

LAND

FOR SALE

Olmsted County, MN

253.31
+/- 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

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Summary of Property

253.31+/- Acres • Olmsted County, MN

Listing Price: \$1,999,900

Description

Located just north of highly sought after Chatfield, Mn this highly desirable farm has much to offer the rural landowner in this area. The farm is located on excellent hard surface County 7 conveniently between Hwy 52 to the south and Interstate 90 to the north making commutes to Rochester, MN or LaCrosse, WI very efficient. The land sits on both sides of the road in two tracts ideal for separating livestock, farming close to one location as well as offers beautiful buildable sites in Orion township.

Tract 1 on 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 two 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.

Tract 2 on 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 land on this tract is of high quality comprising 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
- Very Secluded Private Valley

Driving Directions:

From Chatfield head North on 52 5 miles until you reach County 7. Head north 1/2 mile and the property is on the east 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



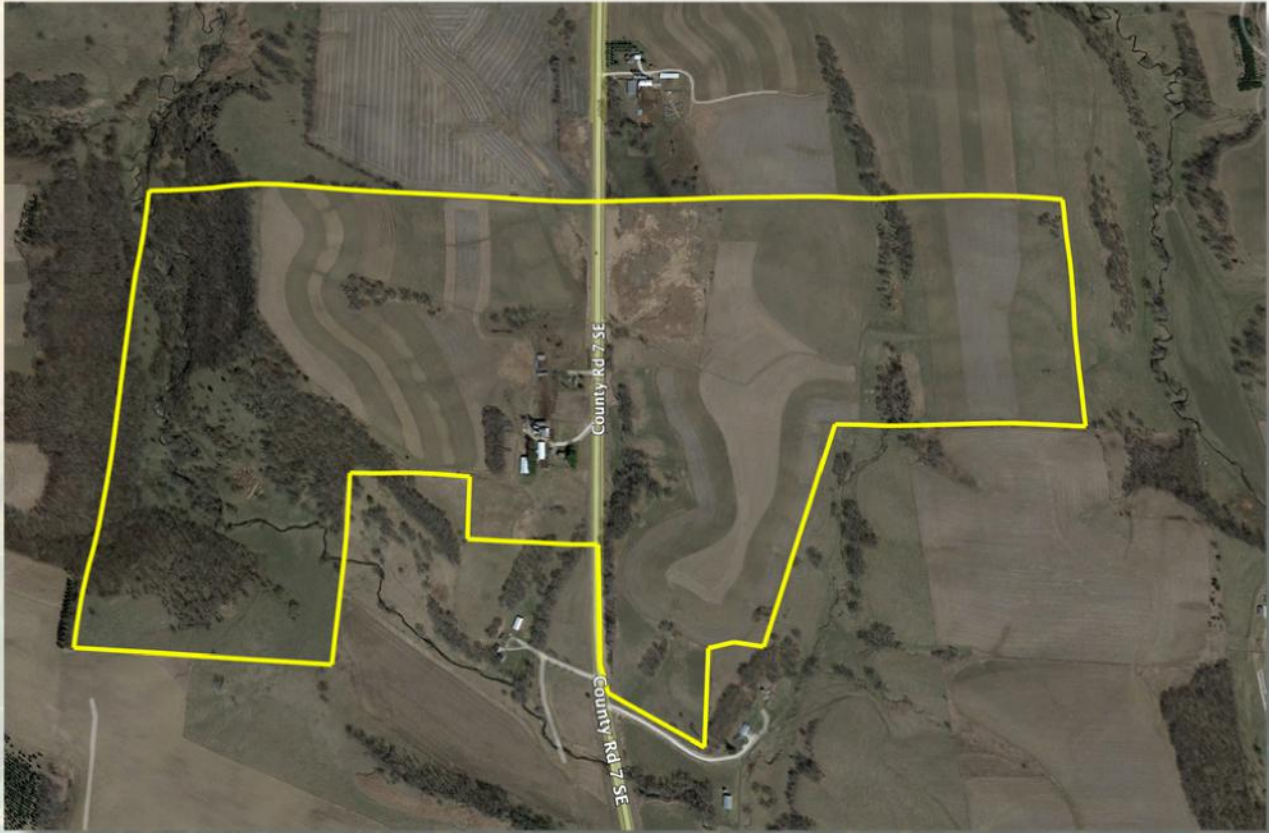
75,000
ACRES SOLD

Property Photos



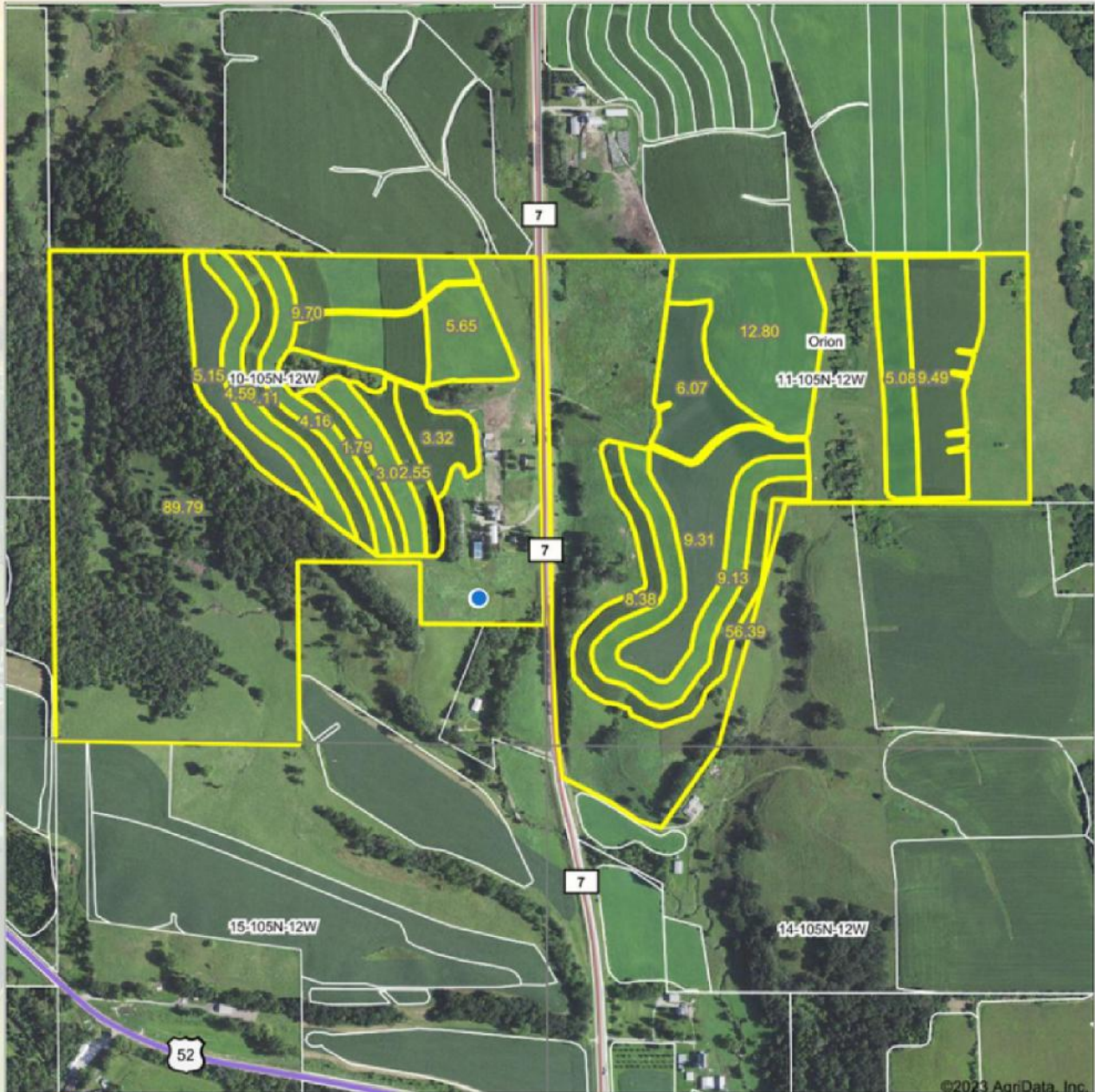
75,000
ACRES SOLD

Property Lines



75,000
ACRES SOLD

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

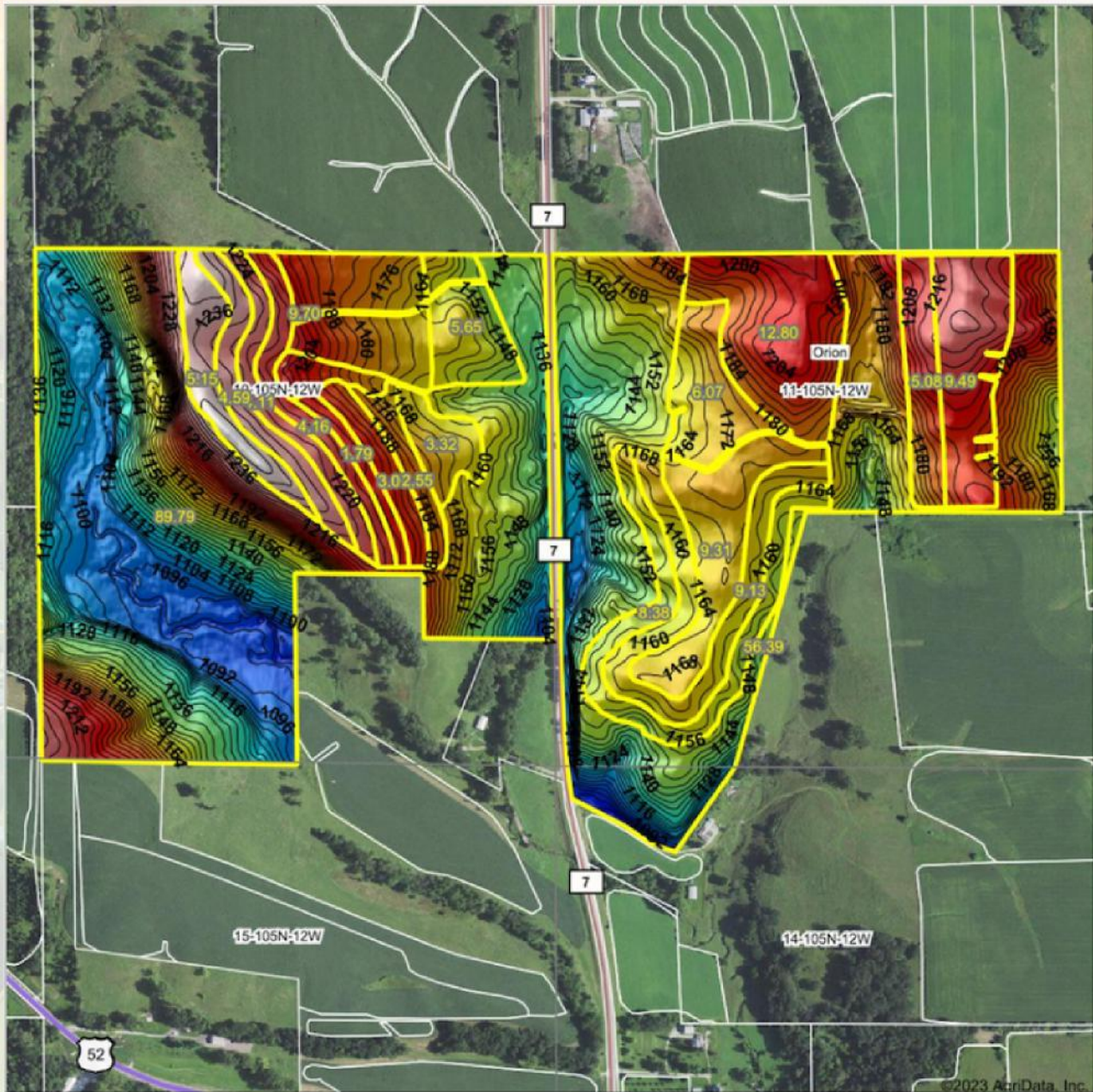
0ft 838ft 1675ft

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

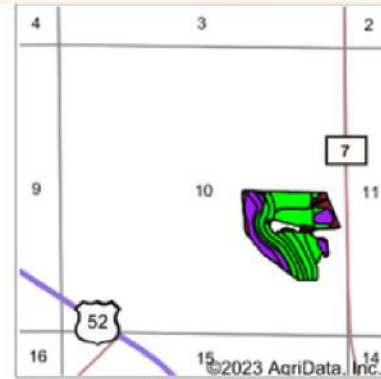
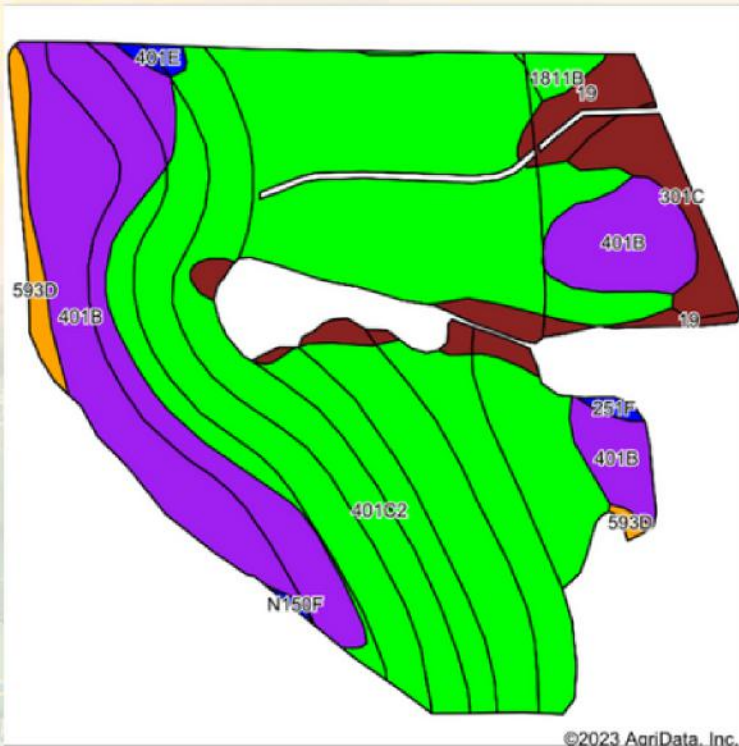


10/16/2023

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.

