HIGH POINT LAND COMPANY

HighPointLandCompany.com

115.25+/- Acres
Houston County, MN
Yucatan Township

High Point Land Company

520 Main St South Stewartville, MN 55976

Property Photos

Property Photos

Property Taxes

Parcel ID	170361000
Property Address	
Sec/Twp/Rng	32-103-007
Brief Tax Description	Sect-32 Twp-103 Range-007 115.25 AC PT NW1/4 B 347 P 555 & B 351 P 672 B 362 P 179; DOC 295786 (Note: Not to be used on legal documents)
Deeded Acres	115.25 This parcel has Green Acres.
Class	101 - (HSTD) AGRICULTURAL; 113 - (HSTD) RURAL PRESERVE
District	(1703) YCTNT/SD294/FD5
School District	0294

Owner

Primary Taxpayer
William T Johnston
2393 Doblar Rd
Houston, MN 55943

Land

Lot Area 115.25 Acres ; 5,020,290 SF

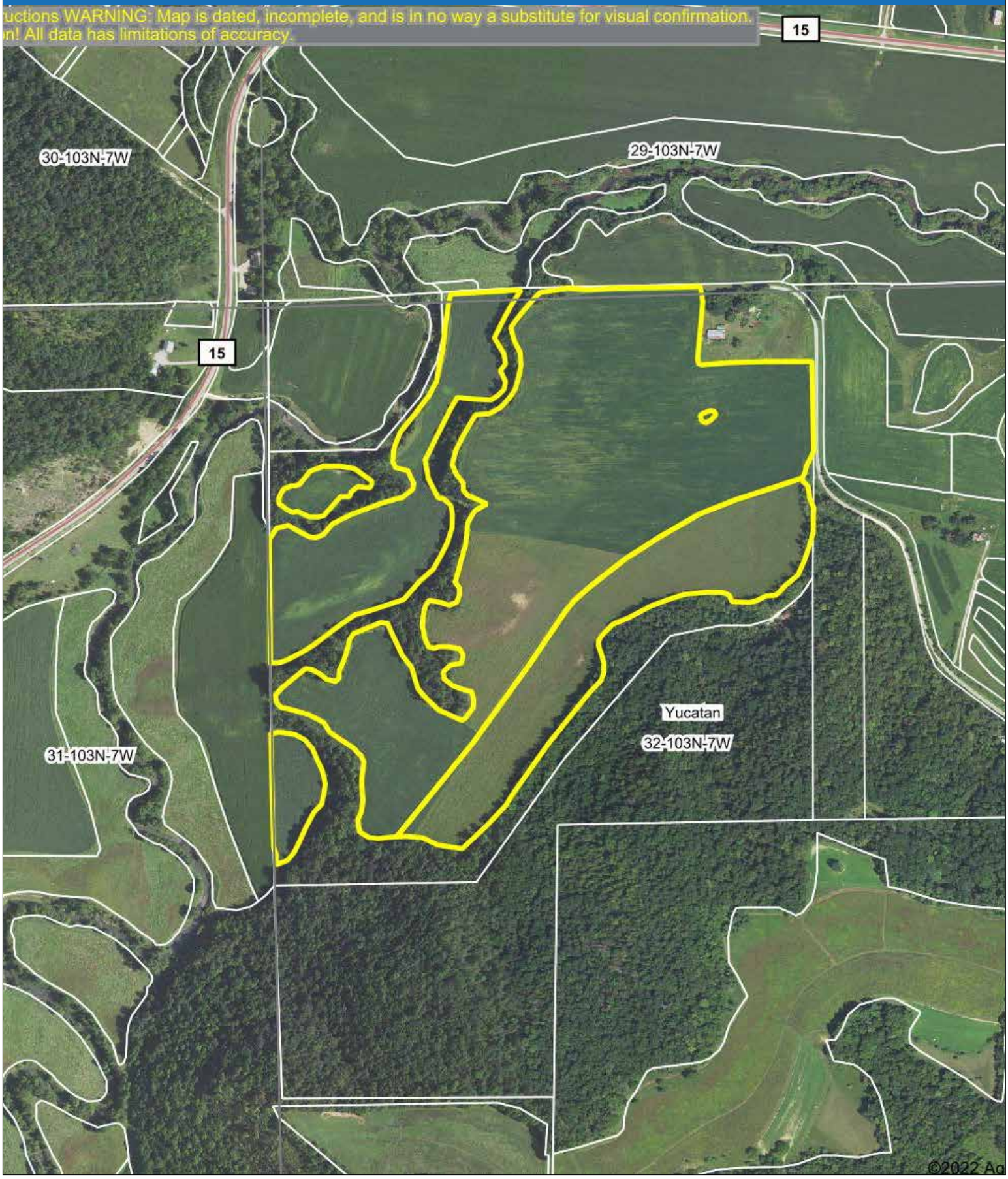
Valuation

		2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Land Value	$672,000	$585,100	$581,200	$612,200	$612,200
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	Estimated Market Value	**$672,000**	**$585,100**	**$581,200**	**$612,200**	**$612,200**

