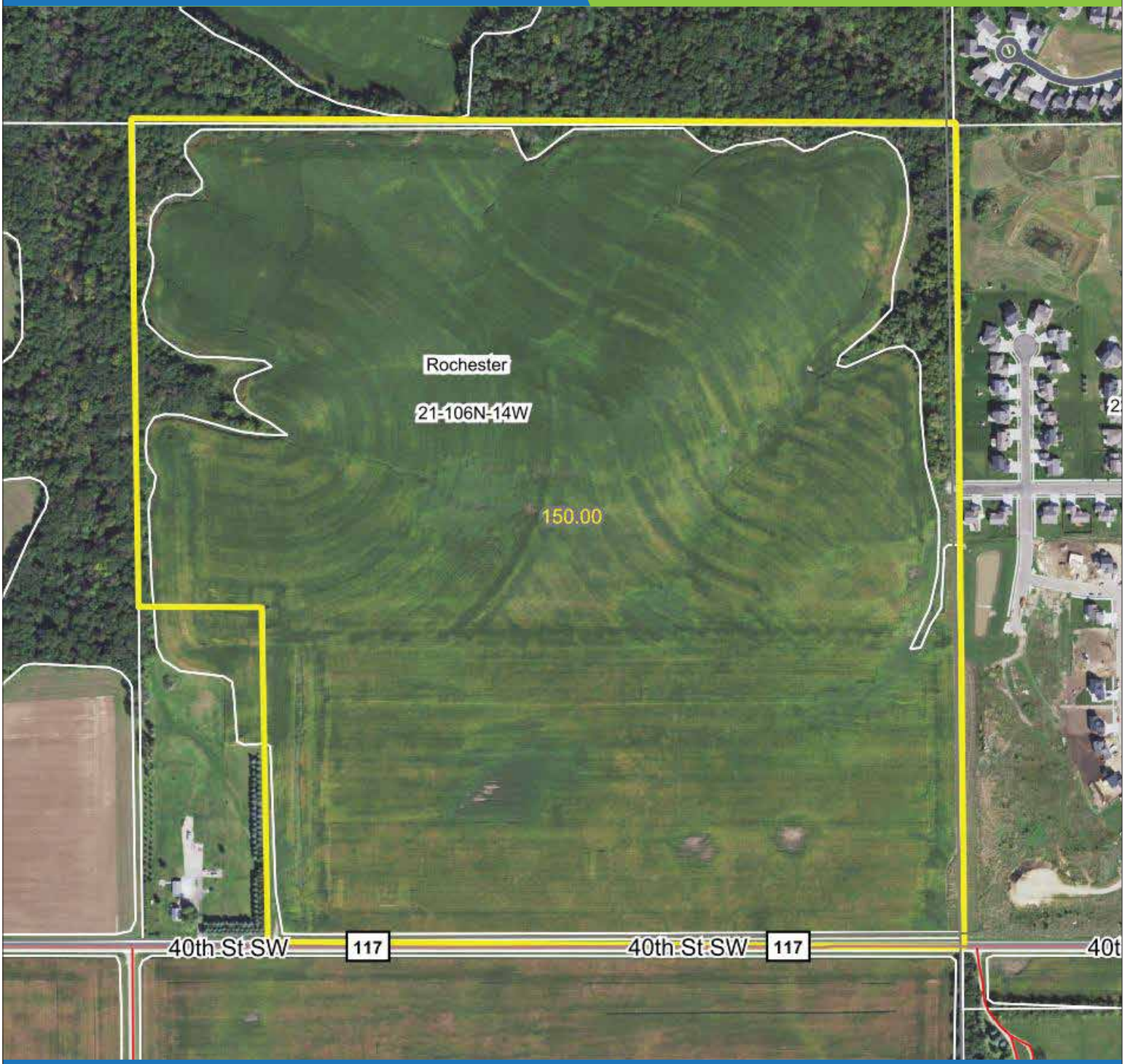
HIGH POINT LAND COMPANY

HighPointLandCompany.com

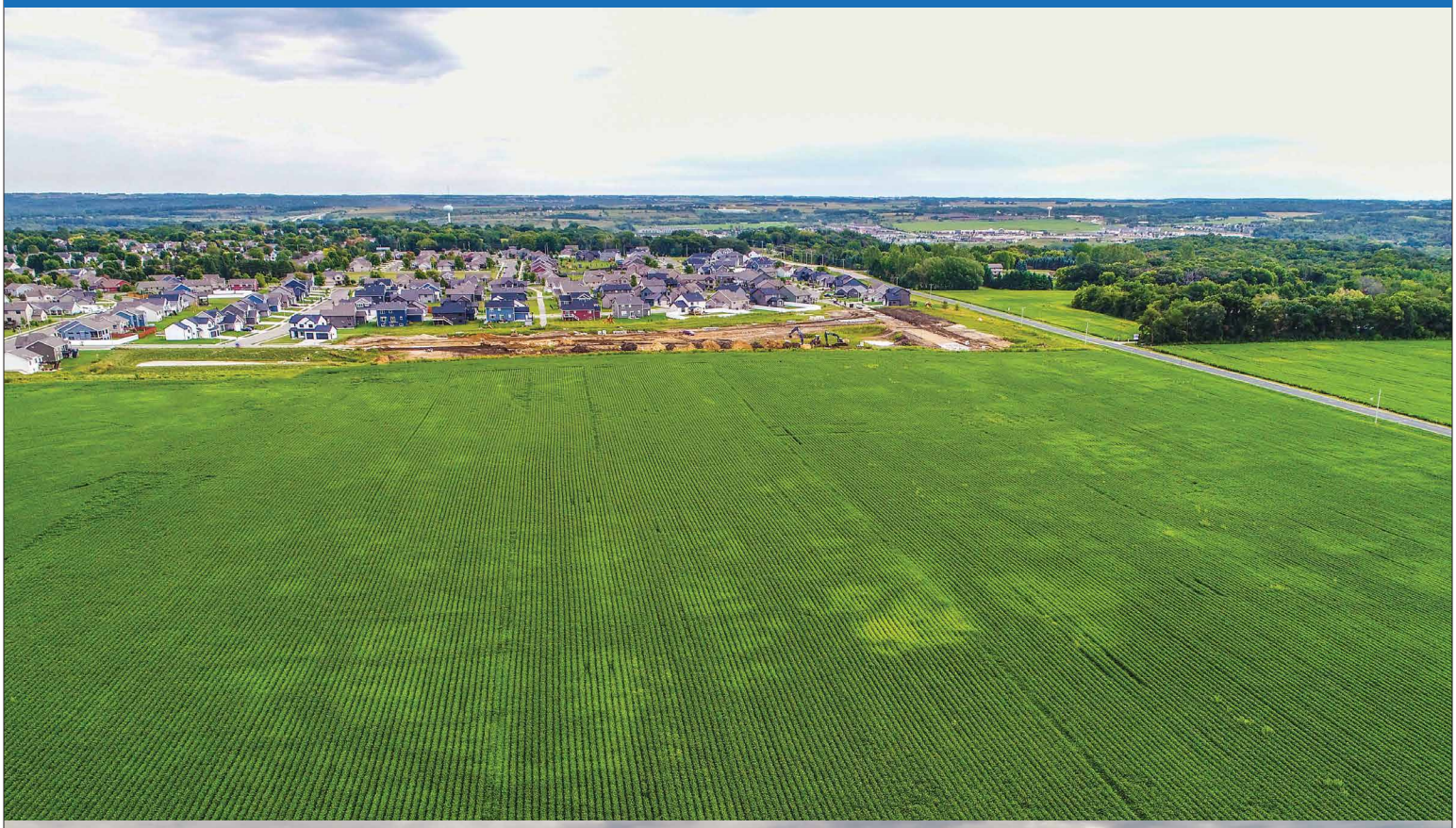
150+/- Acres
Olmsted County, MN
Rochester Township

