

LAND

FOR SALE

Olmsted County, MN

72
+/- ACRES

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

SCAN FOR MORE INFO



Real Estate License:
40151955

520 S Main St,
Stewartville, MN 55976

DAVE WALCH
507-421-0474

Dave@HighPointLandCompany.com



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Summary of Property

72+/- Acres • Olmsted County, MN

Listing Price: \$682,000

DESCRIPTION

High Point Land Company is excited to offer this excellent, hard-to-find, mixed-use Little Valley property in the heart of Quincy Township. This is a beautiful 72 +/- Acres (subject to survey) consisting of 50 very productive cropland acres with a strong 89.6 CPI. The remaining 22 acres consists of well-covered woodland, pasture, and a spring fed creek that runs the length of the property. This property, like most of Little Valley, is known for excellent deer and turkey hunting. This is a great opportunity to secure row crop income with annual revenue to support an avid hunting enthusiast.

Don't miss out on this remarkable opportunity to make your farming dreams come true or income producing land a reality. Whether you are an experienced farmer seeking to expand or a newcomer to agriculture, this property has the potential to yield fruitful rewards. Come and explore the possibilities of this versatile Olmsted County farmland.

For more information contact Minnesota Land Specialist, Dave Walch at 507-421-0474 or Dave@highpointlandcompany.com

Property Address:

Surrounding 5101 County Road 7 NE, Eyota, MN 55934 (home to be surveyed off)

Property Features:

- Good access to property from north and east
- Diverse mix of tillable land, pasture land, and hunting land
- Strong productive CPI, soil rating at 90
- Spring fed creek that runs the length of the property
- Great hunting
- Open for the 2024 crop year
- Potential for good pasture acres with water source

Financing:

Seller is open to conventional financing and will entertain the possibility of a contract for deed.

Driving Directions:

Start in Elgin, Mn: Take highway 42 south about 3 miles. Turn left on county road 2 and go about 2 1/2 miles to county road 7. Turn Right and go about 500ft. At the corner of the farmsite you can go either right or straight to view the property.
Address: 5101 county road 7 NE, Eyota.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

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FSA Map



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Maps Provided By:
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Boundary Center: 44° 4' 23.04, -92° 11' 39.63

