



**HIGH
POINT**
LAND COMPANY

HighPointLandCompany.com

189+/- Acres Olmsted County, MN
R-2 Residential Development
Potential



High Point Land Company

520 Main St South Stewartville, MN 55976

Listing Summary

189+/- Acres (110+/- Tillable Acres) Olmsted County — Haverhill Township

Attention developers and investors!! Located in Olmsted County on the Northeast edge of Rochester MN, this prime 189+/- acre parcel is the definition of "Location, Location, Location". This farm has slight contours and an abundance of mature trees and is surrounded by hard surface roads on two sides. There are many lot choices for prospective home buyers endless development layout opportunities. With DMC here in Rochester, the largest economic development initiative in Minnesota and one of the largest in the United States, a projected \$5 billion in private investments over the next 20 years complemented by public financing/funding to provide the necessary infrastructure to support the vision, makes Rochester a prime candidate for residential growth. Don't miss out on this fabulous opportunity!

This property is ripe for annexation into city limits by virtue of being contiguous to properties currently within city limits. In addition, in accordance with the new Universal Development Plans the city is adopting 1-1-23, the property is also eligible for R2 classification which affords it a "Medium Density" designation thereby allowing multifamily housing units as part of the process.

Contact Minnesota Land Specialist, Troy Stafford at 507-259-3047 for more details.

