

LAND

FOR SALE

Olmsted County, MN

118.31
+/- 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:
40438432

520 S Main St,
Stewartville, MN 55976

JACOB HART

507-259-1065

Jacob@HighPointLandCompany.com



HIGH POINT

LAND COMPANY

HIGHPOINTLANDCOMPANY.COM





Summary of Property

118.31+/- Acres • Olmsted County, MN

Listing Price: \$850,000

Description

The East side of County 7 consists of 118.31 total acres of which 60.26 are tillable with a CPI of 80. Primarily consisting of Mt. Carrol, Timula, and Windstorm Silt loams these to fields sit on a top with a nice lane off the blacktop for good access for equipment. The remainder of the property is nice pasture with some stunning views of the surrounding rolling landscape. Access is via one main drive right to county 7 and this tract offers many desirable features to the rural land investor or local operator like whether purchase alone or with the tract across the road.

Property Address:

TBD County Rd 7 SE, Chatfield, MN 55923

Property Features:

- Buildable Site
- Pasture Land
- Wetland Area for Livestock Water
- Blacktop Access
- Tillable Land
- Good Fence
- Beautiful Property

Driving Directions:

From Chatfield head North on 52 5 miles until you reach County 7. Head north 1/2 mile and property is on east and west side of the road. Look for for sale signs.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



