

# LAND

# FOR SALE

Houston County, MN

**32**  
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



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**HIGH POINT**  
**LAND COMPANY**  
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# Summary of Property

## 32+/- Acres • Houston County, MN

**Listing Price: \$399,900**

### **DESCRIPTION**

Opportunities to build your dream home in a setting like this do not come along often. This 32+/- acre site (TBD by survey) is as beautiful as you can imagine. This property is located less than a 1/4 mile from state highway 44 just west of Spring Grove, MN on a very short stretch of gravel road.

You will love the scenic winding drive down to the property where it opens to a neat barn with a small feedlot, nice machine shed and a valley surrounded by privacy. The property features multiple locations for building (need to be approved by Houston County), 15.5 acres of quality tillable land which is currently in alfalfa, good timber for hunting and exploring and plenty of room for livestock or horses. This is truly a place that you can homestead. The property is large enough to grow your own food and animals, yet quaint enough to not need large equipment to operate.

**Houston County will require a conditional use permit because this parcel will be under 40 acres and any new dwelling will need to be built in the SE/NW quarter quarter and may require an engineer for approval.**

**Address:** 21619 Honey Drive, Spring Grove, MN 55974

**Directions:** On HWY 44 west of Spring Grove go south on Honey Drive to property

### **Property Features:**

- Buildable
- Nice Barn and Machine Shed
- Good Well
- Very Private



75,000  
ACRES SOLD

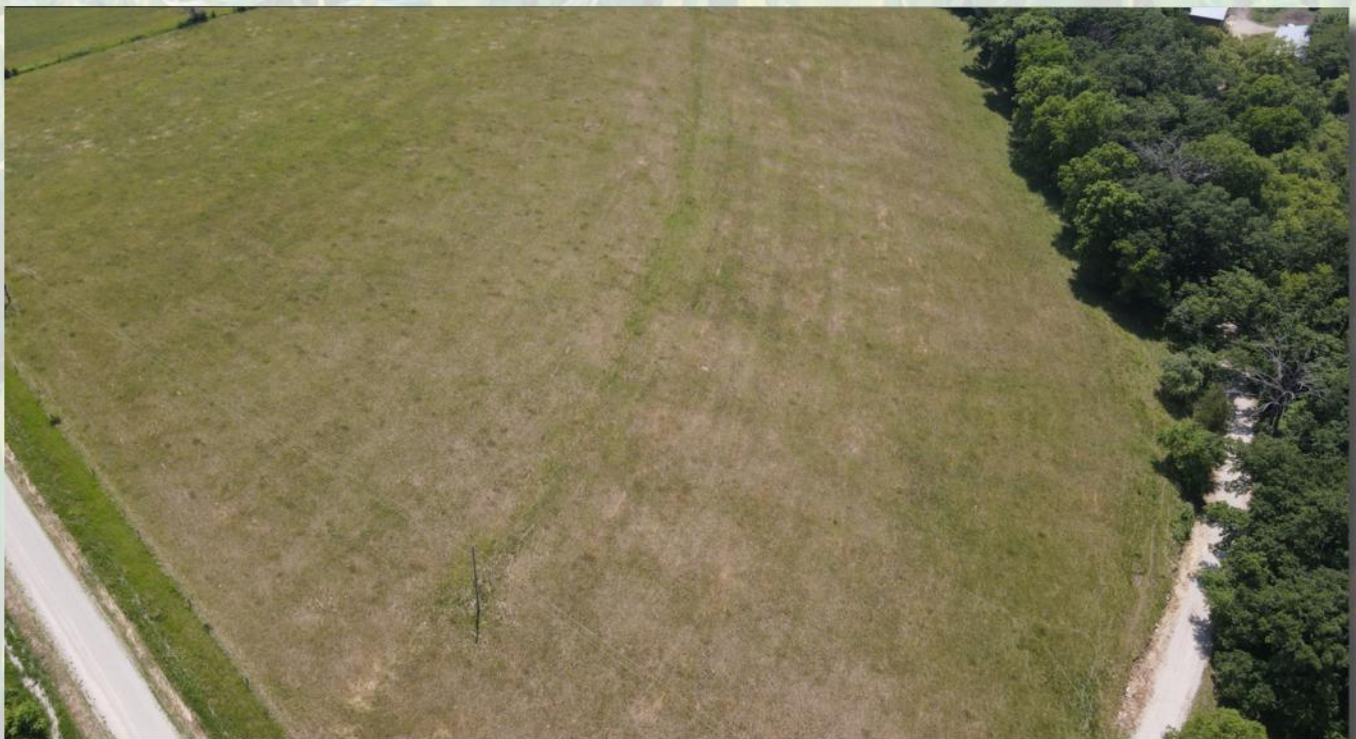
# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