High Point Land Company

520 Main St South Stewartville, MN 55976

Property Photos



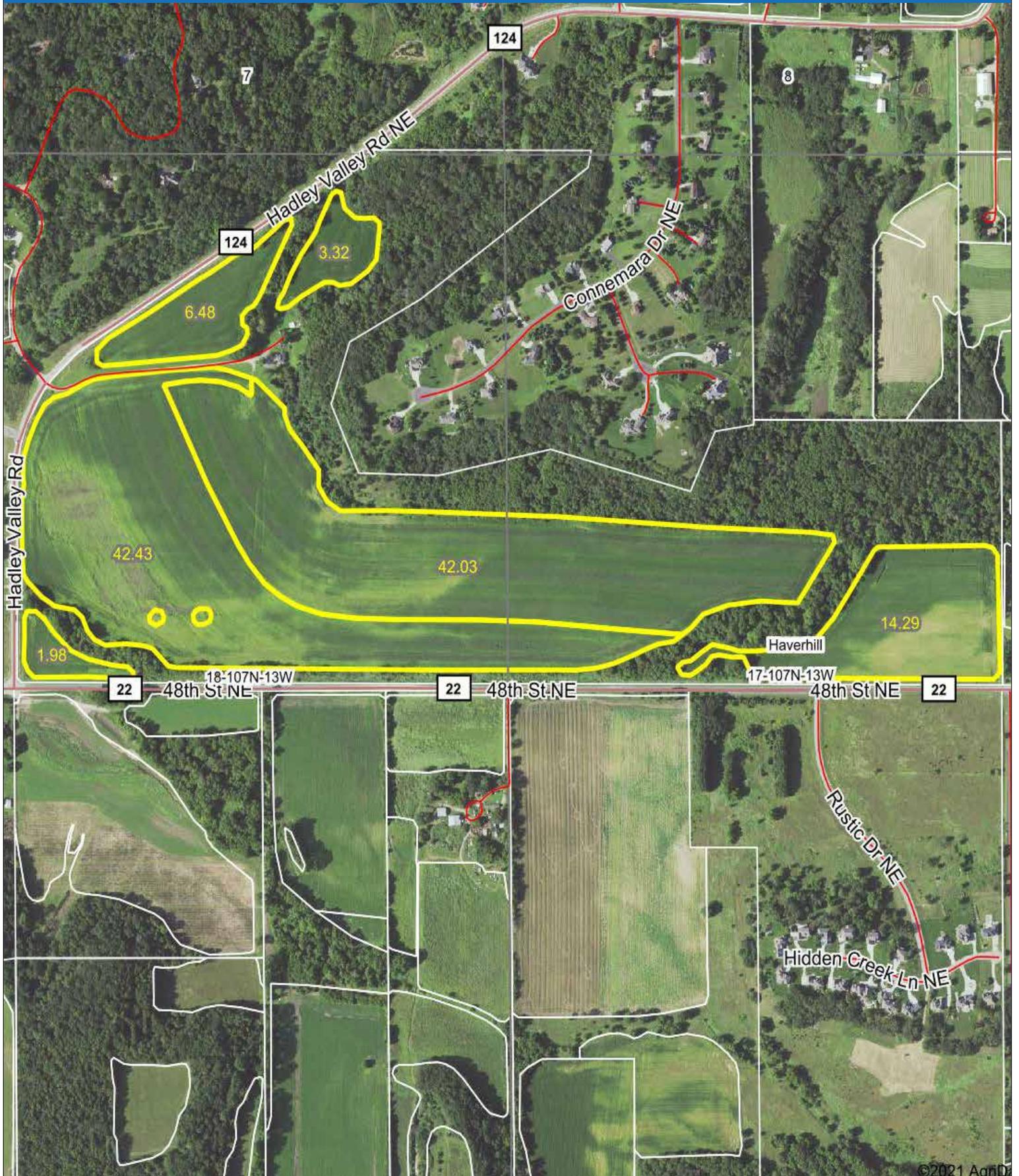
Property Photos



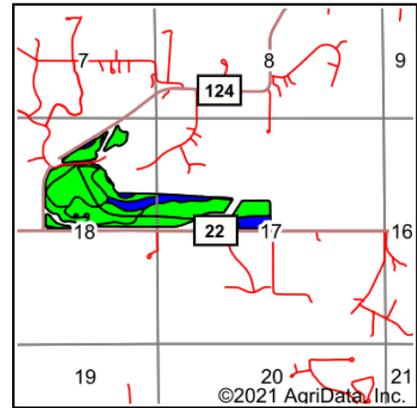
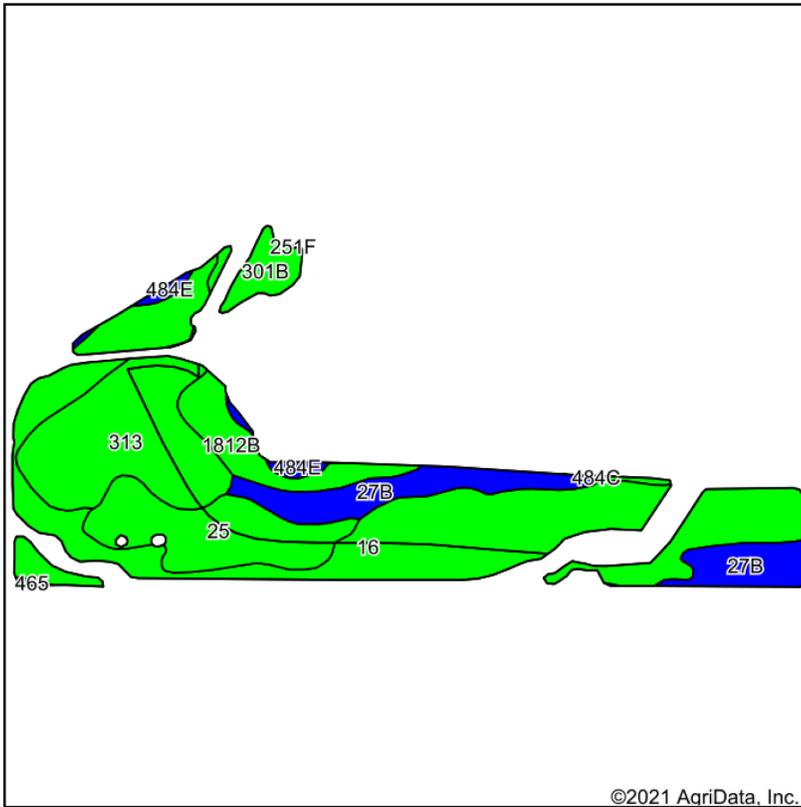
Property Photos



FSA Map



Soil Map



State: **Minnesota**
 County: **Olmsted**
 Location: **17-107N-13W**
 Township: **Haverhill**
 Acres: **110.53**
 Date: **7/30/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



