

LAND

FOR SALE

Goodhue County, MN



40
+/- ACRES

Registered Iowa Auctioneer/Broker- Jacob Hart: Lic# 40438432 Phone# 507-259-1065



Lic# 40151955

SCAN FOR MORE INFO



520 S MAIN STREET STEWARTVILLE, MN 55976

HIGHPOINTLANDCOMPANY.COM



Lic# 40838234

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507-421-0474



HIGH POINT LAND COMPANY

Trevor Glomski

Trevor@HighPointLandCompany.com

651-380-0821



Summary of Property

40+/- Acres • Goodhue County, MN

Listing Price: \$450,000

DESCRIPTION

Located north Red Wing, MN sits this 40-acre gem ready to fulfill your rural dreams. This property has incredible views, and opportunity for multiple locations for rural home building sites.

Given the location of this property, enjoy easy access to Red Wing, the South Metro, and Rochester. This property is balanced with 20 acres of prime farmland with a high CPI of 74.5, leasing at \$225 per acre. The timber on this tract consists of 20 acres connected to a large valley and has 2 incredible draws to hold deer and turkeys all year round. This property is in the Intense Hunting Zone, and has been well-managed for both farming and hunting.

While this is a peaceful escape, you're close to Treasure Island Casino & Marina, Welch Village Ski and Snowboard, Cannon Valley Trail, Cannon River, Pool 4 of the Mississippi River for you fisherman or boating enthusiast, shopping, restaurants, and an easy Metro or Rochester commute. The bluff views are unmatched, with elevations reaching up to 380 ft. above the Mississippi River to the East, 367 ft. above the Cannon River to the South, and 290 ft. above Hwy. 61 to the West. Seize the chance to own a piece of the beautiful Mississippi bluff area. Whether for your dream home or a savvy investment, this property offers endless opportunities. Don't miss out!

Flexible Terms:

Accessible contract-for-deed options with rates well below standard bank rates make this property an attractive investment. Also, sellers will pay for the cost of surveying this 40 acre property.

Property Address:

TBD Mt. Carmel Rd Welch, MN 55089

Property Features:

- Buildable
- Excellent Hunting
- Beautiful Views
- Good Timber Quality
- Excellent Location
- Close to Treasure Island Resort and Casino
- Near Welch Village Ski and Snowboard Area
- High Quality 74.5 CPI on Tillable Acres

Driving Directions:

From Red Wing, MN, head Southwest toward Broad Street. Turn left onto Broad Street. Turn right onto Great River Rd/Hiawatha Trail. Proceed for 7 miles then turn right onto Cutler Hill Road. Continue for a mile then turn left onto County 46 Blvd/Mt Carmel Rd.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



