

LAND

FOR SALE

Olmsted County, MN

135
+/- 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

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Summary of Property

135+/- Acres • Olmsted County, MN

Listing Price: \$1,149,900

Description

The West side of County 7 offers a stunning 135 acres. This tract lays deep to the west with 2 houses, many out buildings and a steel shop. The land has excellent southern and eastern exposure towards the road then encompasses a beautiful deep north/south valley towards the rear of the property. This valley is currently clean pasture with good fence and primarily oak and walnut timber with good fence and a live water creek gently rolling through the bottom. The tillable eland on this tract is of high quality comprised of Mt. Carroll, Chaseburg, and Windstorm silt loams with an average of 82.6 CPI across the 44.11 certified cropland acres. The tillable land is currently in contour strips with corn silage and hay being harvest in the 2023 crop year. This parcel is very special for many reasons when comparing land for sale in this area of SE MN.

Property Address:

7725 County Rd 7 SE, Chatfield, MN 55923

Property Features:

- Buildable Sites
- Established Buildings
- Well
- Power
- Pasture
- Creek
- Blacktop Access
- Tillable Land
- Good Fence
- Mature Trees
- Beautiful Property
- Very Secluded Private Valley

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



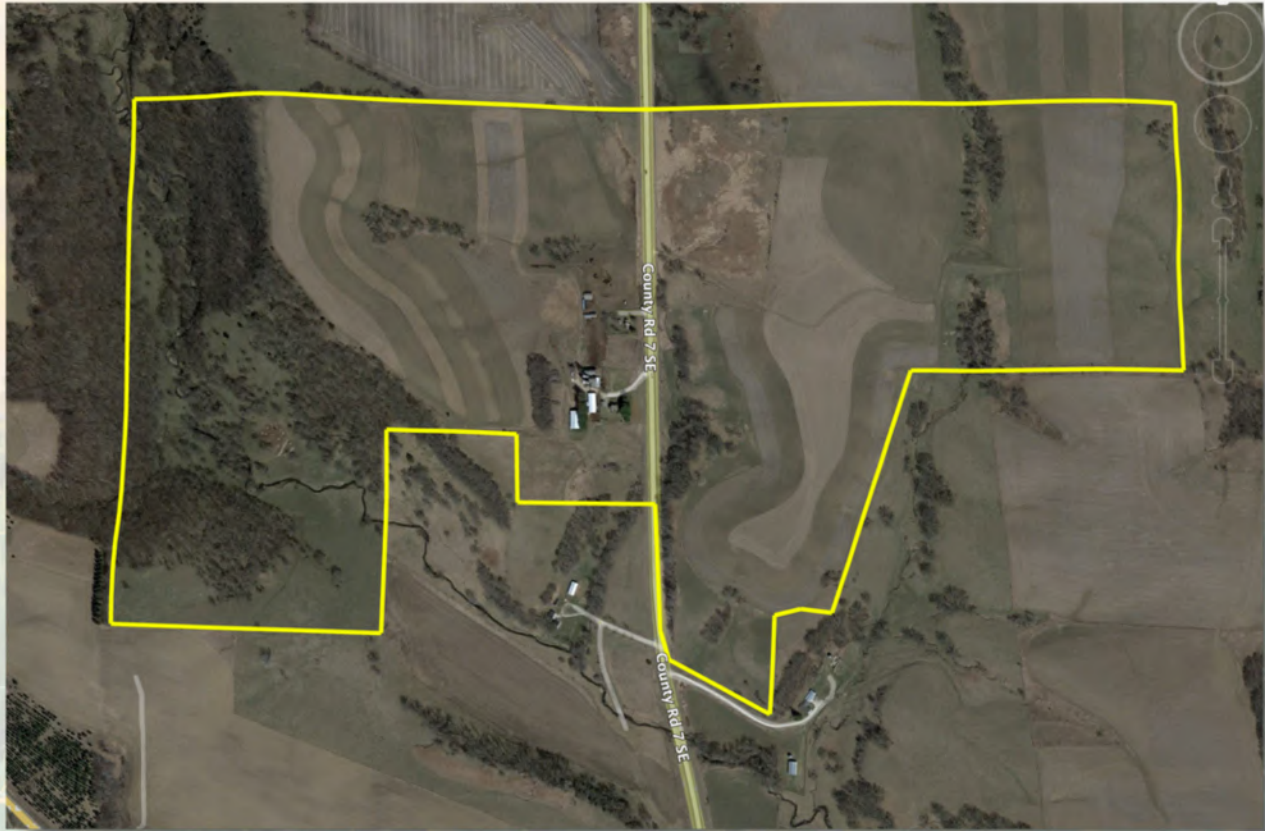
75,000
ACRES SOLD

Property Photos



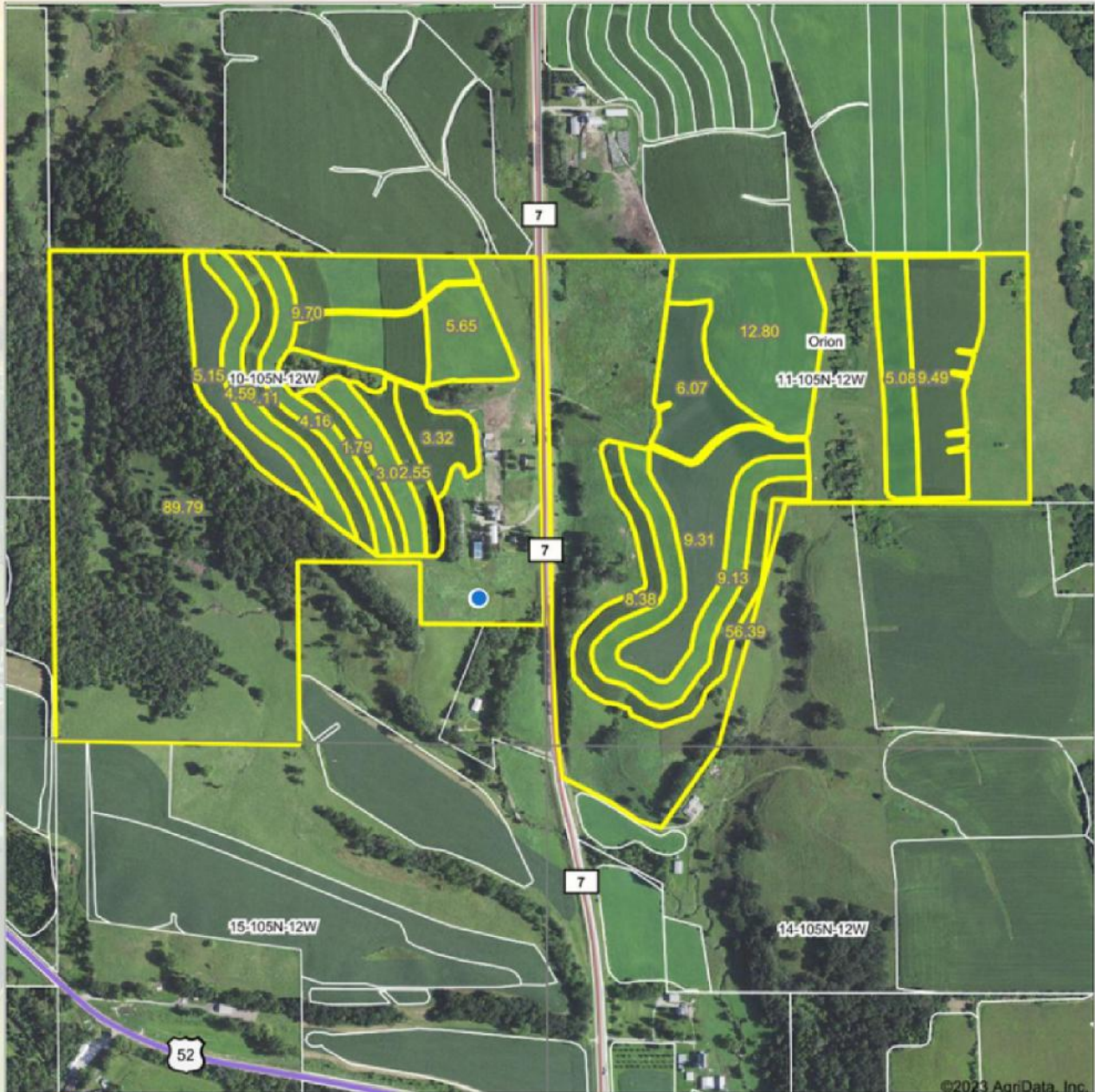
75,000
ACRES SOLD

Property Lines



75,000
ACRES SOLD

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

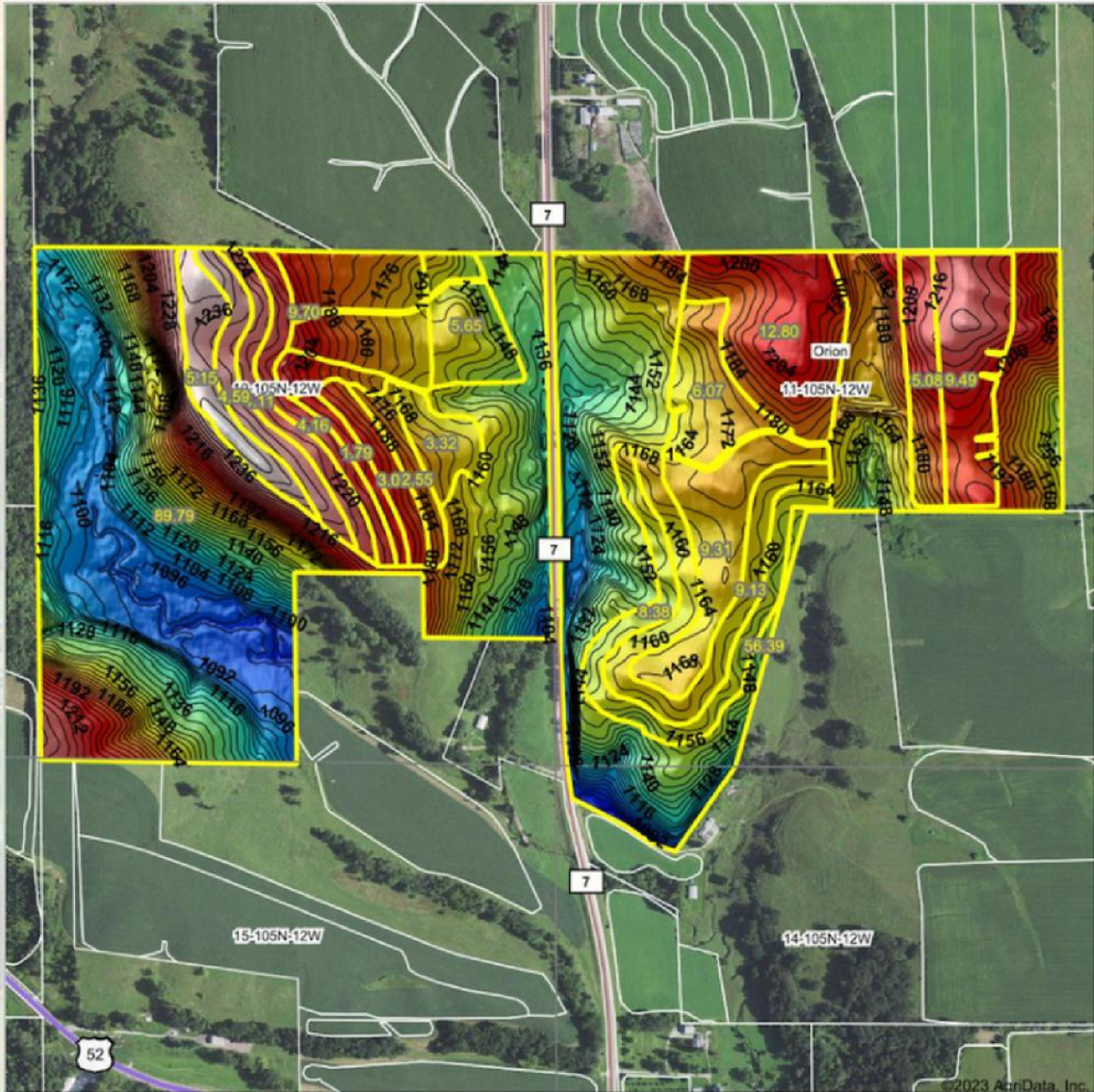
10-105N-12W
Olmsted County
Minnesota

0ft 838ft 1675ft



75,000
ACRES SOLD

Topo Map



Low Elevation High



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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