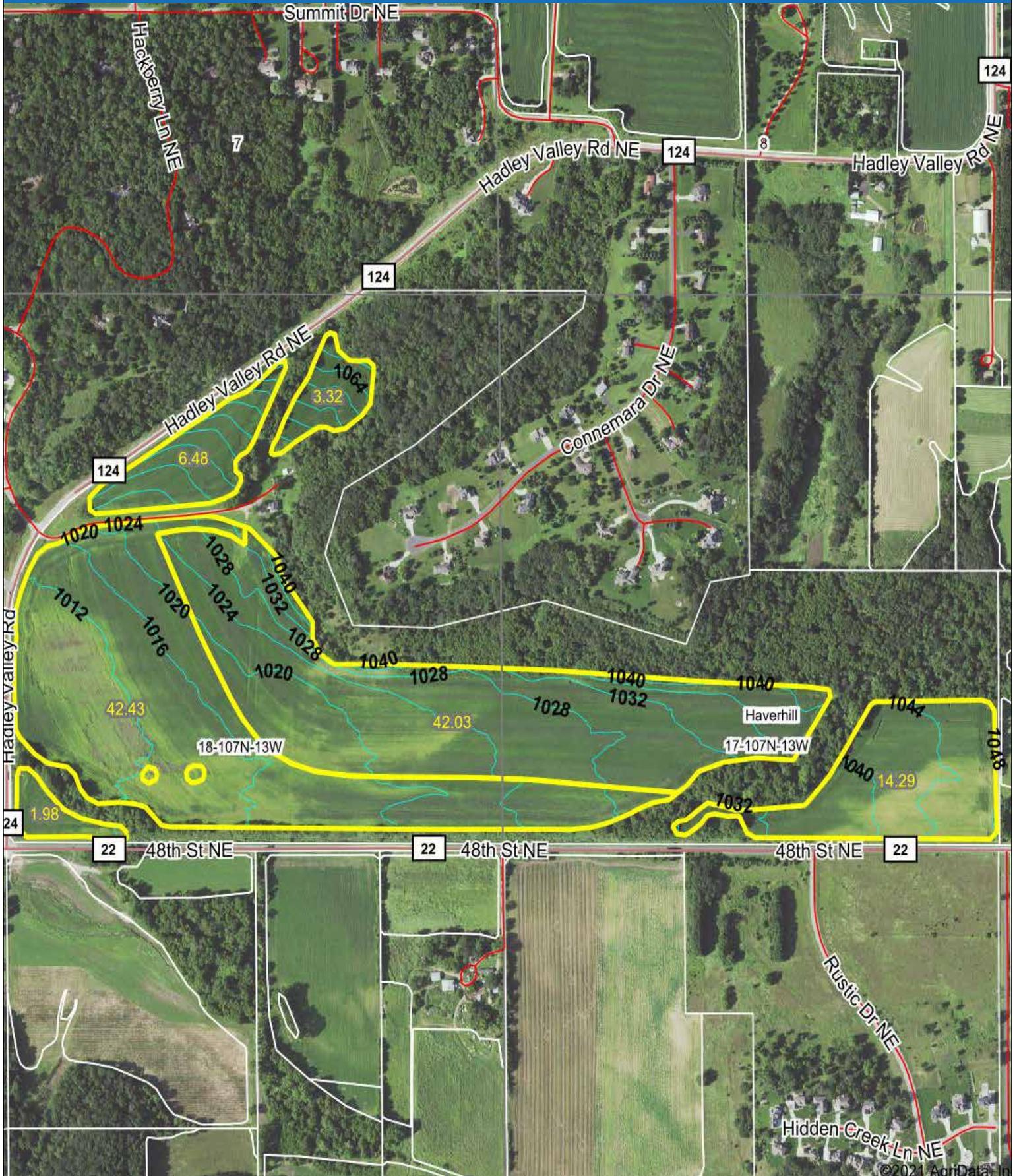
Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 15