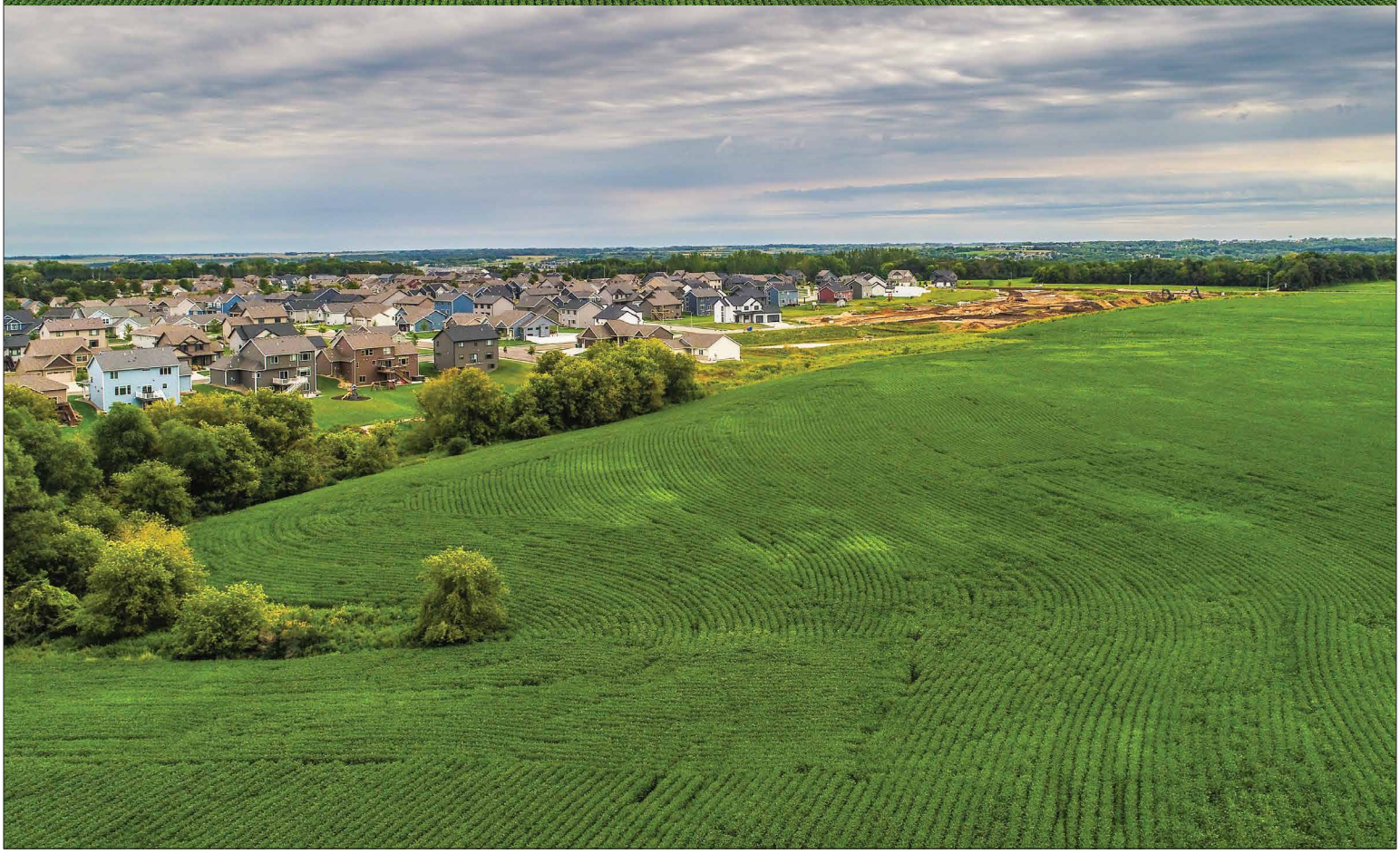


High Point Land Company

520 Main Street South Stewartville, MN 55976

Property Photos





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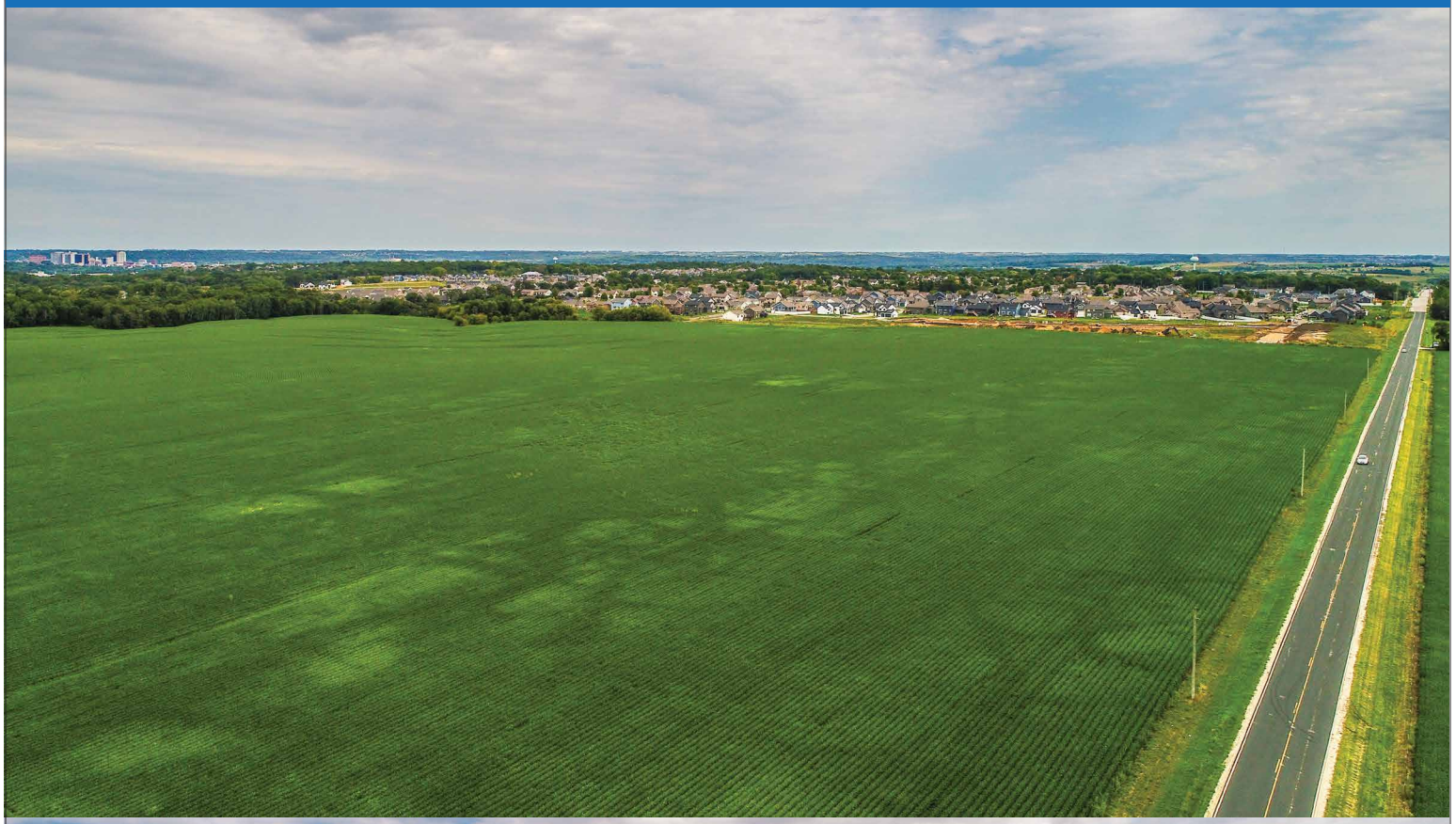

