice County, MN
Walcott Township**



High Point Realty & Auction

520 Main Street South Stewartville, MN 55976

Property Photos



Property Photos



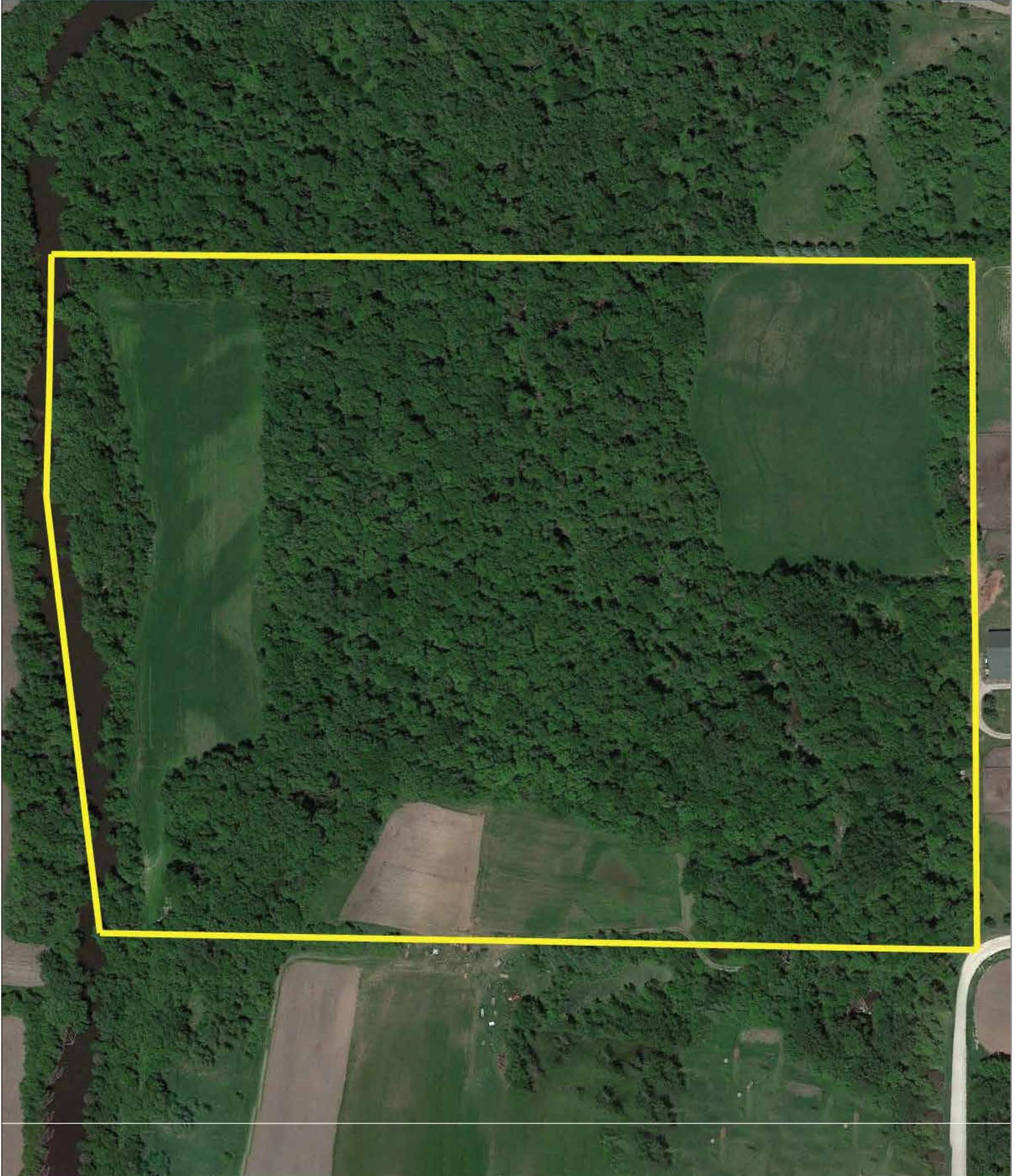
