

# LAND

# FOR SALE

Redwood County, MN

**40**  
+/- ACRES



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

SCAN FOR MORE INFO



**BRYCE BRUNZ**  
**507-382-6669**

Bryce@HighPointLandCompany.com

Real Estate License:  
4440878294

520 S Main St  
Stewartville, MN 55976



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**LAND COMPANY**  
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# Summary of Property

## 40+/- Acres • Redwood County, MN

**Listing Price: \$247,500**

### **DESCRIPTION**

Located in Redwood County, MN sits this 40-acre, income producing parcel. This property offers an array of different options to expand anyone's portfolio. Its currently enrolled in a CRP-1 conservation reserve program that is generating annual income. With a windbreak already established and flat terrain, this would be a perfect place to build a dream home. This 40-acres also offers other opportunities: Winery, bed breakfast, cemetery, farmable, livestock, subdivision are all options for this urban expansion ground. With the Delhi Wildlife Management Area to the north and undeveloped land to the south this great parcel gives the spacious feel and the comfort of being close to town. The lot is located 1.5 miles northwest of Redwood Falls, MN giving the new owner an easy commute to town for any desirable needs. Opportunities to build your dream home or business in a setting like this are becoming more difficult to find. If you have any questions about this property or would like to set up a private showing, contact Minnesota Land Specialists Bryce Brunz 507-382-6669 or email [Bryce@highpointlandcompany.com](mailto:Bryce@highpointlandcompany.com)

### **Property Address:**

TBD 350th Street, Redwood Falls, MN 56283

### **Property Features:**

- Annual Income: \$5,680 (10/1/13 through 9/30/2028)
- Spacious
- Easy Commute (1.5 miles to Redwood Falls)
- Outdoor Recreational Opportunities Nearby (Wildlife Management Area)

### **Driving Directions:**

From Redwood Falls, MN travel west on HWY 19. Right (North) on County Rd 17. Turn Right on 350th street. Located just West of Redwood Falls Sportsmen Club.