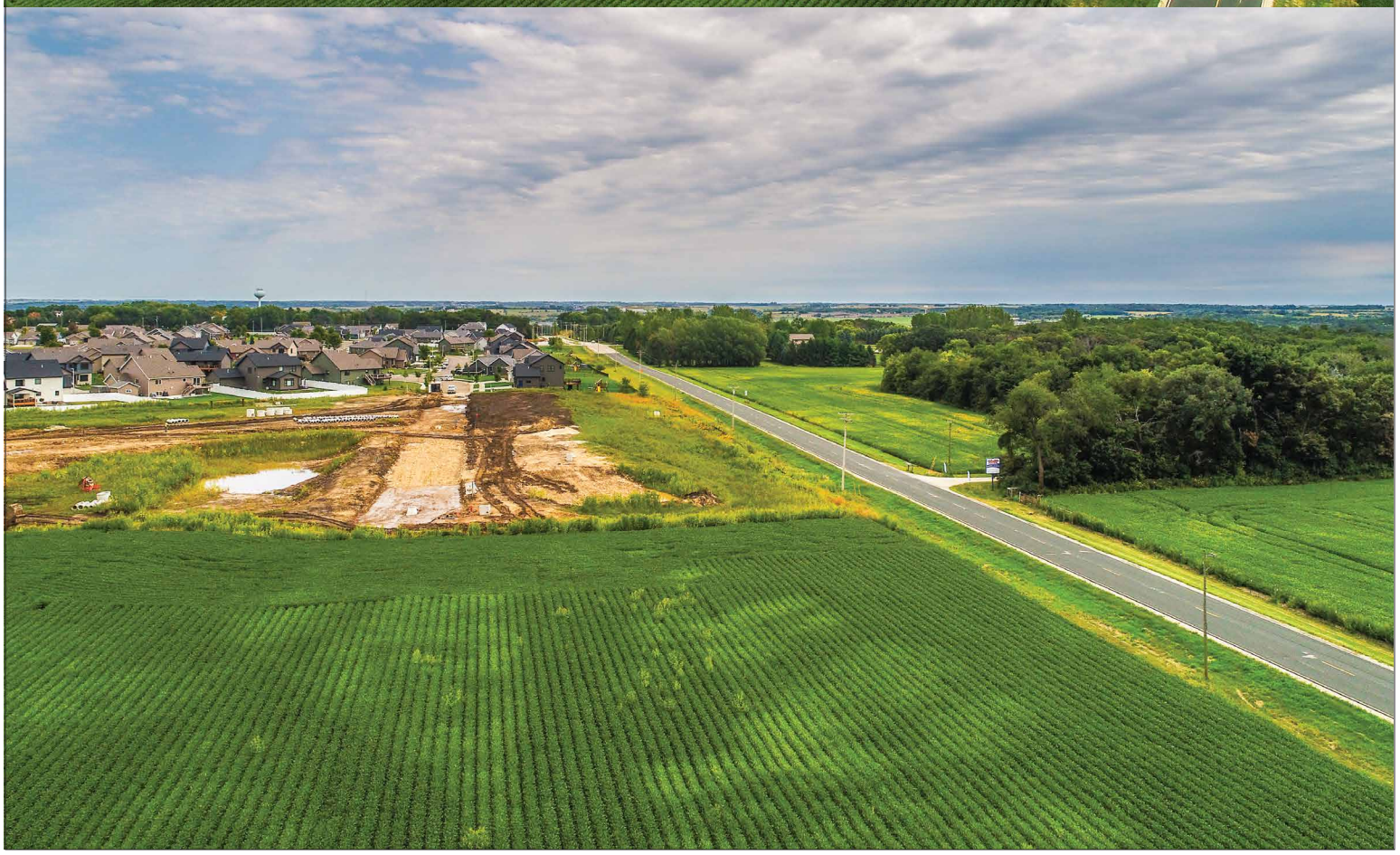

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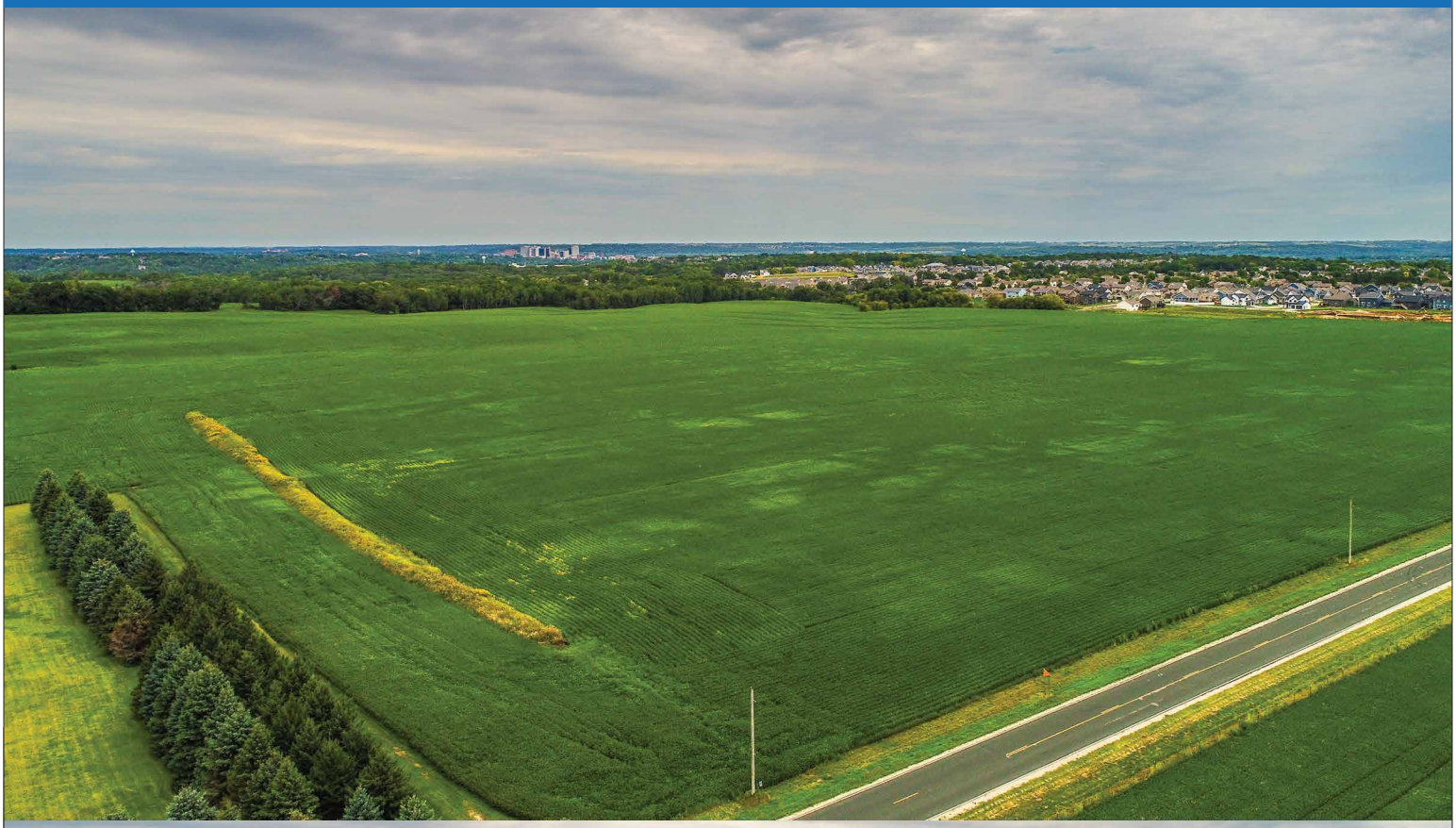