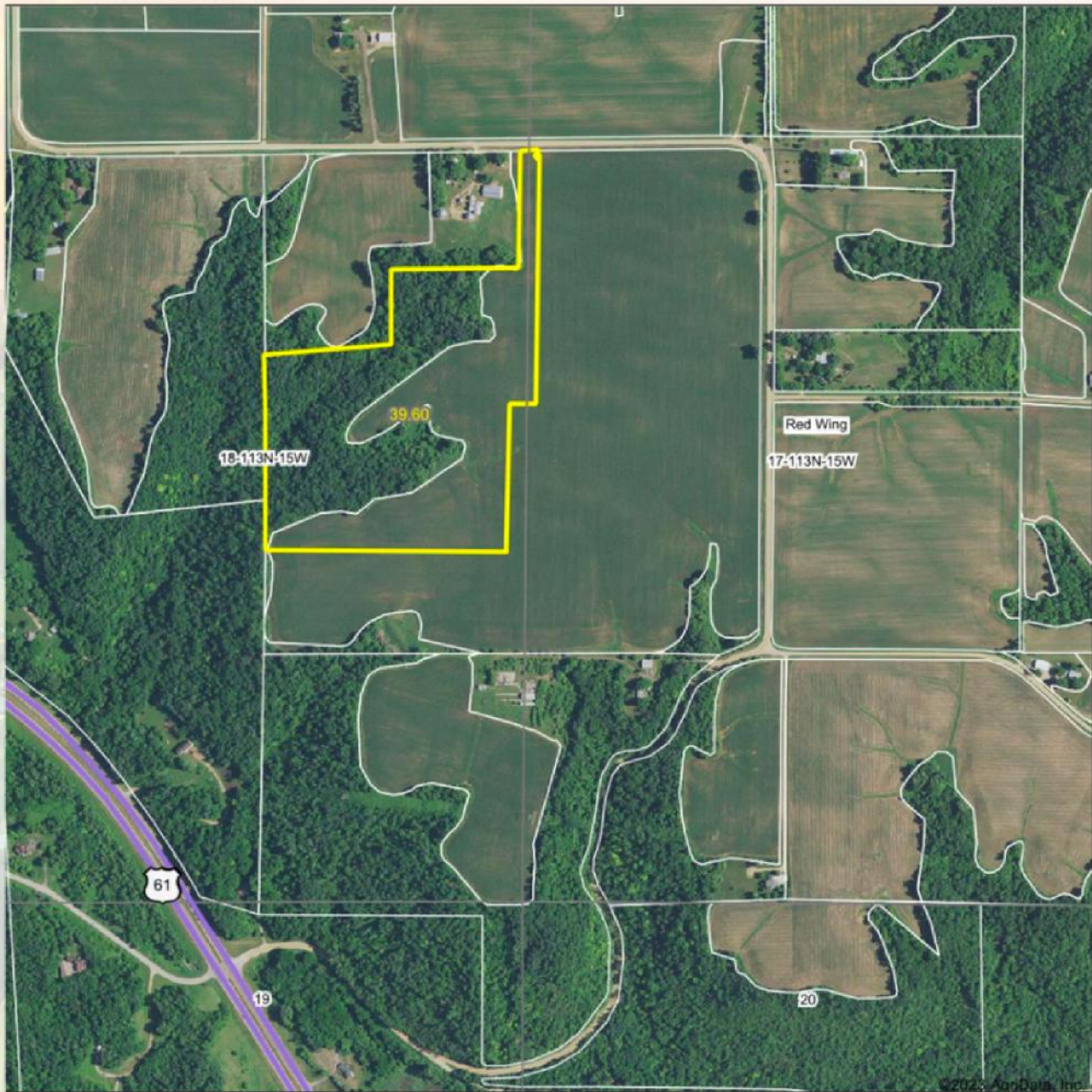
75,000
ACRES SOLD

Property Photos



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Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 35' 38.74, -92° 39' 15.83