75,000  
ACRES SOLD

# Property Location





75,000  
ACRES SOLD

# Aerial Map



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

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

Boundary Center: 44° 33' 14.56, -95° 8' 22.19

35-113N-36W  
Redwood County  
Minnesota

0ft 289ft 577ft

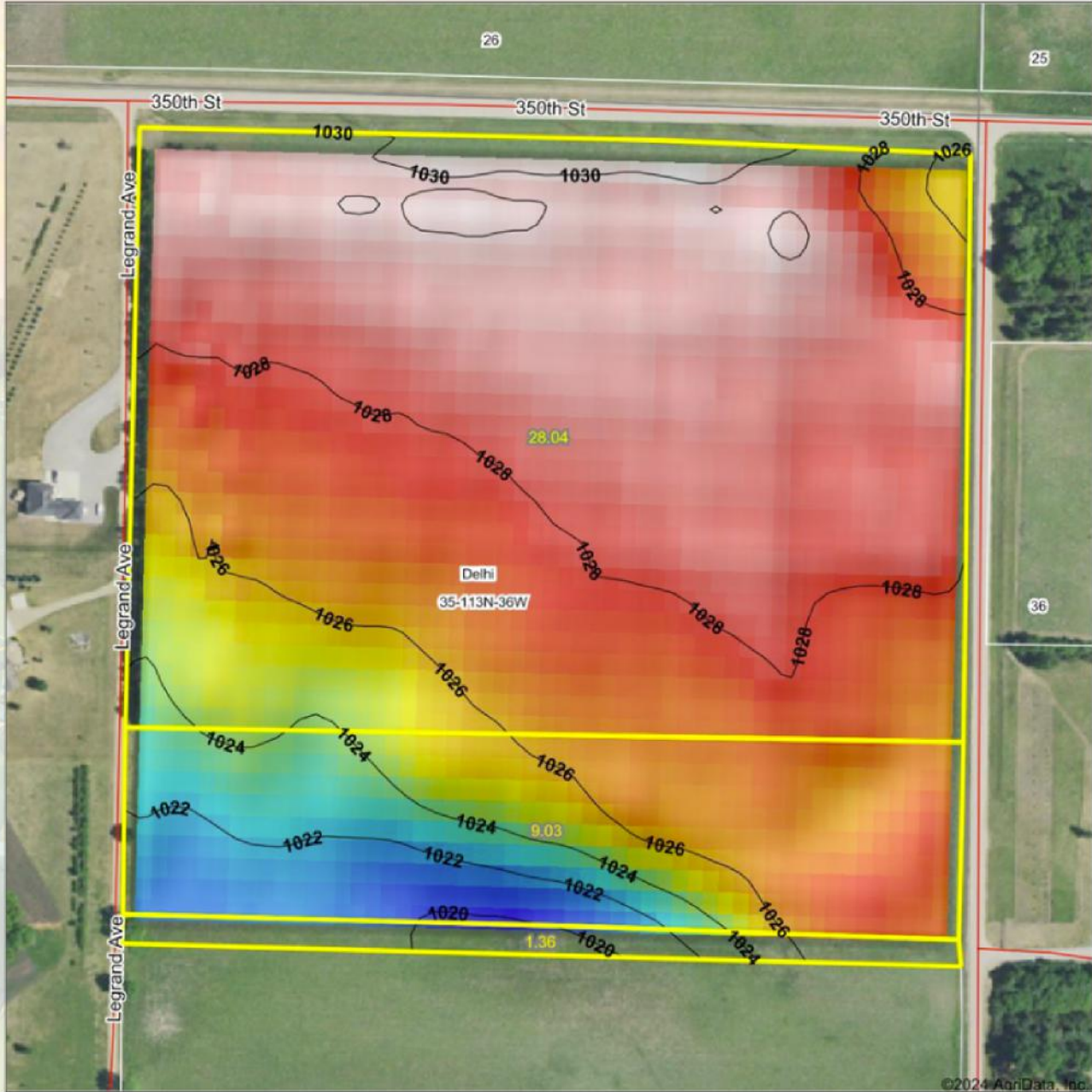


1/23/2024



**75,000**  
ACRES SOLD

# Topo Map



©2024 AgriData, Inc.



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Tom Conroy, Agronomist of EGM 2008

Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 1,019.3  
Max: 1,030.5  
Range: 11.2  
Average: 1,026.9  
Standard Deviation: 2.49 ft

0ft 244ft 488ft



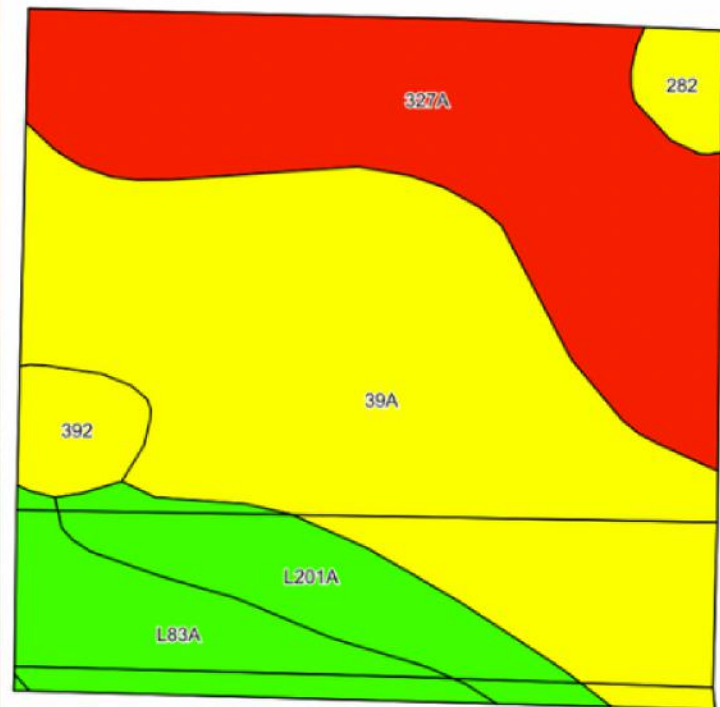
1/23/2024

**35-113N-36W**  
**Redwood County**  
**Minnesota**

Boundary Center: 44° 33' 14.56, -95° 8' 22.19



# Soil Map



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State: **Minnesota**  
 County: **Redwood**  
 Location: **35-113N-36W**  
 Township: **Delhi**  
 Acres: **38.43**  
 Date: **1/23/2024**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 22