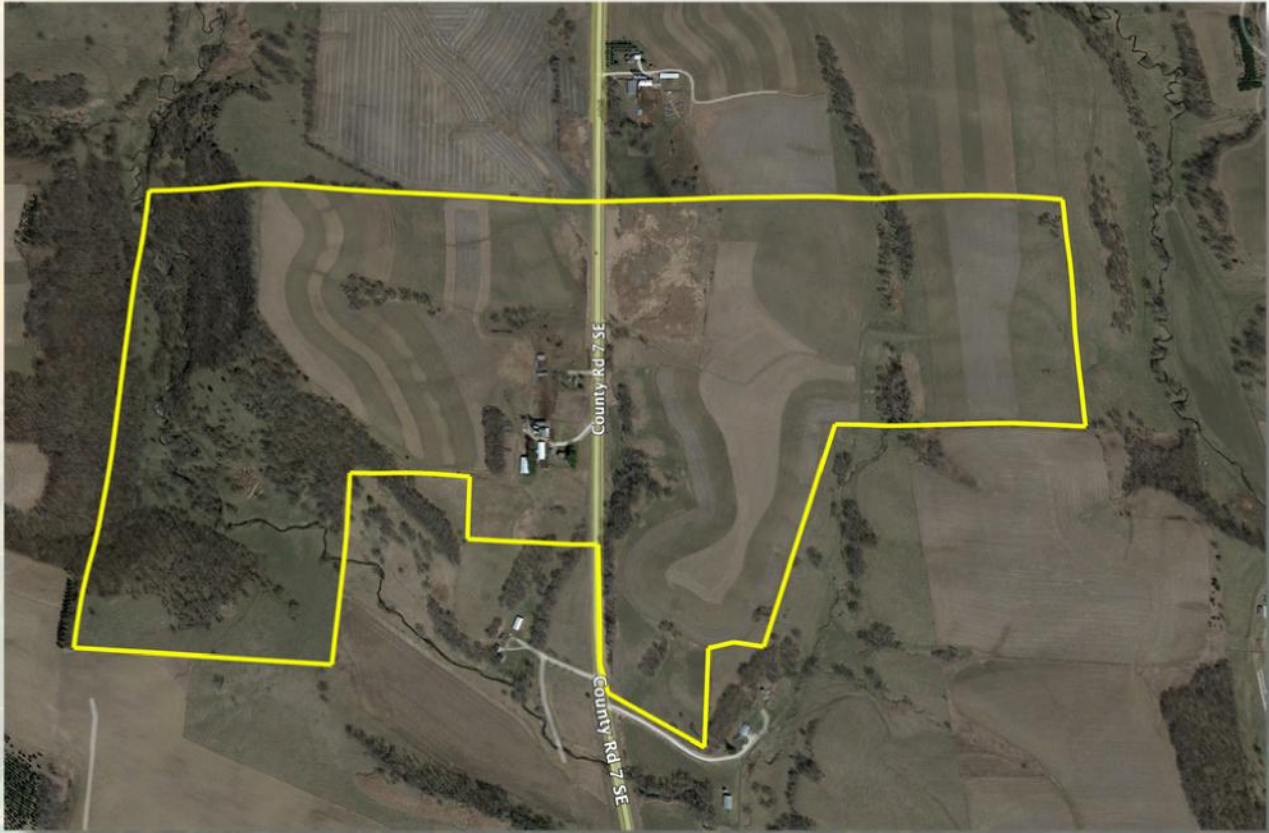
75,000
ACRES SOLD

Property Photos



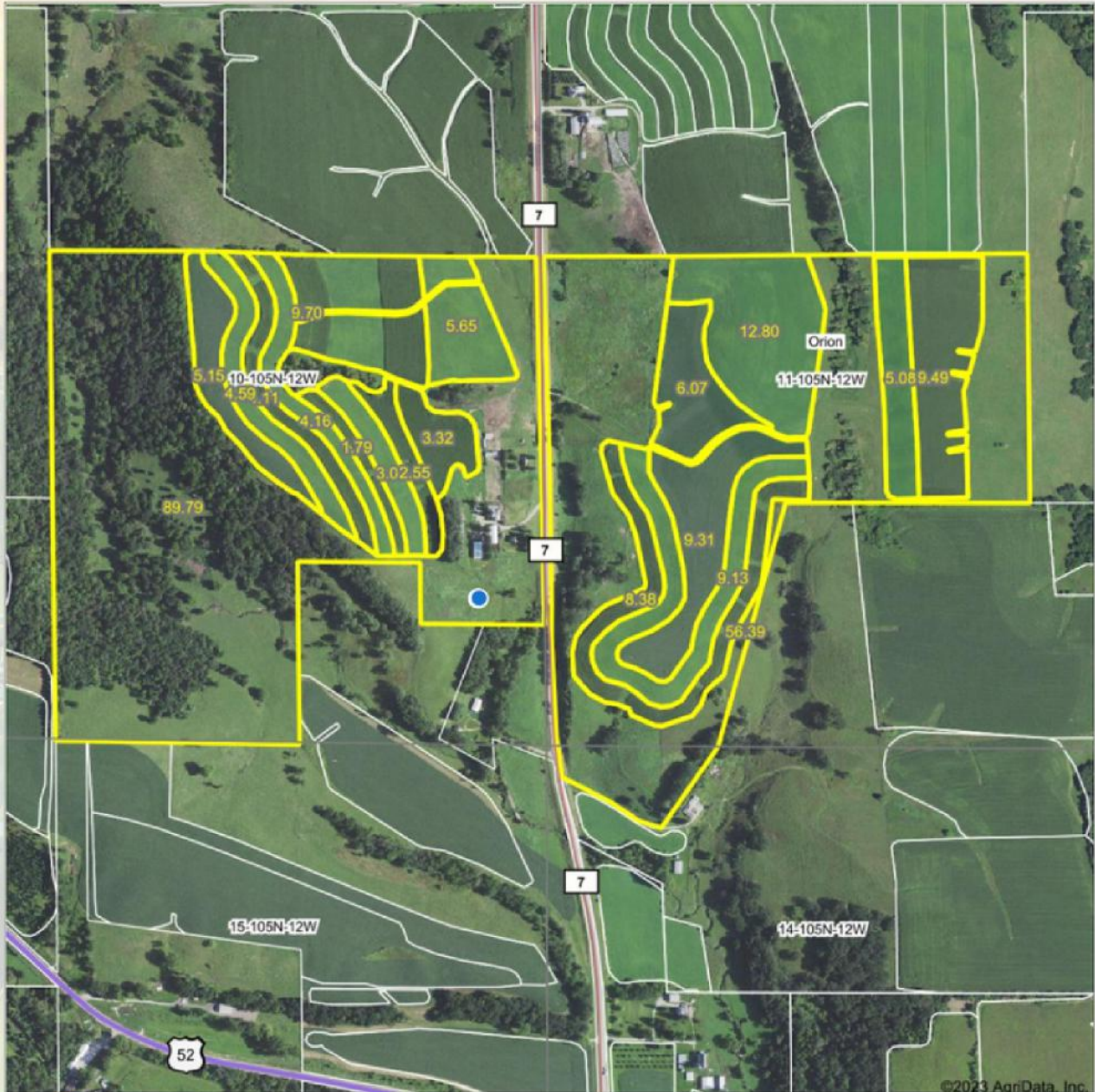
75,000
ACRES SOLD

Property Lines



75,000
ACRES SOLD

Aerial Map



**HIGH POINT**
LAND COMPANY

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING

Boundary Center: 43° 54' 29.63, -92° 14' 19.63

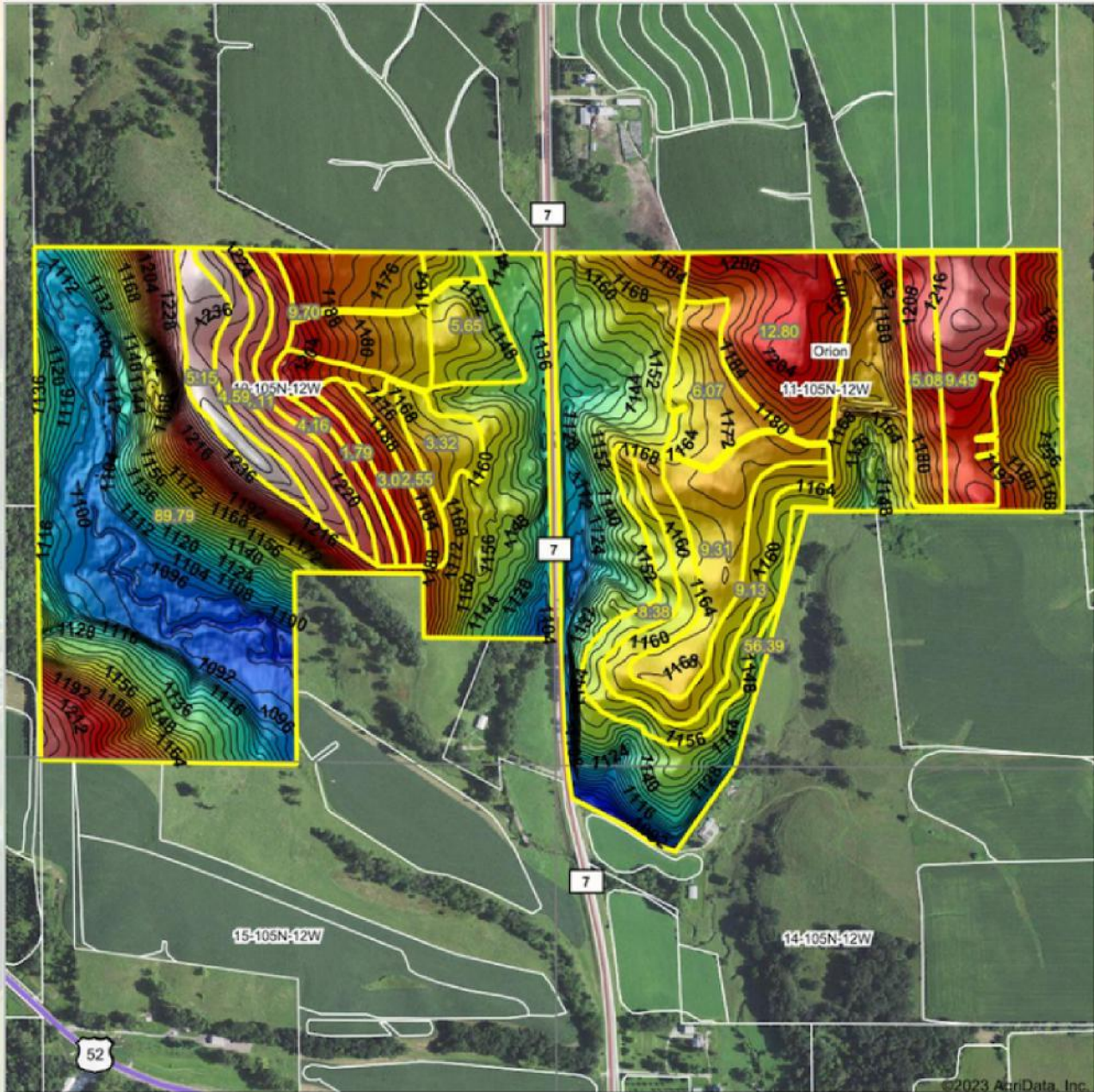
0ft 838ft 1675ft

10-105N-12W
Olmsted County
Minnesota



75,000
ACRES SOLD

Topo Map



Low Elevation High



Maps Provided By
surety

Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,076.3

Max: 1,246.4

Range: 170.1

Average: 1,160.0

0ft 799ft 1599ft

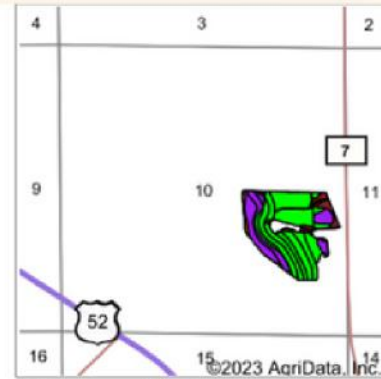