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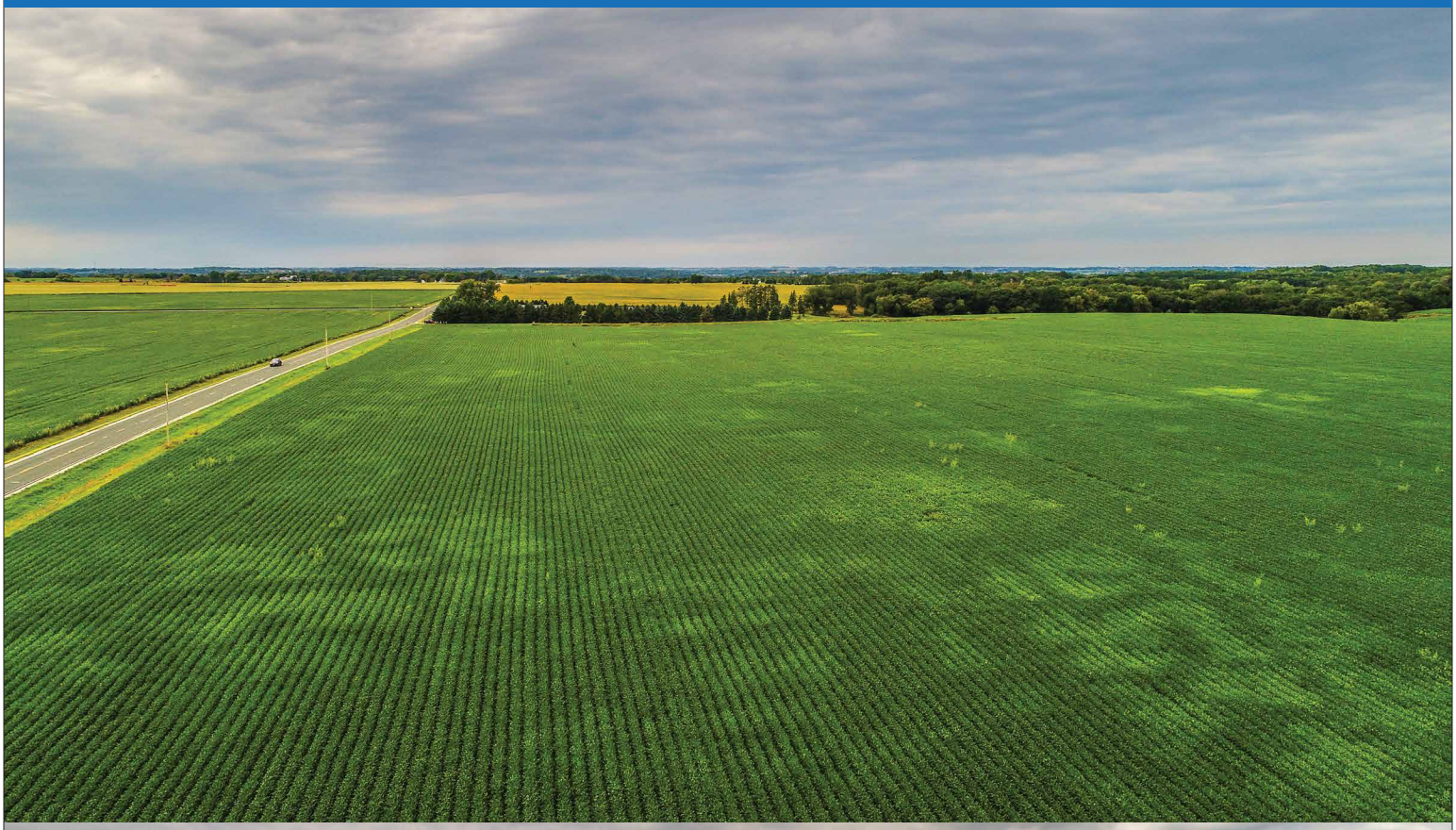