Taxation

		2022 Payable	2021 Payable	2020 Payable	2019 Payable
	Estimated Market Value	$585,100	$581,200	$612,200	$612,200
-	Excluded Value	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0
=	Taxable Market Value	**$585,100**	**$581,200**	**$612,200**	**$612,200**
	Net Taxes Due	$2,450.00	$2,352.00	$2,548.00	$2,618.00
+	Special Assessments	$0.00	$0.00	$0.00	$0.00
=	Total Taxes Due	**$2,450.00**	**$2,352.00**	**$2,548.00**	**$2,618.00**

FSA Map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n! All data has limitations of accuracy.
15
30-103N-7W
29-103N-7W
15
Yucatan
32-103N-7W
31-103N-7W
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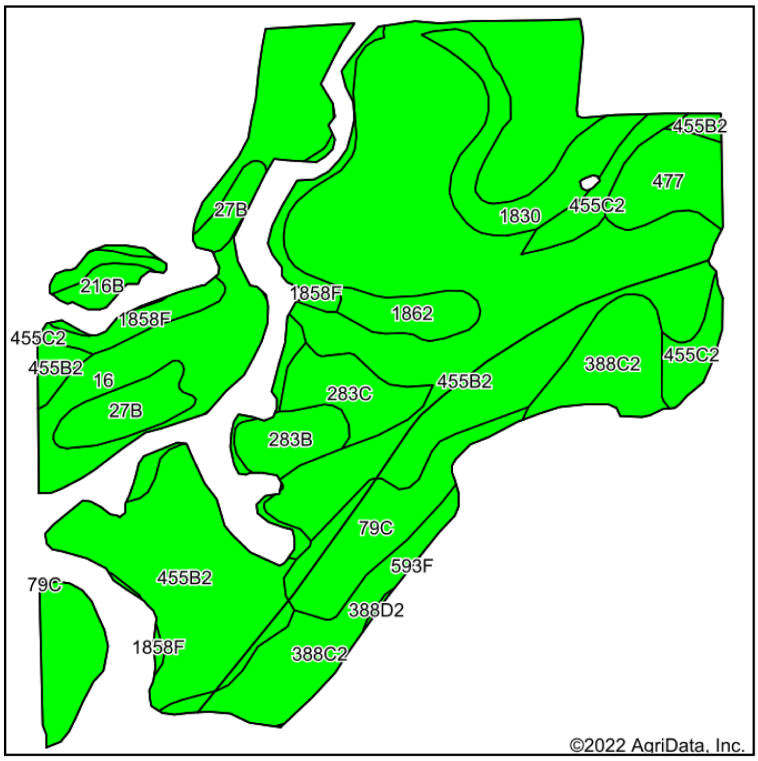
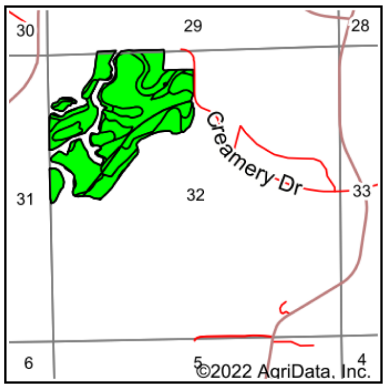
Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Houston**
Location: **32-103N-7W**
Township: **Yucatan**
Acres: **94.49**
Date: **7/6/2022**