0ft 803ft 1607ft

18-113N-15W
Goodhue County
Minnesota

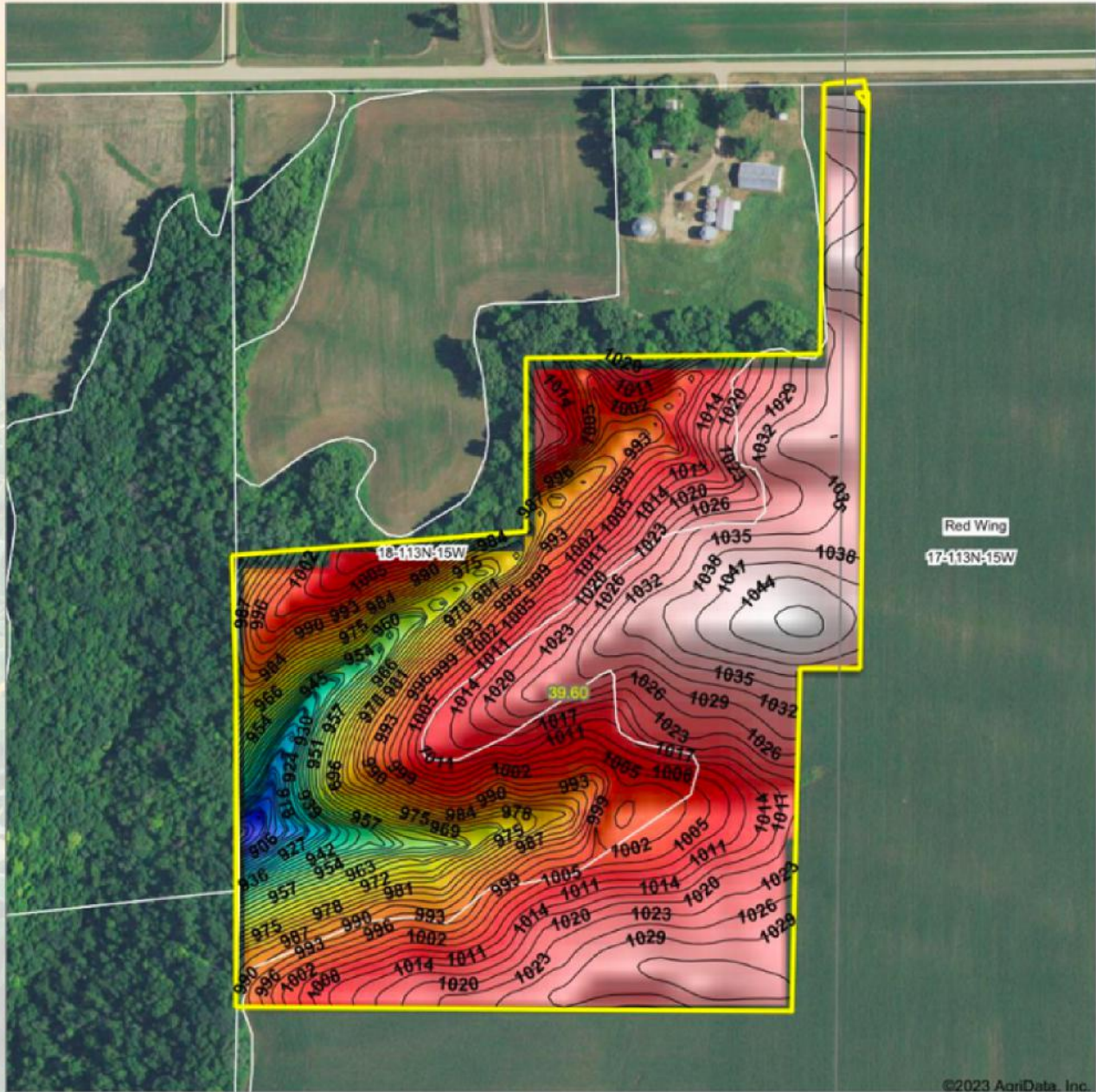


10/18/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



Red Wing

17-113N-15W

18-113N-15W

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

Source: USGS 10 meter dem
Interval(ft): 3
Min: 889.9
Max: 1,047.8
Range: 157.9
Average: 1,006.9
Standard Deviation: 28.64 ft



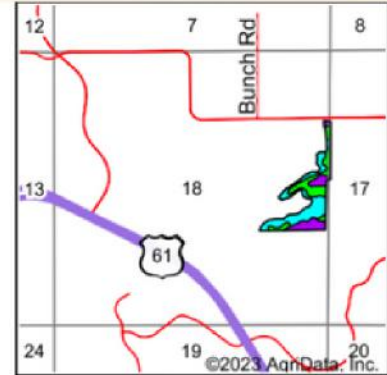
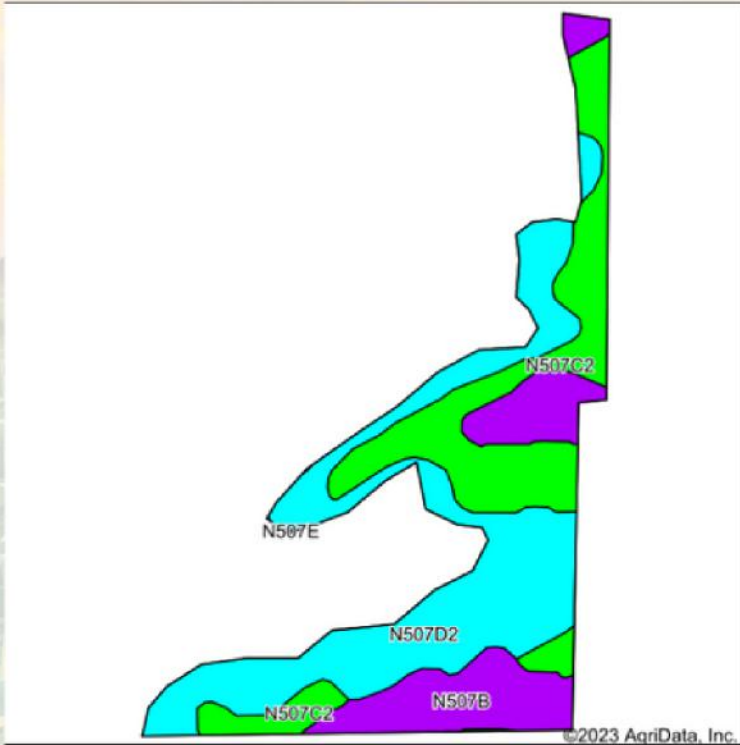
10/18/2023