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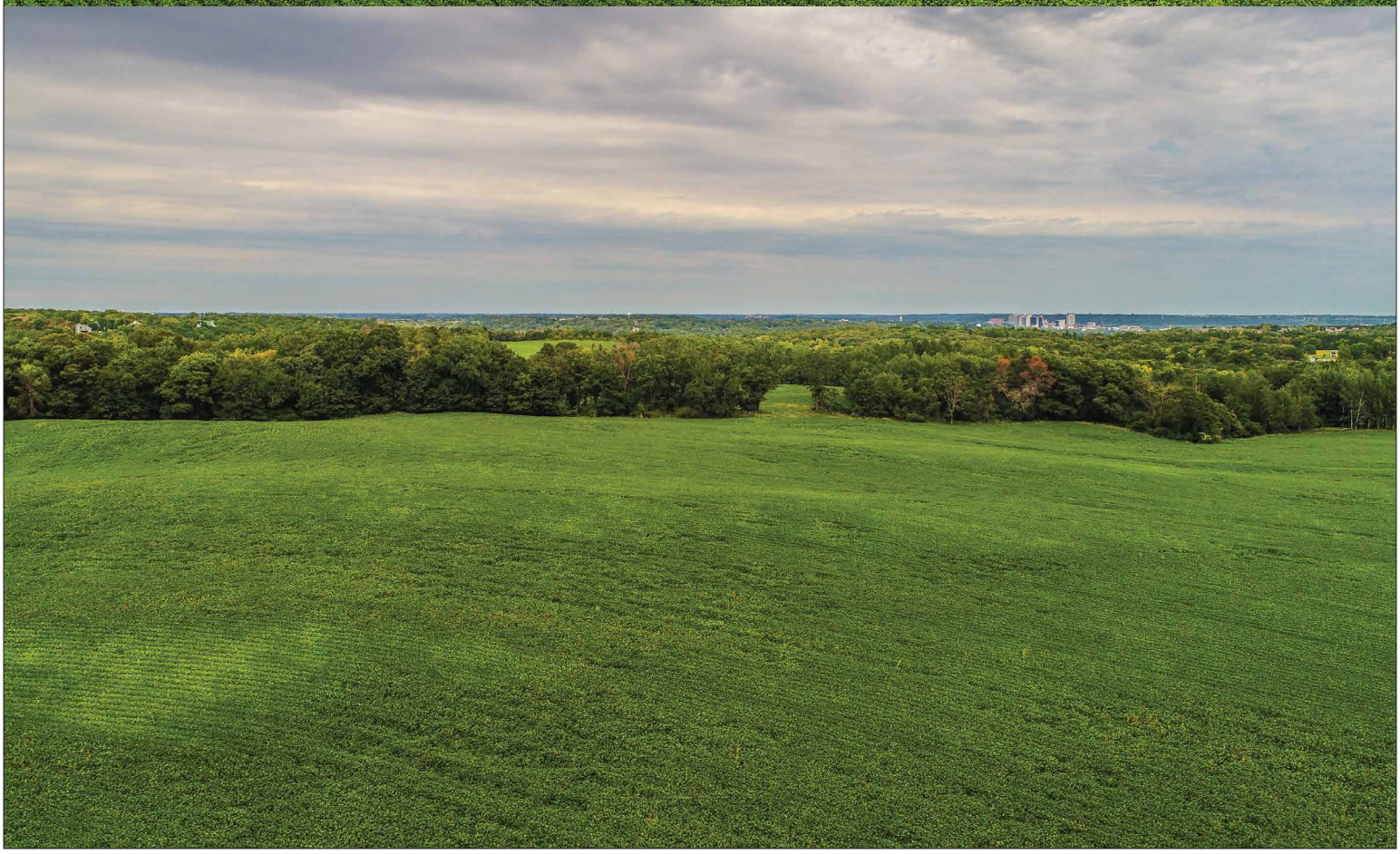