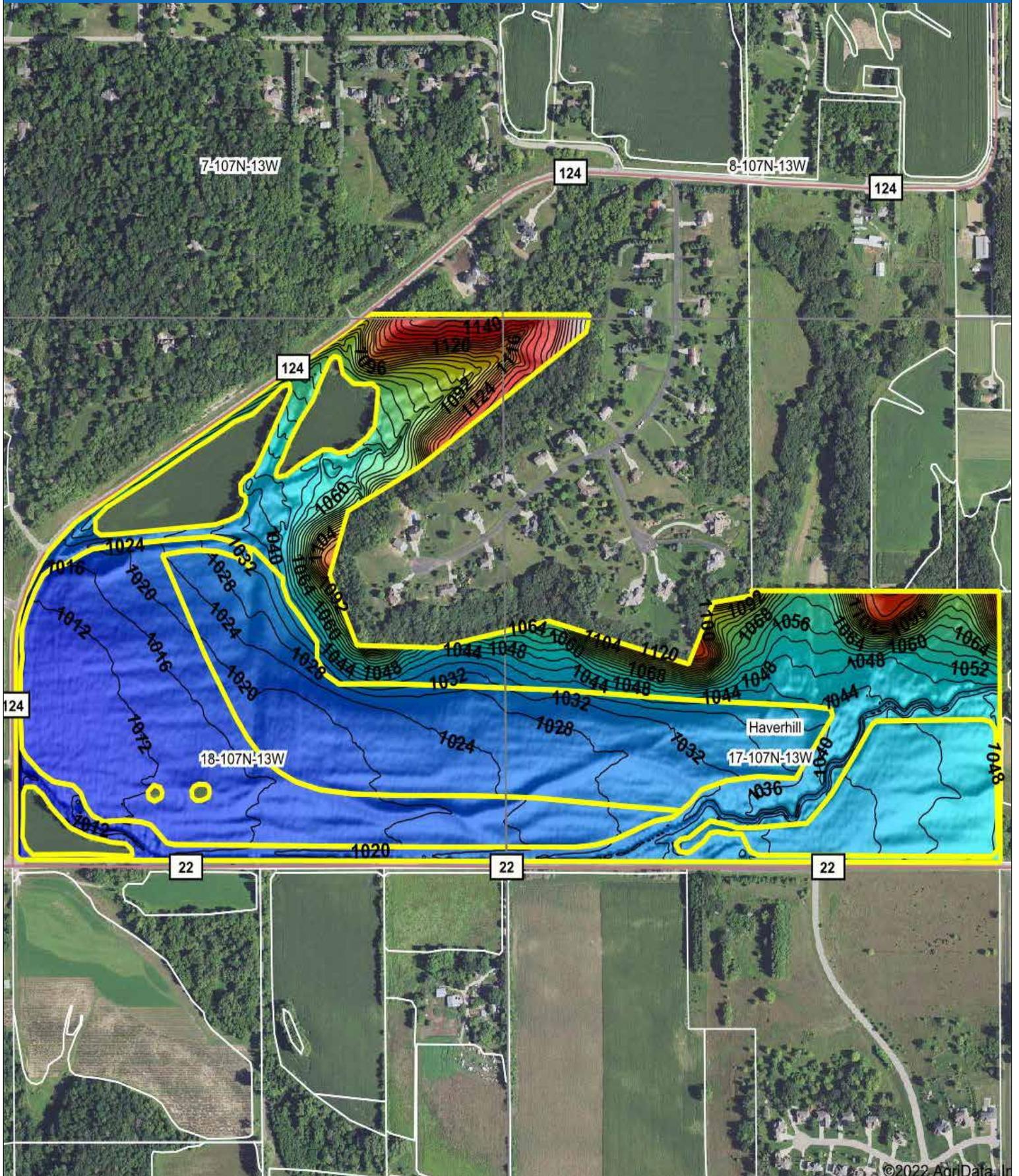
| Code | Soil Description | Acres | Percent of field | PI Legend | NonIrr Class *c | Productivity Index | Bromegrass alfalfa hay | Corn | Oats | Soybeans |
|-------------------------|---|-------|------------------|-----------|-----------------|--------------------|------------------------|-------------|-------------|-------------|
| 16 | Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded | 48.39 | 43.8% | | IIw | 91 | | | | |
| 313 | Spillville silt loam | 21.08 | 19.1% | | IIw | 91 | 6.1 | 187 | 87 | 55 |
| 25 | Becker loam | 14.24 | 12.9% | | IIs | 71 | 5.8 | 146 | 84 | 43 |
| 27B | Dickinson sandy loam, 2 to 6 percent slopes | 13.85 | 12.5% | | IIIe | 60 | 4.4 | 124 | 70 | 36 |
| 1812B | Terril loam, sandy substratum, 1 to 6 percent slopes | 7.41 | 6.7% | | Ile | 90 | 6.6 | 185 | 94 | 54 |
| 301B | Lindstrom silt loam, 2 to 6 percent slopes | 3.70 | 3.3% | | Ile | 99 | 6.2 | 204 | 90 | 59 |
| 484E | Eyota loamy sand, 12 to 25 percent slopes | 1.64 | 1.5% | | VIe | 32 | 4.1 | | 57 | |
| 465 | Kalmarville silt loam | 0.15 | 0.1% | | Vw | 20 | | | | |
| 484C | Eyota sandy loam, 6 to 12 percent slopes | 0.07 | 0.1% | | IIIe | 75 | 5.5 | 155 | 81 | 45 |
| Weighted Average | | | | | | 83.8 | 3.2 | 89.3 | 46.4 | 26.2 |