0ft 632ft 1263ft

18-107N-11W
Olmsted County
Minnesota

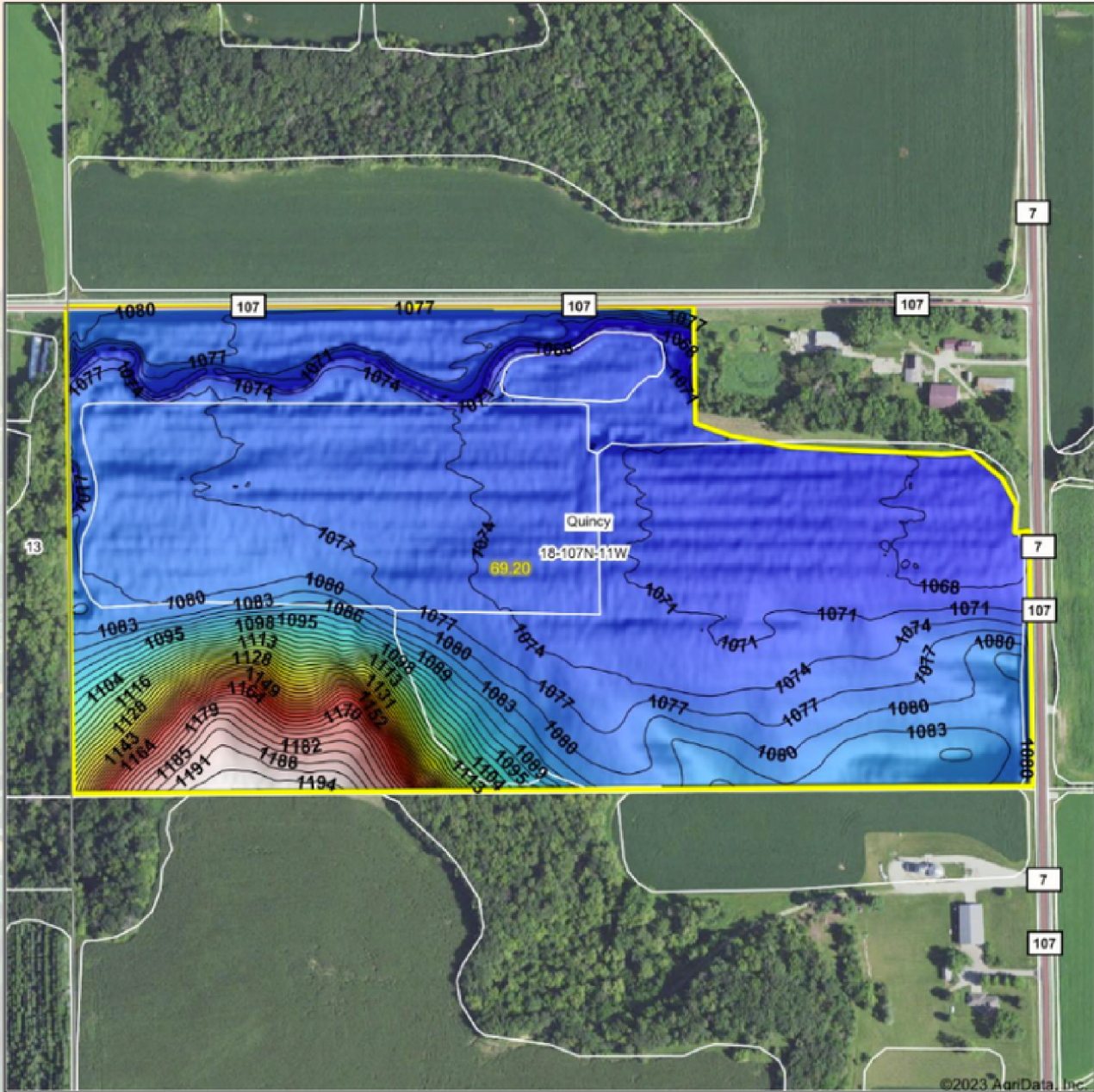


9/29/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,065.1

Max: 1,196.0

Range: 130.9

Average: 1,085.3

Standard Deviation: 27.56 ft

0ft 420ft 839ft



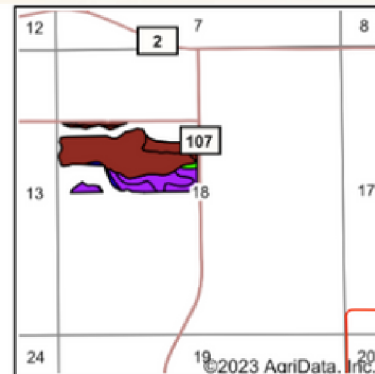
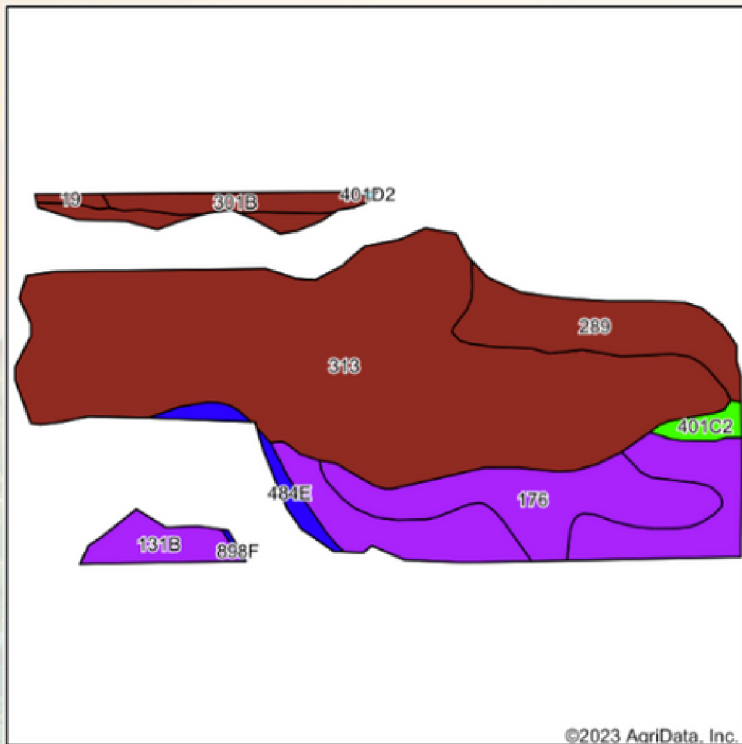
9/29/2023