Property Photos



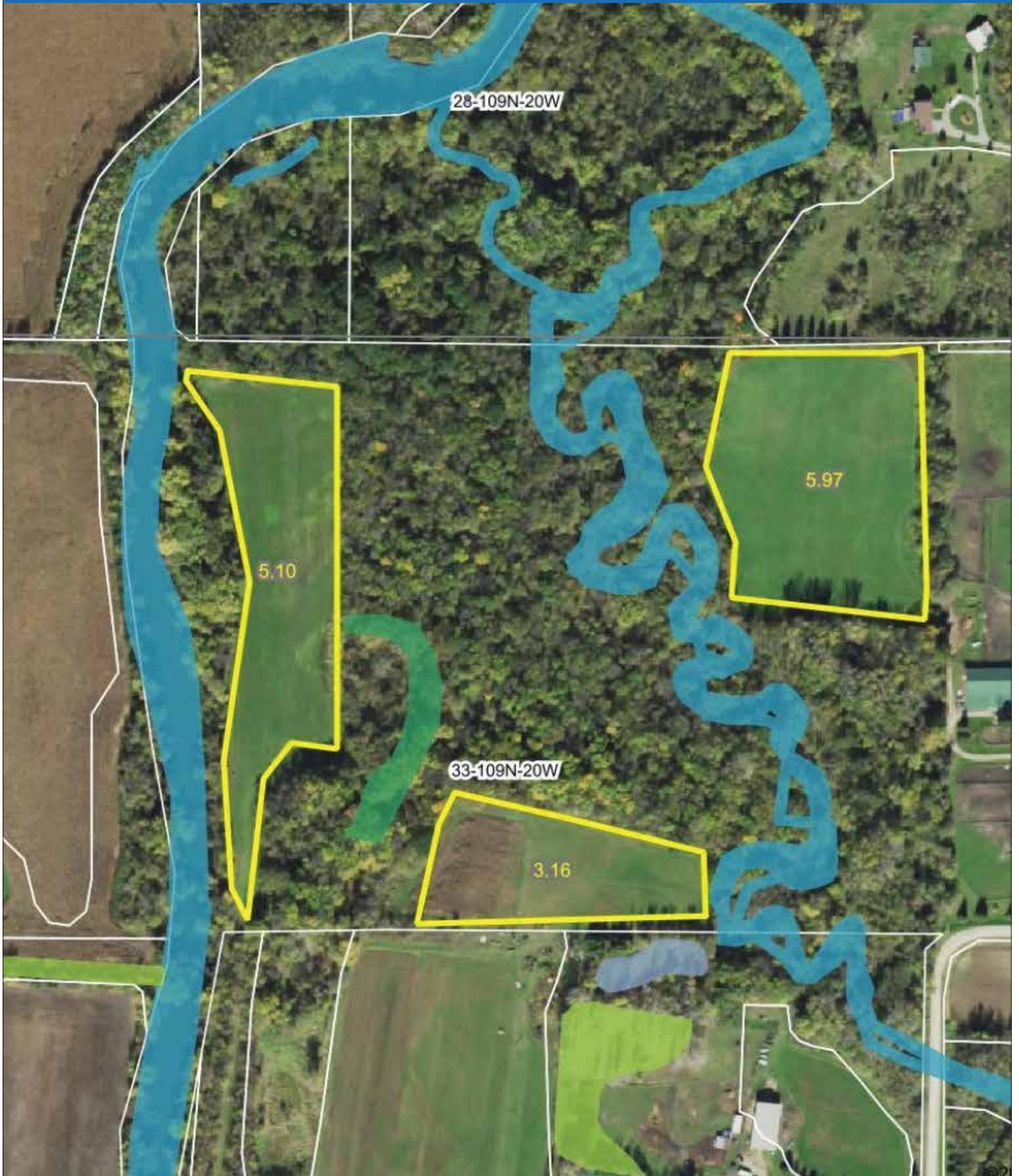
Property Photos



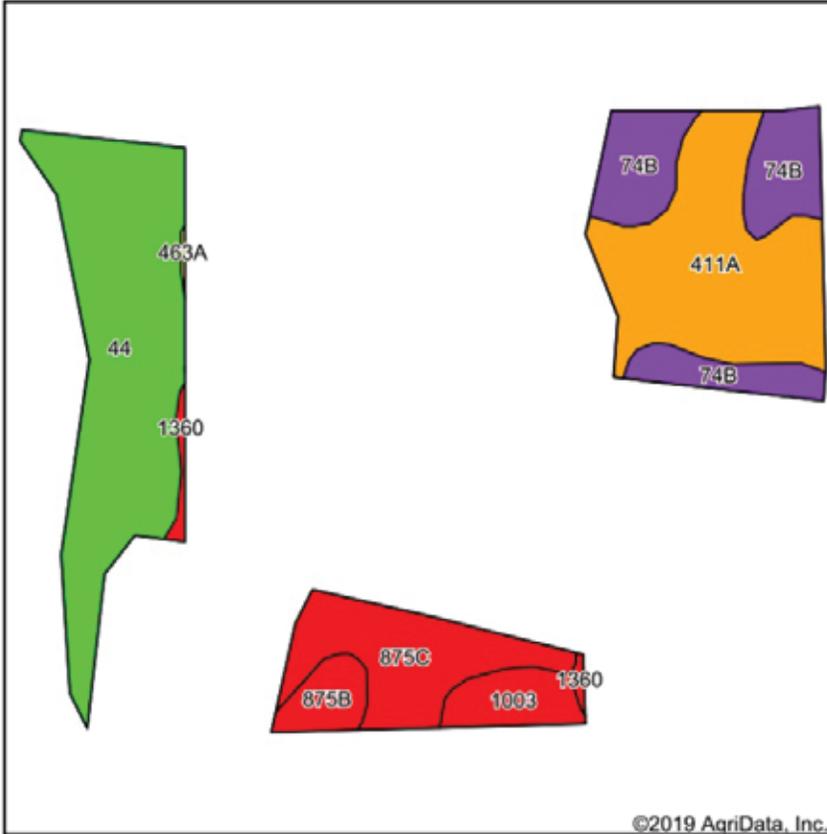
Aerial Map



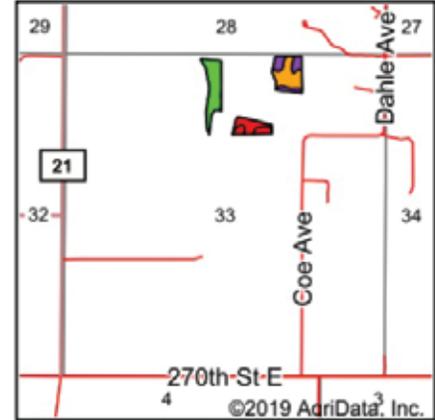
FSA Map



Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Rice**
 Location: **33-109N-20W**
 Township: **Walcott**
 Acres: **14.23**
 Date: **10/2/2019**