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
39A	Wadena loam, 0 to 2 percent slopes	17.76	46.2%	Yellow	lls	66	61	61	59	52
327A	Dickman sandy loam, 0 to 2 percent slopes	11.74	30.5%	Red	llis	49	53	53	48	36
L83A	Webster clay loam, 0 to 2 percent slopes	3.55	9.2%	Green	llw	93	83	78	70	82
L201A	Normania loam, 1 to 3 percent slopes	3.45	9.0%	Light Green	le	99	83	76	71	83
392	Biscay clay loam, 0 to 2 percent slopes	1.16	3.0%	Yellow	llw	70	69	69	60	66
282	Hanska fine sandy loam	0.77	2.0%	Yellow	llw	61	72	72	58	51
<b>Weighted Average</b>						<b>2.22</b>	<b>*n 63</b>	<b>*n 61.9</b>	<b>*n 57.7</b>	<b>*n 53.1</b>

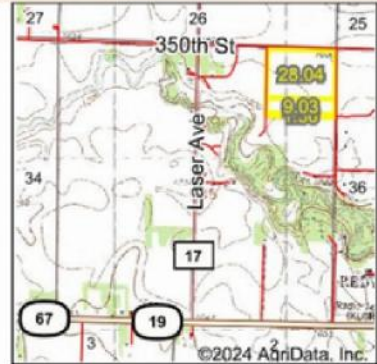
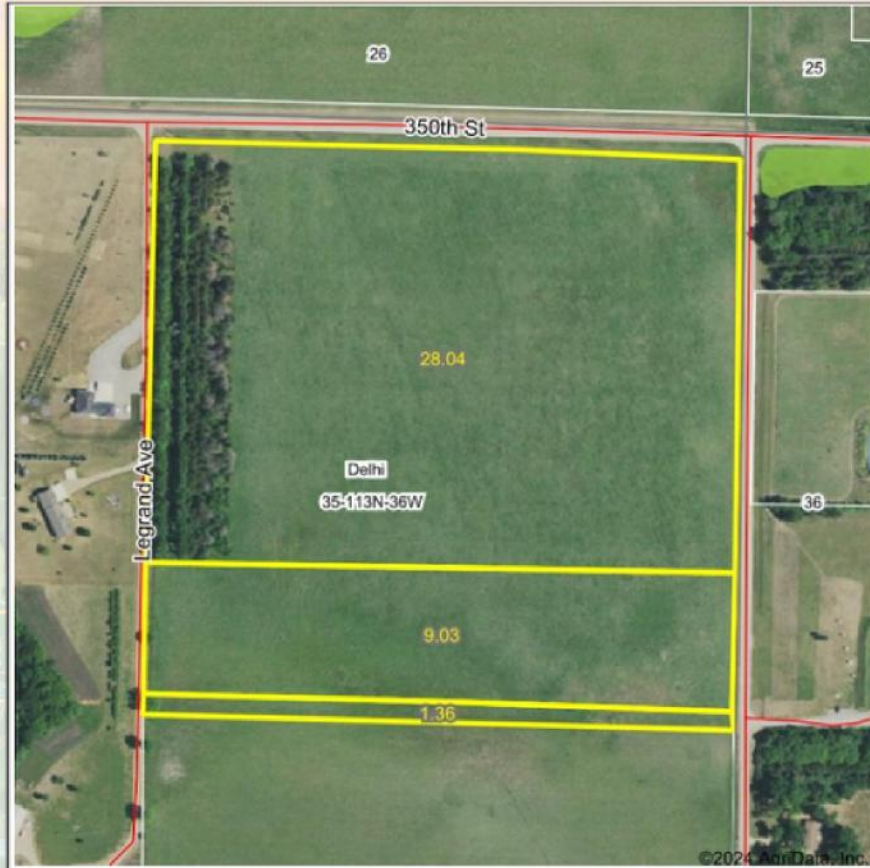
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**75,000**  
ACRES SOLD

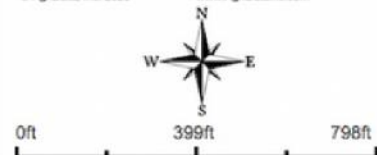
# Wetland Map



State: **Minnesota**  
 Location: **35-113N-36W**  
 County: **Redwood**  
 Township: **Delhi**  
 Date: **1/23/2024**