18-107N-11W
Olmsted County
Minnesota

Boundary Center: 44° 4' 23.04, -92° 11' 39.63



Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **18-107N-11W**
 Township: **Quincy**
 Acres: **50.43**
 Date: **10/3/2023**



Soils data provided by USDA and NRCS.

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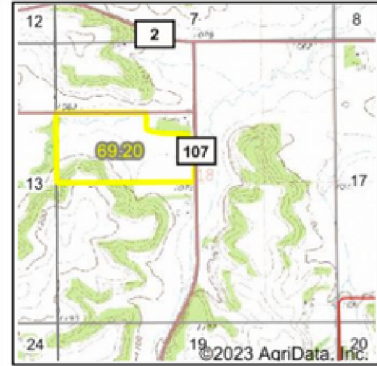
Area Symbol: MN109, Soil Area Version: 17

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	
313	Spillville silt loam	29.87	59.2%		llw	91	94	94	66	84	
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	6.32	12.5%		lle	90	82	82	70	72	
176	Garwin silty clay loam	5.35	10.6%		llw	86	72	29	34	72	
289	Radford silt loam	4.37	8.7%		llw	95	77	69	54	77	
131B	Massbach silt loam, 2 to 6 percent slopes	1.50	3.0%		lle	84	80	80	71	71	
301B	Lindstrom silt loam, 2 to 6 percent slopes	1.36	2.7%		lle	99	89	89	76	81	
484E	Eyota loamy sand, 12 to 25 percent slopes	0.85	1.7%		Vle	32	51	51	36	37	
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	0.60	1.2%		llle	80	80	80	68	69	
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.21	0.4%		llw	92	84	82	71	84	
Weighted Average						2.08	89.6	*n 87.2	*n 81.9	*n 62	*n 79.2

*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: **18-107N-11W**
 County: **Olmsted**
 Township: **Quincy**
 Date: **9/29/2023**

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Maps Provided By:
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0ft 654ft 1308ft




Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.60
PEM1A	Freshwater Emergent Wetland	0.83
R4SBC	Riverine	0.80
Total Acres		3.23

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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Tiling Map



Legend:   	HODGMAN DRAINAGE COMPANY INC. PO Box 205 Claremont, MN 55924 Office: 507-528-2225 Fax: 507-218-2240 www.hodgmandrainage.com	<i>Materials</i> 4" M.S. Tile	<i>Estimate</i>	<i>Installed</i> 7,938 LF	Owner: John Schmit
		5" Tile			Township: Quincy - Section 18
		6" Tile		329 LF	County: Olmsted
		8" Tile			State: MN
		10" Tile			Date: Nov. 2017
		12" Tile			Filename: QY18NWS
		15" Tile			Spacings: 50'

75,000
ACRES SOLD

Tiling Map



Legend:   	HODGMAN DRAINAGE COMPANY INC. PO Box 205 Claremont, MN 55924 Office: 507-528-2225 Fax: 507-218-2240 www.hodgmandrainage.com	Materials	Installed 2017	Installed 2020	Owner: John Schmit
		4" Tile		8,509 LF	Township: Quincy
		5" Tile			County: Olmsted
		6" Tile		1,267 LF	State: MN
		8" Tile		313 LF	Filename: QY18NWS
		10" Tile			Date: June '20
		12" Tile			Spacings: 25
		15" Tile			



OLMSTED COUNTY, MN

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