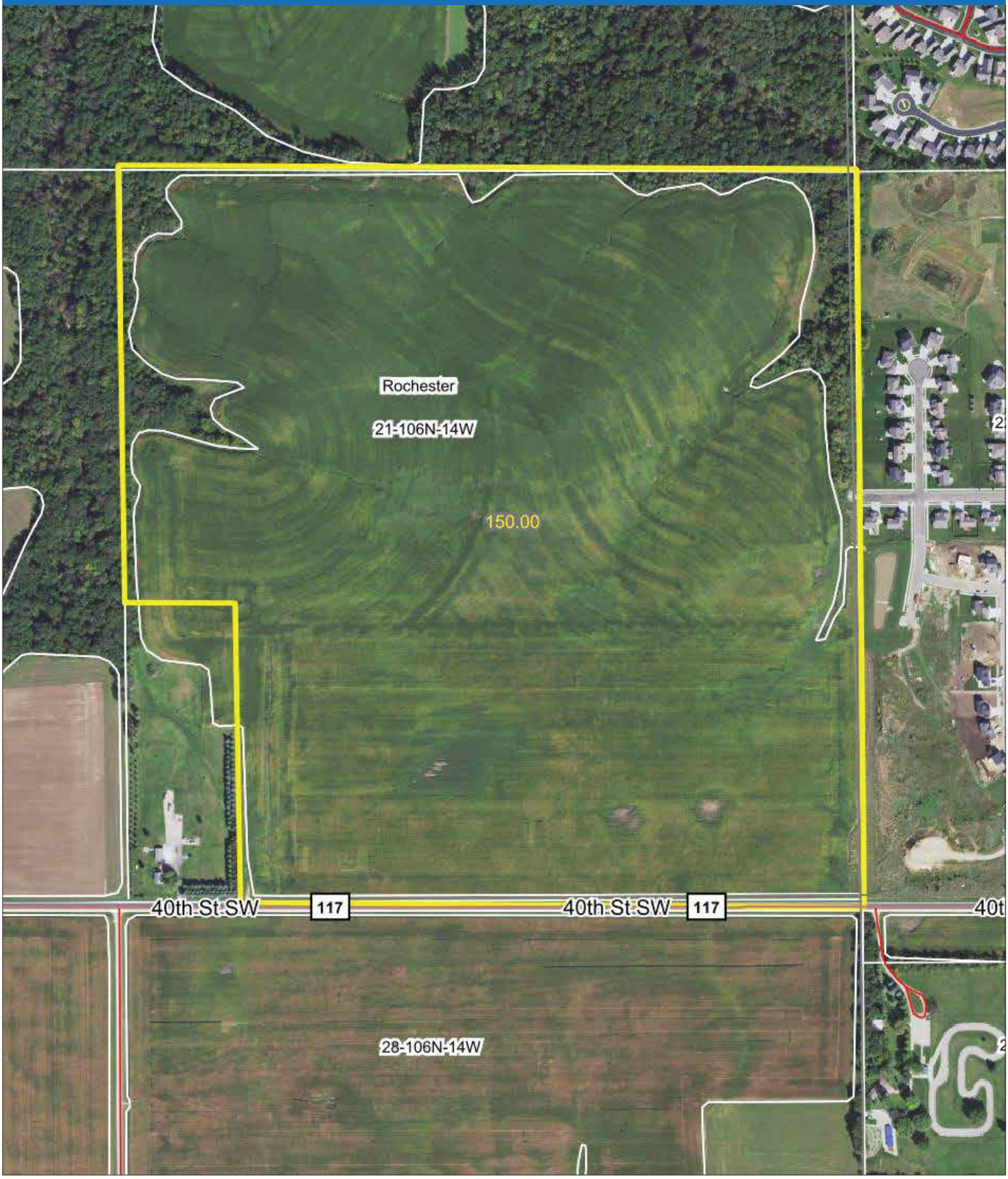
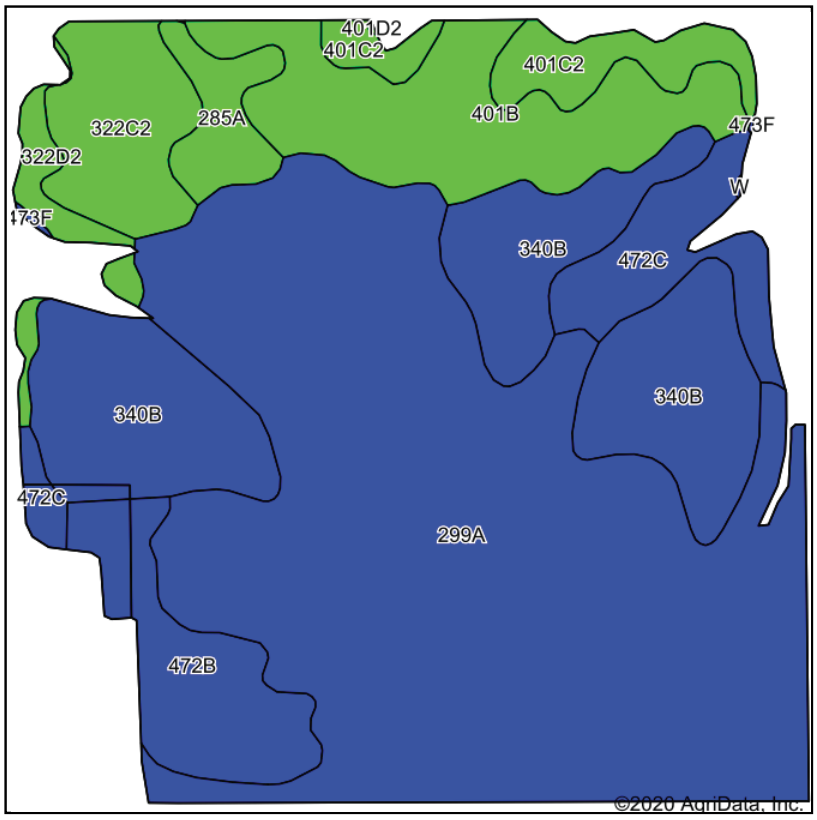