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Classification Code	Type	Acres
		Total Acres 0.00

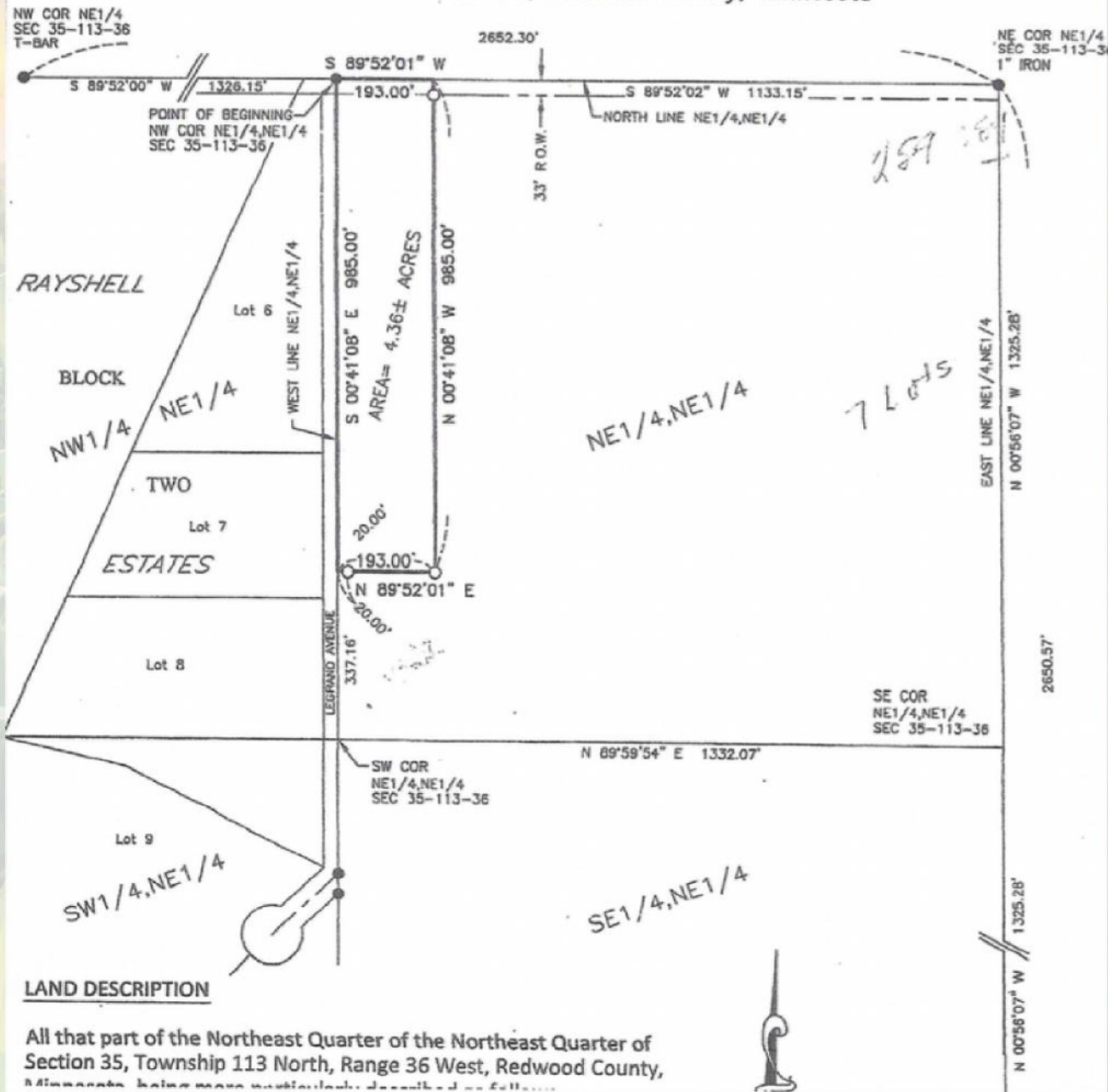
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

**75,000**  
ACRES SOLD

# Survey

## Certificate of Survey *Delhi* TOWNSHIP

A part of the Northeast Quarter of the Northeast Quarter in Section 35-113-36, Redwood County, Minnesota





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