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

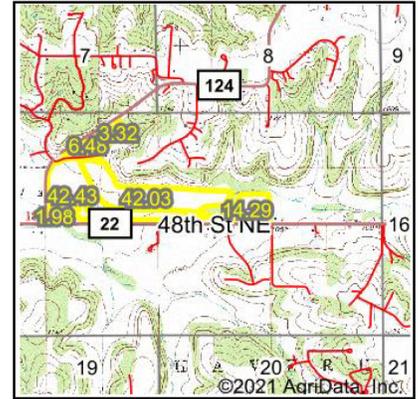
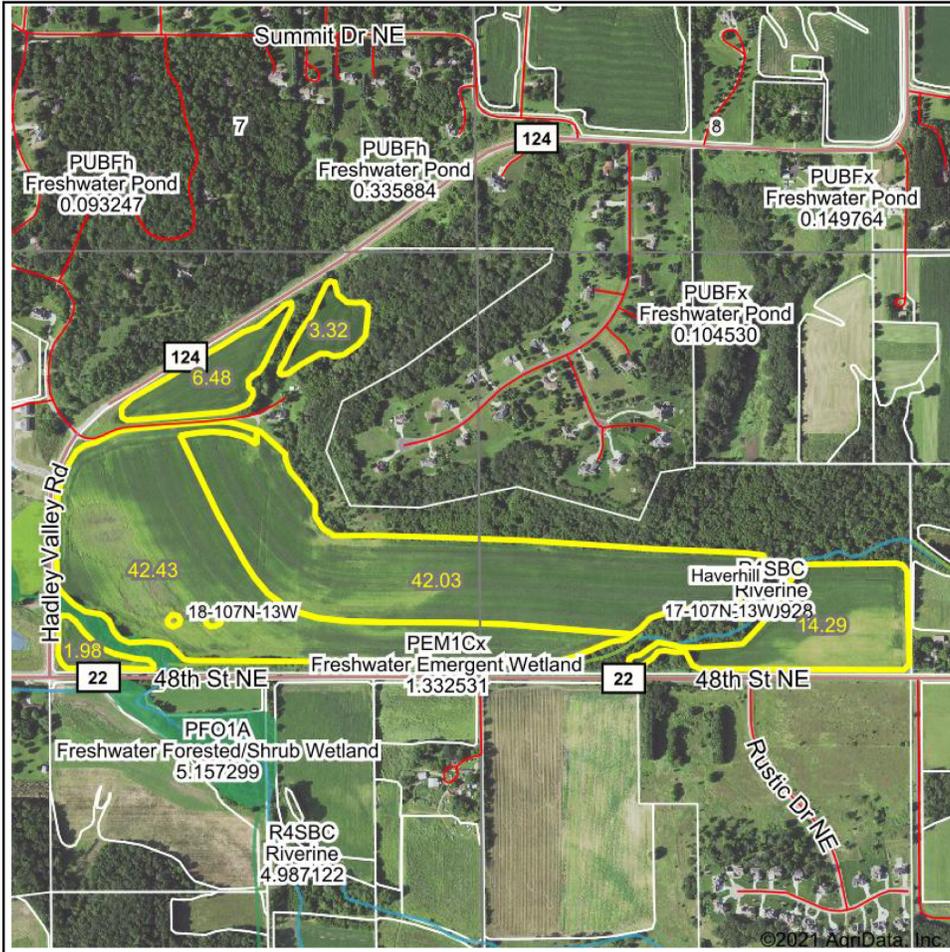
Topo Map



Topo Hillshade Map



Wetland Map

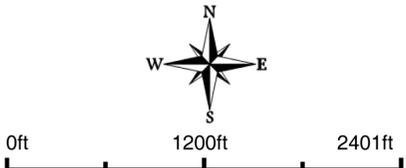


State: **Minnesota**
 Location: **17-107N-13W**
 County: **Olmsted**
 Township: **Haverhill**
 Date: **7/30/2021**