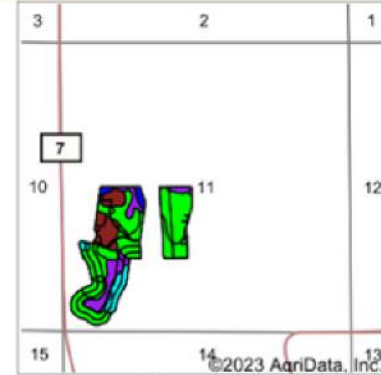
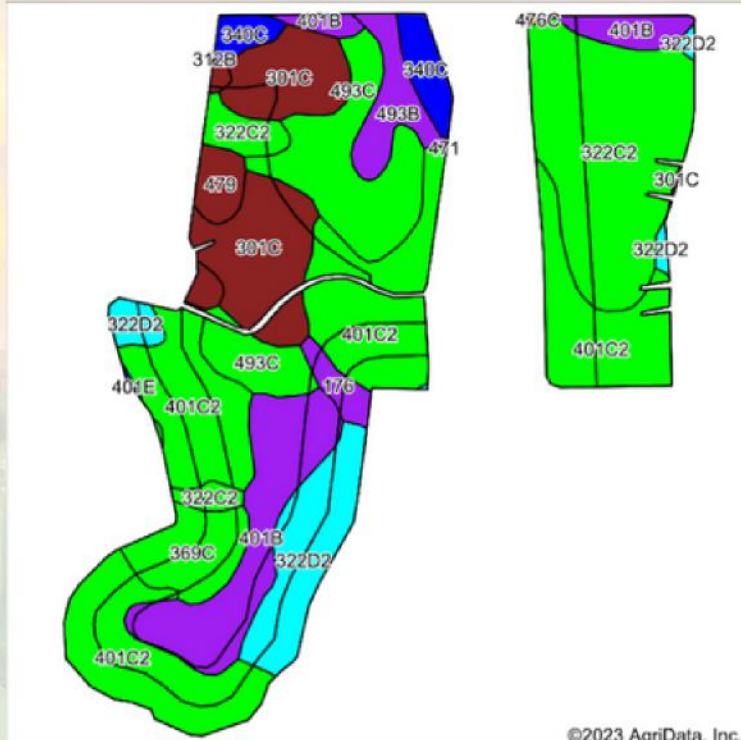


10/16/2023

10-105N-12W
Olmsted County
Minnesota



Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **11-105N-12W**
 Township: **Orion**
 Acres: **60.26**
 Date: **10/16/2023**



Maps Provided By:
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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	
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	17.57	29.2%		Ille	80	80	80	68	69	
322C2	Timula silt loam, 6 to 12 percent slopes, moderately eroded	10.83	18.0%		Ille	78	66	66	56	64	
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	6.56	10.9%		Ile	90	82	82	70	72	
301C	Lindstrom silt loam, 6 to 15 percent slopes	6.49	10.8%		Ille	92	87	87	74	78	
493C	Oronoco loam, 6 to 12 percent slopes	6.40	10.6%		Ille	75	76	76	65	67	
322D2	Timula silt loam, 12 to 20 percent slopes, moderately eroded	4.55	7.6%		Ive	64	61	61	51	57	
369C	Waubek silt loam, 6 to 12 percent slopes	2.31	3.8%		Ille	80	86	86	76	76	
493B	Oronoco loam, 2 to 6 percent slopes	1.78	3.0%		Ile	88	77	77	66	68	
340C	Whalan loam, 6 to 12 percent slopes	1.70	2.8%		Ille	43	65	65	61	53	
479	Floyd silt loam, 1 to 4 percent slopes	1.36	2.3%		Ilw	100	76	70	55	75	
176	Garwin silty clay loam	0.71	1.2%		Ilw	86	72	29	34	72	
Weighted Average						2.90	80	*n 76.1	*n 75.5	*n 64.5	*n 68.2

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