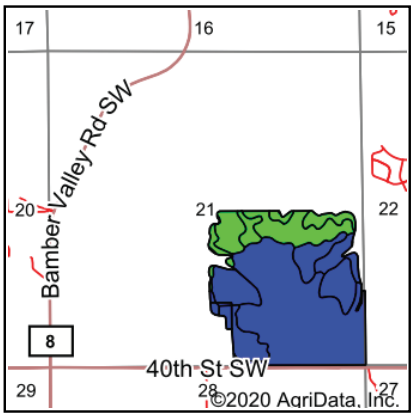
FSA Map


Rochester
21-106N-14W
150.00
40th St SW
117
40th St SW
117
28-106N-14W

Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Olmsted**
Location: **21-106N-14W**
Township: **Rochester**
Acres: **138.04**
Date: **8/20/2020**

HIGH POINT LAND COMPANY

Maps Provided By:
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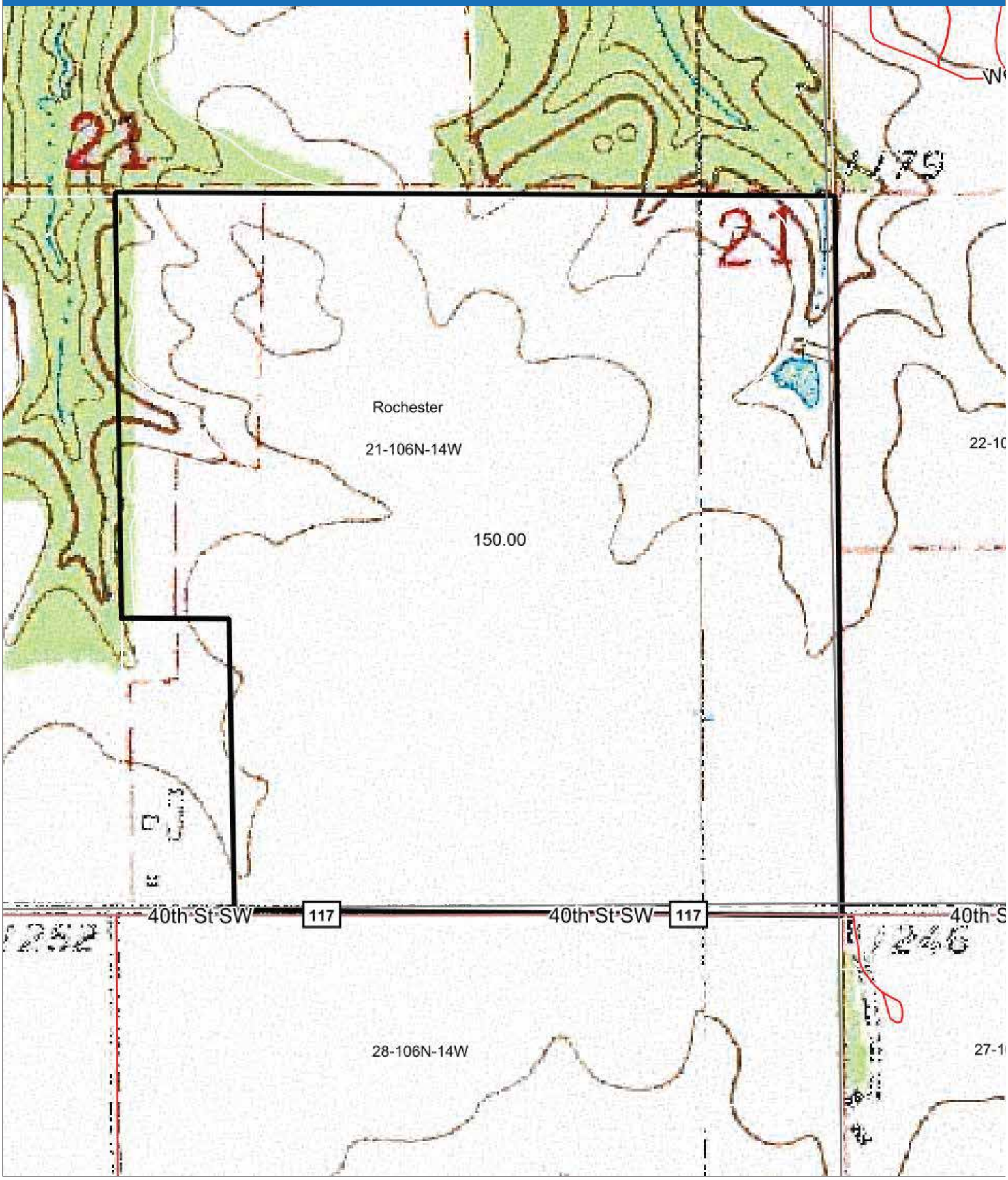
N W E S