HIGH POINT
 LAND COMPANY

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING

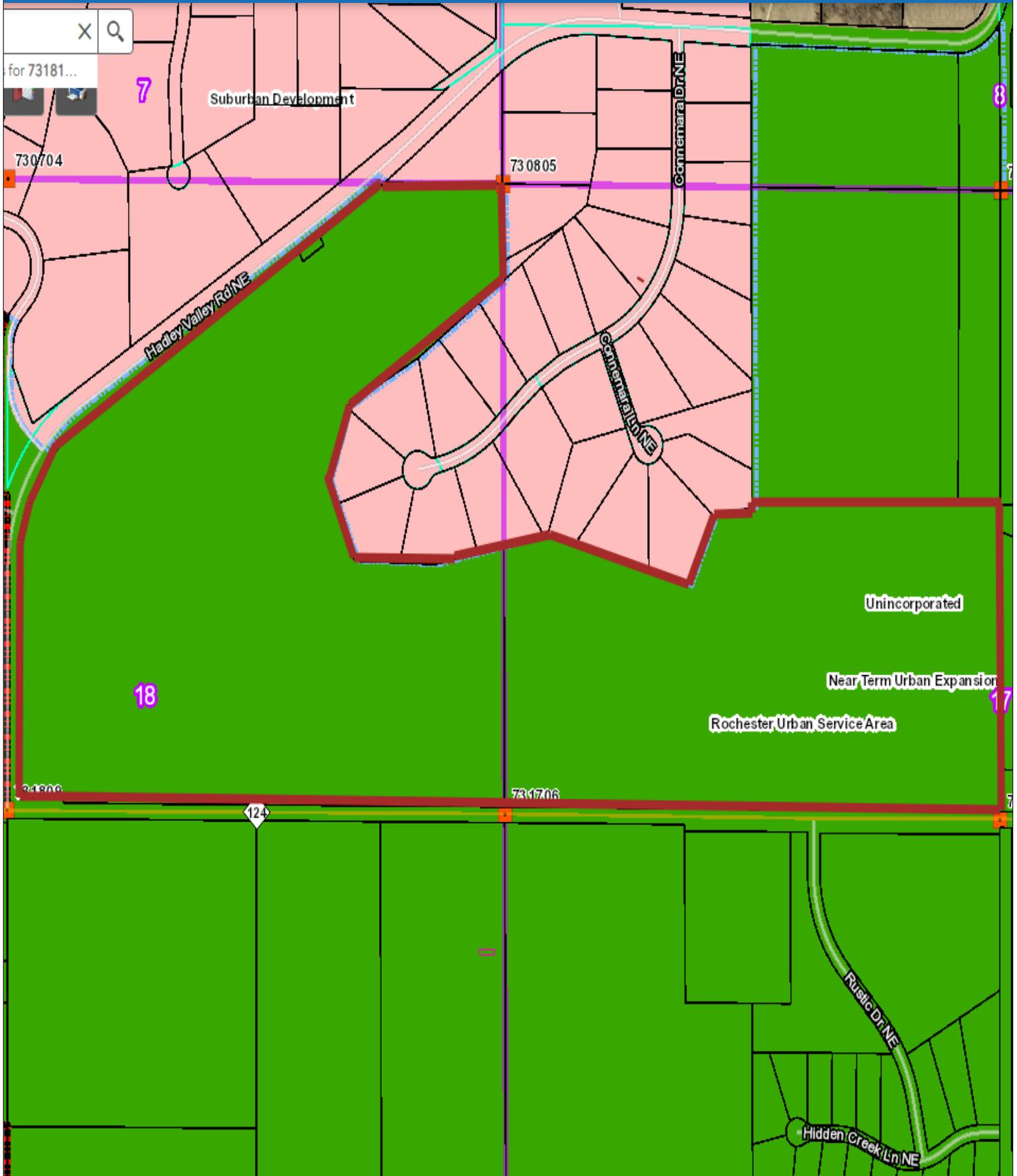
© AgriData, Inc. 2021 www.AgriDataInc.com



| Classification Code | Type | Acres |
|---------------------|-----------------------------------|-------|
| PFO1A | Freshwater Forested/Shrub Wetland | 0.37 |
| PEM1Cx | Freshwater Emergent Wetland | 0.06 |
| PFO1Ax | Freshwater Forested/Shrub Wetland | 0.04 |
| R4SBC | Riverine | 0.00 |
| Total Acres | | 0.47 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Future Use - Growth Management





520 Main Street South
Stewartville, MN 55976



“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:

Troy Stafford

507-259-3047

Troy@highpointlandcompany.com