**75,000**  
ACRES SOLD

# Aerial Map



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Map Center: 43° 32' 29.13, -91° 40' 54.61

0ft 813ft 1627ft

**21-101N-7W**  
Houston County  
Minnesota



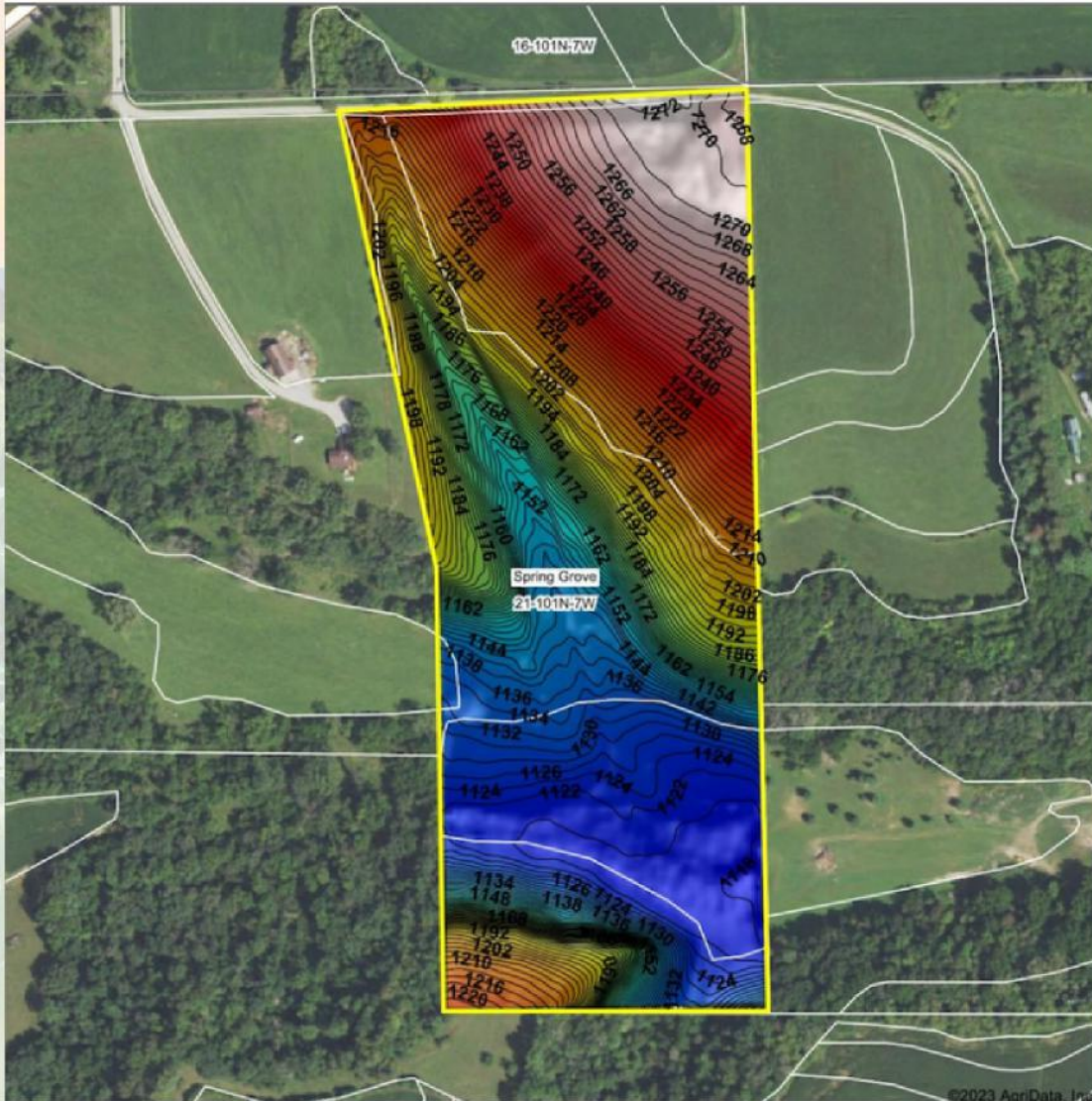
1/24/2023

Field borders provided by Farm Service Agency as of 5/21/2008.