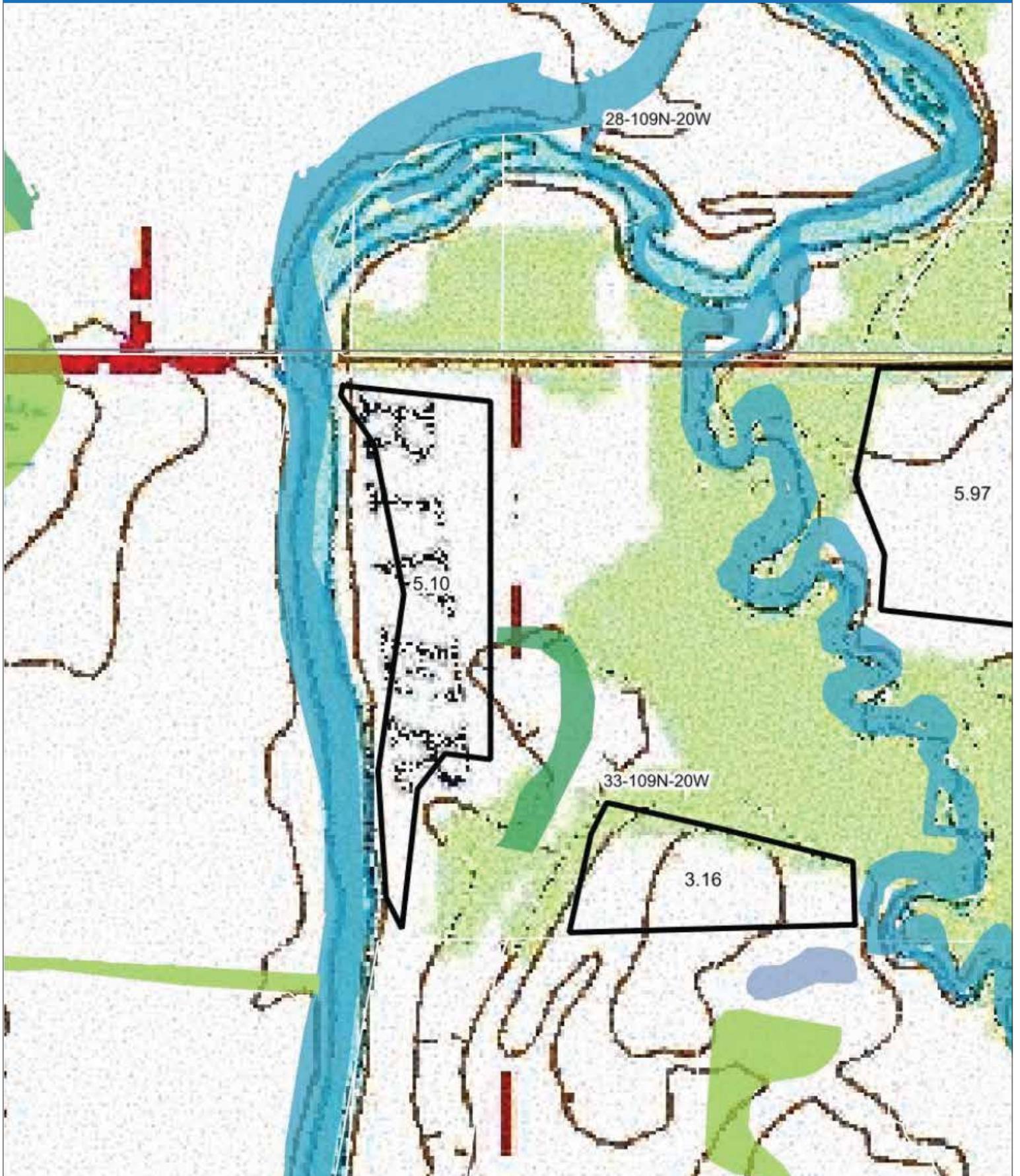


Area Symbol: MN131, Soil Area Version: 13

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | Bromegrass alfalfa hay | Corn | Oats | Soybeans |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|------------------------|--------------|-------------|-------------|
| 44 | Ankeny sandy loam, 0 to 3 percent slopes | 5.01 | 35.2% | | IIs | 91 | 6.1 | 180 | 91 | 55 |
| 411A | Waukegan silt loam, 0 to 2 percent slopes | 3.70 | 26.0% | | IIs | 75 | 6 | 149 | 89 | 45 |
| 74B | Dickinson fine sandy loam, 1 to 6 percent slopes | 2.26 | 15.9% | | IIIe | 60 | 5.2 | 119 | 81 | 36 |
| 875C | Hawick-Estherville complex, 6 to 12 percent slopes | 1.90 | 13.4% | | IVs | 39 | 2.7 | 77 | 52 | 23 |
| 1003 | Anthropotic Udorthents-Pits-Dumps complex, abandoned, 2 to 45 percent slopes | 0.68 | 4.8% | | VIs | 0 | | | | |
| 875B | Hawick-Estherville complex, 2 to 6 percent slopes | 0.52 | 3.7% | | IVs | 42 | 3.5 | 83 | 62 | 25 |
| 1360 | Rushriver fine sandy loam, 0 to 1 percent slopes, frequently flooded | 0.16 | 1.1% | | Vw | 20 | | | | |
| Weighted Average | | | | | | 68 | 5 | 134.3 | 77.3 | 40.8 |

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topo Map



Summary of Listing Strategy

56.3+/- Acres (15.6 Tillable Acres) Rice County — Walcott Township

Property: XXXX Fairbault, MN 55021
Parcel ID: 15.33.1.25.001
Section 33 - Township 109N - Range 20W
Property CPI: 68

If you're looking for a beautiful property with unbelievable hunting, fishing and building potential this is for you. This 53 acre property is located just outside of Faribault, MN only minutes from downtown and sits on the Straight River. The property has 36 acres of wooded land set up to hold deer and wildlife year-round with access to heavy cover, food, and water. There are over 15 acres of tillable ground, making it perfect for someone who is looking to earn additional income or to plant food plots creating your very own deer hunting sanctuary. With the Straight River and Rush Creek running through the property, summers can be spent fishing and swimming with family and friends. This property includes building eligibility, with a possibility for additional building sites making it ideal for those looking to build their dream home on a large private acreage. If you're looking for a special property close to the Twin Cities with direct access to the Straight River and a large wooded area with building opportunities, this could be the property you have been waiting for.

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“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

CONTACT LAND AGENT:

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