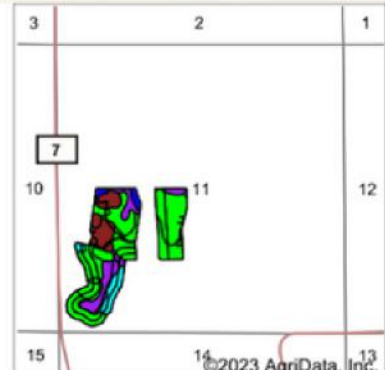
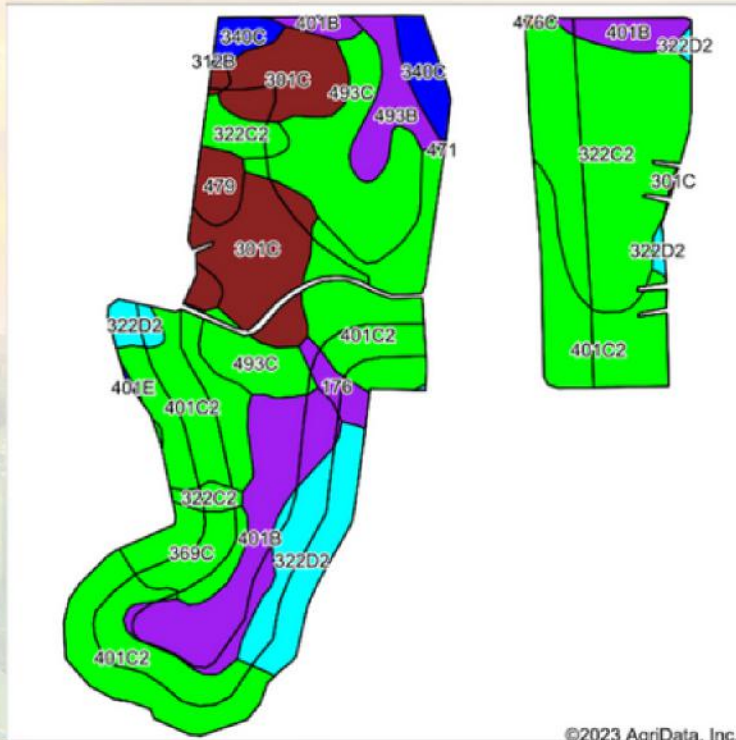
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Area Symbol: MN109, Soil Area Version: 17

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	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



Soils Map



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



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
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	Waubeek 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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