18-113N-15W
Goodhue County
Minnesota

Boundary Center: 44° 35' 38.74, -92° 39' 15.83



Soils Map



State: **Minnesota**
 County: **Goodhue**
 Location: **17-113N-15W**
 Township: **Red Wing**
 Acres: **20.39**
 Date: **10/18/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MNO49, Soil Area Version: 18

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
N507D2	Timula-Mt. Carroll complex, 12 to 18 percent slopes, moderately eroded	9.57	46.9%		IVe	65	65	64	54	61
N507C2	Timula-Mt. Carroll complex, 6 to 12 percent slopes, moderately eroded	6.52	32.0%		IIIe	79	70	70	59	67
N507B	Timula-Mt. Carroll complex, 2 to 6 percent slopes	4.30	21.1%		IIe	89	76	76	66	70
Weighted Average						3.26	*n 68.9	*n 68.4	*n 58.1	*n 64.8

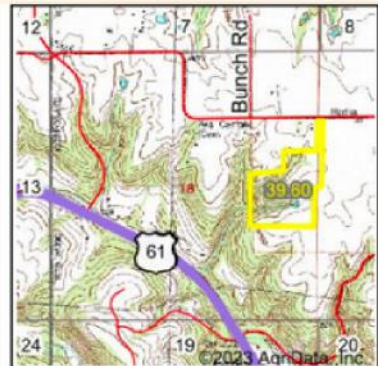
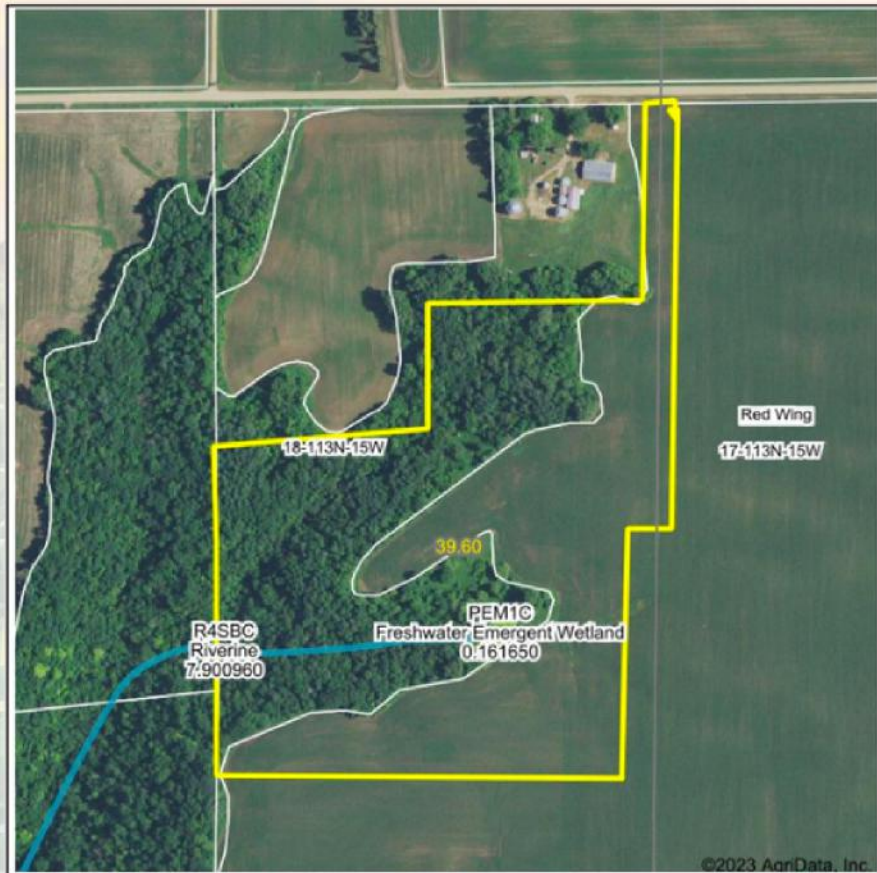
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

75,000
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Wetlands Map



State: **Minnesota**
 Location: **18-113N-15W**
 County: **Goodhue**
 Township: **Red Wing**
 Date: **10/18/2023**



Maps Provided By:
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0ft 552ft 1103ft

Classification Code	Type	Acres
R4SBC	Riverine	0.37
PEM1C	Freshwater Emergent Wetland	0.16
Total Acres		0.53

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

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