HIGH POINT LAND COMPANY

Maps Provided By:
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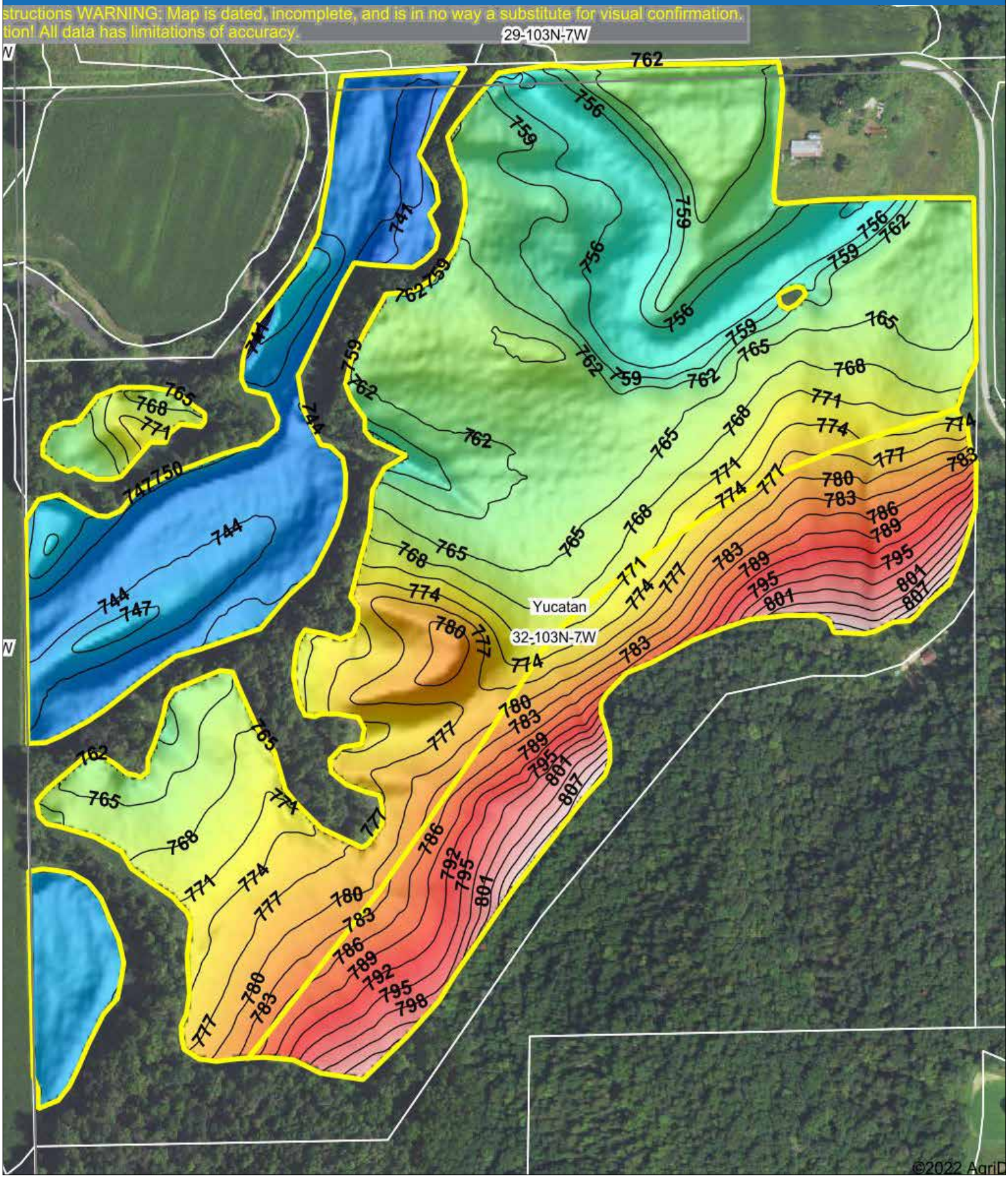
N W E S

Area Symbol: MN055, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Nonlrr Class *c	Productivity Index	Corn Bu	Soybeans Bu
455B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	44.87	47.5%		IIe	90		
16	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	12.67	13.4%		IIw	91		
388C2	Churchtown silt loam, 6 to 12 percent slopes, moderately eroded	8.20	8.7%		IIIe	71		
1858F	TimulaLamont complex, 20 to 40 percent slopes, moderately eroded	4.50	4.8%		VIIe	5		
79C	Billett sandy loam, 6 to 12 percent slopes	4.48	4.7%		IIIe	56	120	34
1830	Eitzen silt loam, occasionally flooded	3.94	4.2%		IIw	91	196	55
27B	Dickinson sandy loam, 1 to 6 percent slopes	2.99	3.2%		IIe	60	129	36
477	Littleton silt loam	2.95	3.1%		I	100	215	60
455C2	Festina silt loam, 6 to 12 percent slopes, moderately eroded	2.68	2.8%		IIIe	80		
283C	Plainfield sand, river valley, 6 to 15 percent slopes	2.58	2.7%		IVs	30		
283B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	1.96	2.1%		IVs	32		
1862	Zwingle variant silty clay	1.79	1.9%		IIIw	62	133	37
216B	Lamont fine sandy loam, 1 to 6 percent slopes	0.88	0.9%		IIIe	72	155	43
			Weighted Average		**2.49**	**78.4**	**28.6**	**8**

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

Topo Map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29-103N-7W
32-103N-7W
Yucatan
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Listing Summary

115.25+/- Acres (94.63+/- Tillable Acres)
Houston County — Yucatan Township

Check out this rare opportunity to buy quality farmland in the Yucatan Valley in Houston County. 115.25 total acres of rolling cropland featuring 94.63 tillable and the rest is timber that provides the perfect travel corridor for the huge bucks that this area is known for. Currently 29.05 acres of the tillable are enrolled in CRP until 2026 at $220 an acre. There is also a stream on the north side border of the property that holds a good population of trout. The current owner has been farming this land for almost 40 years and it has always been one of his best producers of corn and beans. The farm is laid out nicely with good access from several points and long, open fields for ease of planting and harvesting. Located in the beautiful Yucatan Valley, this would be a great place to add acres for your operation or as in investment.

Contact Minnesota land specialist, Troy Seelhammer at 507-951-3548 or Troyseelhammer@highpointlandcompany.com for details and showings.

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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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507-951-3548
TroySeelhammer@highpointlandcompany.com