Area Symbol: MN109, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans
299A	Rockton loam, 0 to 1 percent slopes	70.52	51.1%		IIs	58	5.4	119	88	35
340B	Whalan loam, 1 to 6 percent slopes	23.55	17.1%		IIe	49	5.4	101	86	29
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	13.32	9.6%		IIe	90				
472B	Channahon loam, 1 to 6 percent slopes	7.83	5.7%		IIIe	31	2.5	64	50	19
322C2	Timula silt loam, 6 to 12 percent slopes, moderately eroded	6.53	4.7%		IIIe	78				
472C	Channahon loam, 6 to 12 percent slopes	6.34	4.6%		VIe	28	1.5		34	
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	4.55	3.3%		IIIe	80				
285A	Port Byron silt loam, 0 to 2 percent slopes	3.00	2.2%		Iw	99				
322D2	Timula silt loam, 12 to 20 percent slopes, moderately eroded	2.32	1.7%		IVe	64				
473F	Dorerton loam, 25 to 40 percent slopes	0.08	0.1%		VIIe	4	1.5			
					Weighted Average	**59.3**	**3.9**	**81.7**	**64**	**23.9**

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

Topo Map


21
21
Rochester
21-106N-14W
150.00
40th St SW
117
40th St SW
117
28-106N-14W

Summary of Listing

150+/- Acres (138+/- Tillable Acres)
Olmsted County — Rochester Township

List Price: $3,950,000

Address: TBD County Road 117 SW Rochester, MN

Attention developers and investors!!

Located in Olmsted County on the South West edge of Rochester MN. This prime 150+/- acre parcel is the definition of "Location, Location, Location".

The farm property is located directly to the West of the popular Hart Farm addition. The access to the property is from 40th Street SW.

This farm is mostly flat on the southside and starts to roll as it continues north. There are many lot choices for prospective home buyers. The potential development layout is almost endless. With everything that is going on in Rochester MN and the Mayo Clinic and DMC - this area will continue to grow at a rapid pace.

Don't miss out on this fabulous opportunity!

Contact Minnesota Land Specialist Kevin Hart at 507-259-4482 or Kevin@high-pointlandcompany.com for more details on this great opportunity.

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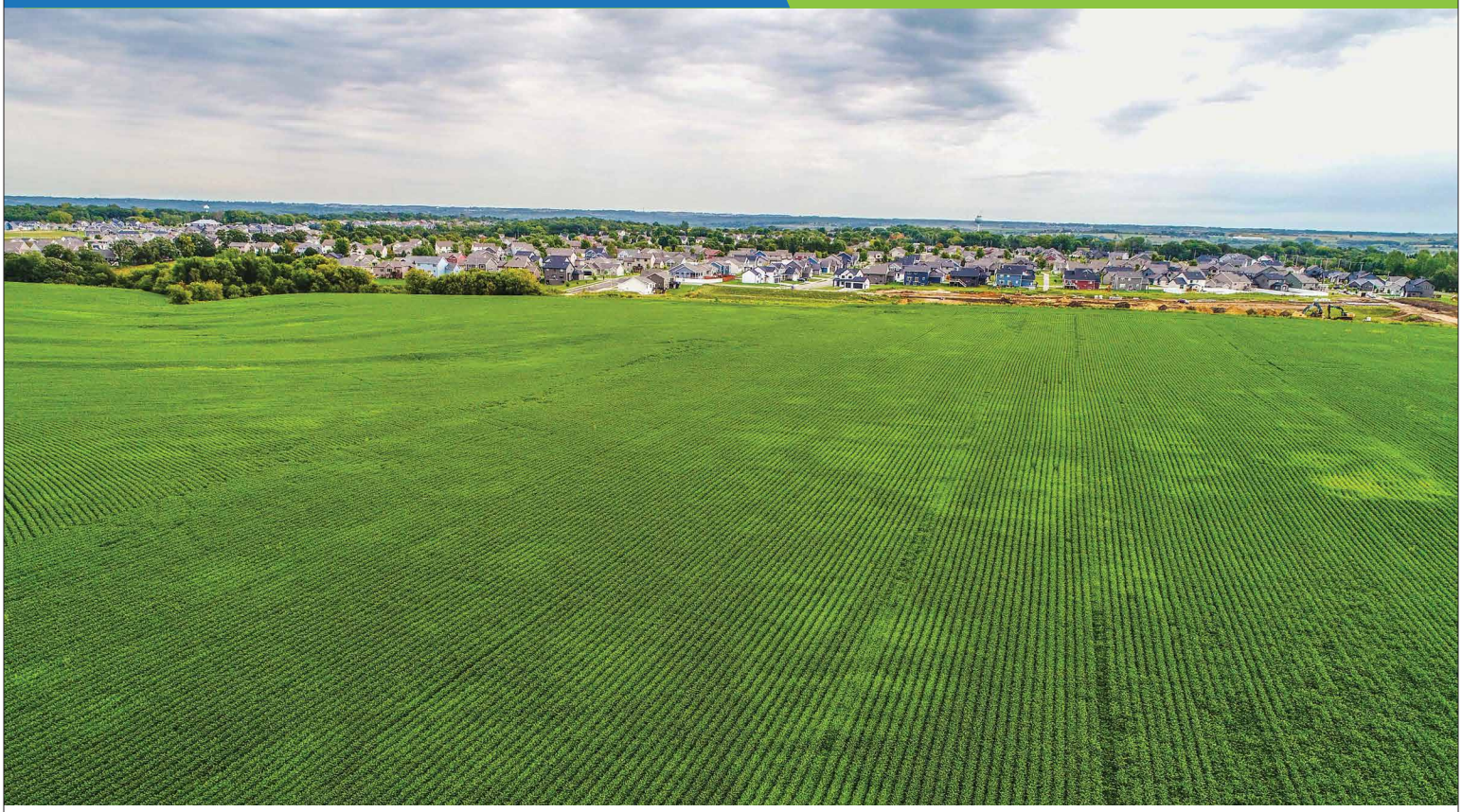

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transactions of their lives. It's our job to get it done right."

CONTACT LAND AGENT:

Kevin Hart
507-259-4482
Kevin@highpointlandcompany.com