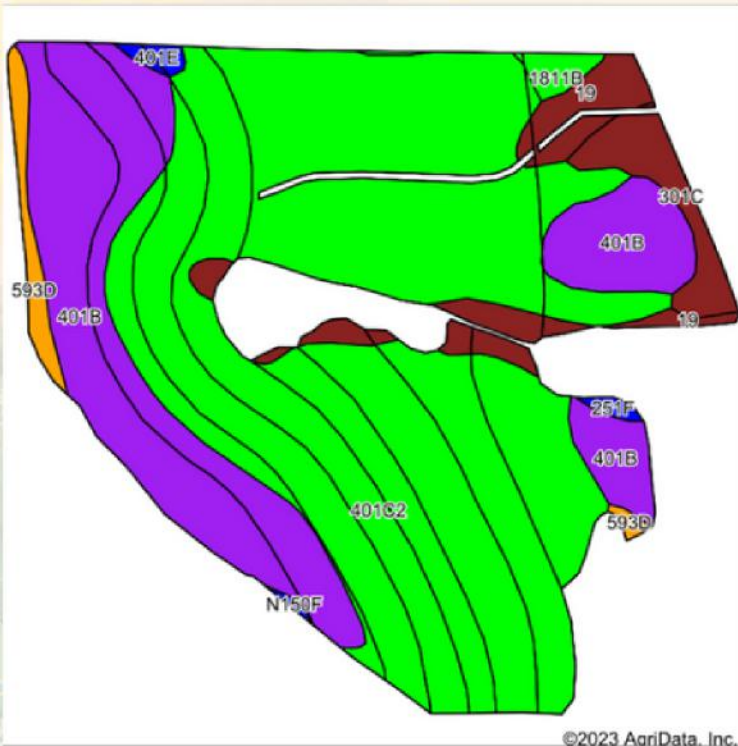


10/16/2023

10-105N-12W
Olmsted County
Minnesota



Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **11-105N-12W**
 Township: **Orion**
 Acres: **44.11**
 Date: **10/16/2023**



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

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
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	28.25	64.0%		Ille	80	80	80	68	69
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	10.86	24.6%		Ile	90	82	82	70	72
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	2.27	5.1%		Ilw	92	84	82	71	84
301C	Lindstrom silt loam, 6 to 15 percent slopes	1.28	2.9%		Ille	92	87	87	74	78
593D	Elbaville silt loam, 12 to 18 percent slopes	0.78	1.8%		IVe	53	65	65	60	63
1811B	Lamont-Racine complex, 2 to 6 percent slopes	0.37	0.8%		Ille	79	73	73	64	57
401E	Mt. Carroll silt loam, 18 to 25 percent slopes, moderately eroded	0.19	0.4%		Vle	34	59	59	40	45
251F	Marlean silty clay loam, 25 to 40 percent slopes	0.11	0.2%		Vlle	13	13	12	13	7
Weighted Average					2.74	82.6	*n 80.3	*n 80.2	*n 68.4	*n 70.3

118.31
+/- ACRES

OLMSTED COUNTY, MN

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

SCAN FOR MORE INFO



JACOB HART
507-259-1065

Jacob@HighPointLandCompany.com



HIGH POINT
LAND COMPANY

Real Estate License:
40438432

520 S Main St,
Stewartville, MN

www.HIGHPOINTLANDCOMPANY.COM