75,000  
ACRES SOLD


# Topo Hillshade Map





Low Elevation High

Source: USGS 3 meter dem  
Interval(ft): 2  
Min: 1,116.5  
Max: 1,273.8  
Range: 157.3  
Average: 1,186.3  
Standard Deviation: 48.92 ft

0ft 328ft 657ft

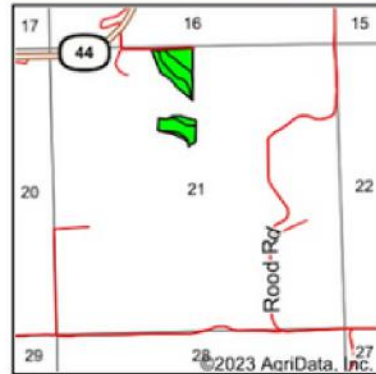
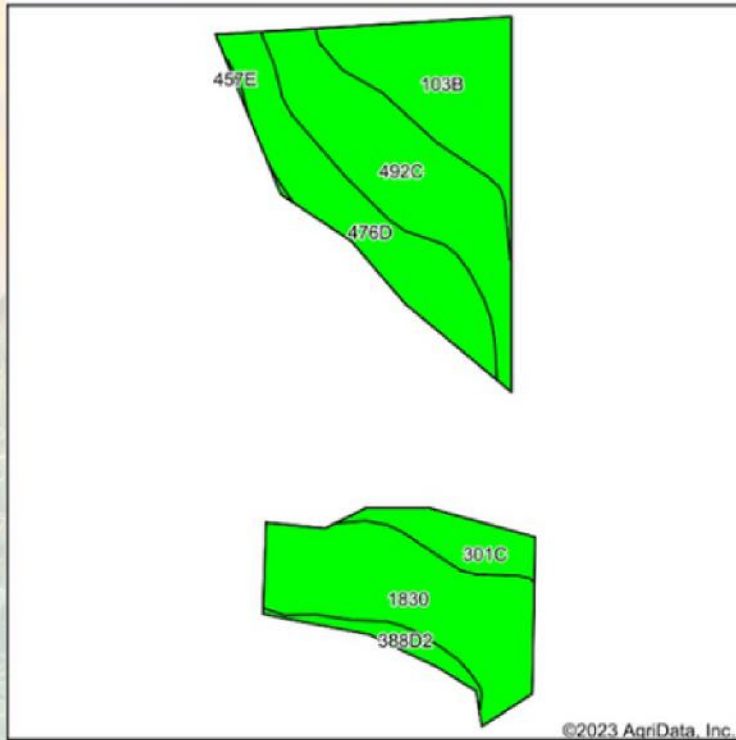
 21-101N-7W  
Houston County  
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map center: 43° 32' 29.13, -91° 40' 54.61

  
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© AgriData, Inc. 2021 www.Agridata.com  
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# Soils Map



State: **Minnesota**  
 County: **Houston**  
 Location: **21-101N-7W**  
 Township: **Spring Grove**  
 Acres: **15.5**  
 Date: **1/24/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN055, Soil Area Version: 17

| Code                    | Soil Description   | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Overall | *n NCCPI Corn  | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |               |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|------------------|----------------|-----------------------|-------------------|-----------------|---------------|
| 1830                    | Eitzen silt loam, occasionally flooded                           | 4.10  | 26.5%            |           | IIw              | 91                 | 88               | 88             | 73                    | 77                | 9               |               |
| 492C                    | Nasset silt loam, 6 to 12 percent slopes                         | 3.94  | 25.4%            |           | IIe              | 77                 | 78               | 78             | 70                    | 60                |                 |               |
| 476D                    | Frankville silt loam, 12 to 20 percent slopes                    | 3.06  | 19.7%            |           | IVe              | 43                 | 55               | 55             | 52                    | 43                |                 |               |
| 103B                    | Seaton silt loam, driftless ridge, 2 to 6 percent slopes         | 2.91  | 18.8%            |           | IIe              | 85                 | 88               | 88             | 77                    | 82                |                 |               |
| 301C                    | Lindstrom silt loam, 6 to 12 percent slopes                      | 1.01  | 6.5%             |           | IIe              | 92                 | 89               | 89             | 75                    | 82                |                 |               |
| 388D2                   | Churchtown silt loam, 12 to 20 percent slopes, moderately eroded | 0.48  | 3.1%             |           | IVe              | 62                 | 75               | 75             | 62                    | 67                |                 |               |
| <b>Weighted Average</b> |  |       |                  |           |                  | <b>2.78</b>        | <b>76</b>        | <b>*n 78.6</b> | <b>*n 78.6</b>        | <b>*n 68.6</b>    | <b>*n 66.9</b>  | <b>*n 2.4</b> |

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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