

LAND

FOR SALE

Renville County, MN

360
+/- 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



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

360+/- Acres • Renville County, MN

Listing Price: \$1,810,000

DESCRIPTION

This is an excellent opportunity to own a one-of-a-kind property. This 360-acre tract is enrolled in a conservation reserve program and will pay the buyer just shy of 1 million dollars over the next 10 years while enjoying the great outdoors. Entering from the east, one will be presented with quality native grasses (CRP) and 2 ponds. Moving west through the gently rolling plains, the owner will face 240 acres of CRP until being presented with a creek snaking its way through the property. The creek being surrounded by trees, makes for great diversification of land. Hiking out of the creek bottom you will enter another 80+ acres of CRP. The diversification of creek bottom, cedars trees, native grasses, ponds, and gently rolling plains presents a wildlife paradise that many hunters dream of. From size, species of game and income this property has it all. Properties offering these features are rarely available and if you have any questions about this dream property or would like to set up a private showing, contact Minnesota Land Specialists Bryce Brunz 507-382-6669 or email Bryce@highpointlandcompany.com.

Property Address:

TBD 730th Ave, Olivia, MN 56277

Property Features:

- Wildlife: Pheasant, Duck, Geese, Deer, Rabbit
- Annual Income: \$98,126 (Expires in 2034)
- CRP, Wooded, Creek, Ponds
- Accessible: 1 hour 20 minutes to Eden Prairie, MN. 1 hour 15 minutes to Mankato, MN. 1 hour from Marshall, MN.

Driving Directions:

8 miles south of Olivia, MN and 7 miles north of Redwood Falls. .5 mile west of HWY 71 on 730th ave.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



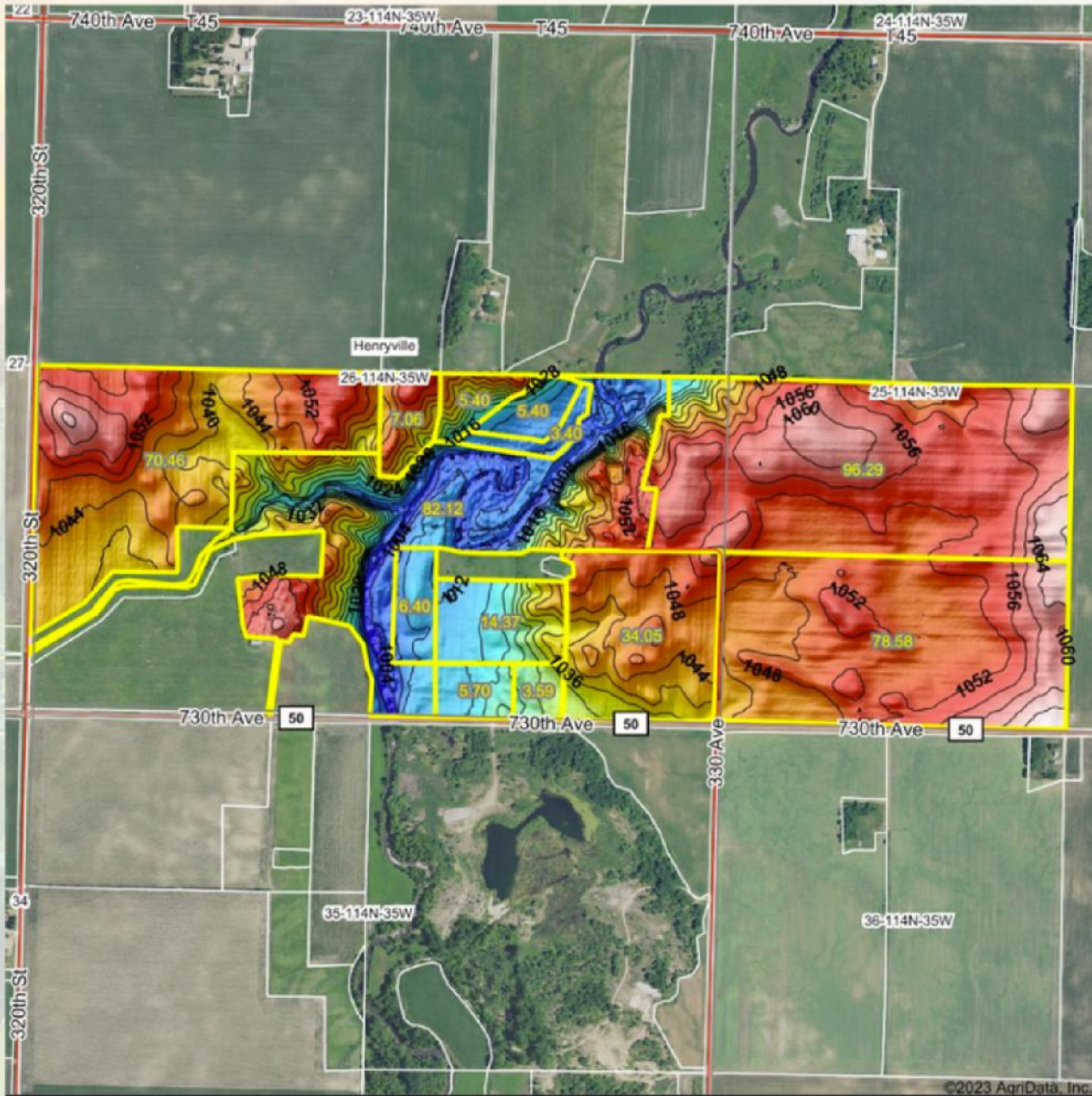
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Topo Map



Maps Provided by:



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Field borders provided by Farm Service Agency as of 5/31/2008

Source: USGS 3 meter dem

Interval(ft): 4

Min: 1,000.4

Max: 1,070.6

Range: 70.2

Average: 1,042.1

Standard Deviation: 16.31 ft



12/26/2023

26-114N-35W
Renville County
Minnesota

Boundary Center: 44° 38' 49.52, -95° 1' 12.11

75,000
ACRES SOLD

Wetlands Map



State: **Minnesota**
 Location: **26-114N-35W**
 County: **Renville**
 Township: **Henryville**
 Date: **12/26/2023**

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Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING

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Classification Code	Type	Acres
R2UBH	Riverine	10.54
R4SBC	Riverine	0.68
PFO1A	Freshwater Forested/Shrub Wetland	0.42
PUBFcx	Freshwater Pond	0.36
PEM1A	Freshwater Emergent Wetland	0.32
R4SBCx	Riverine	0.19
PEM1C	Freshwater Emergent Wetland	0.13
Total Acres		12.64

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

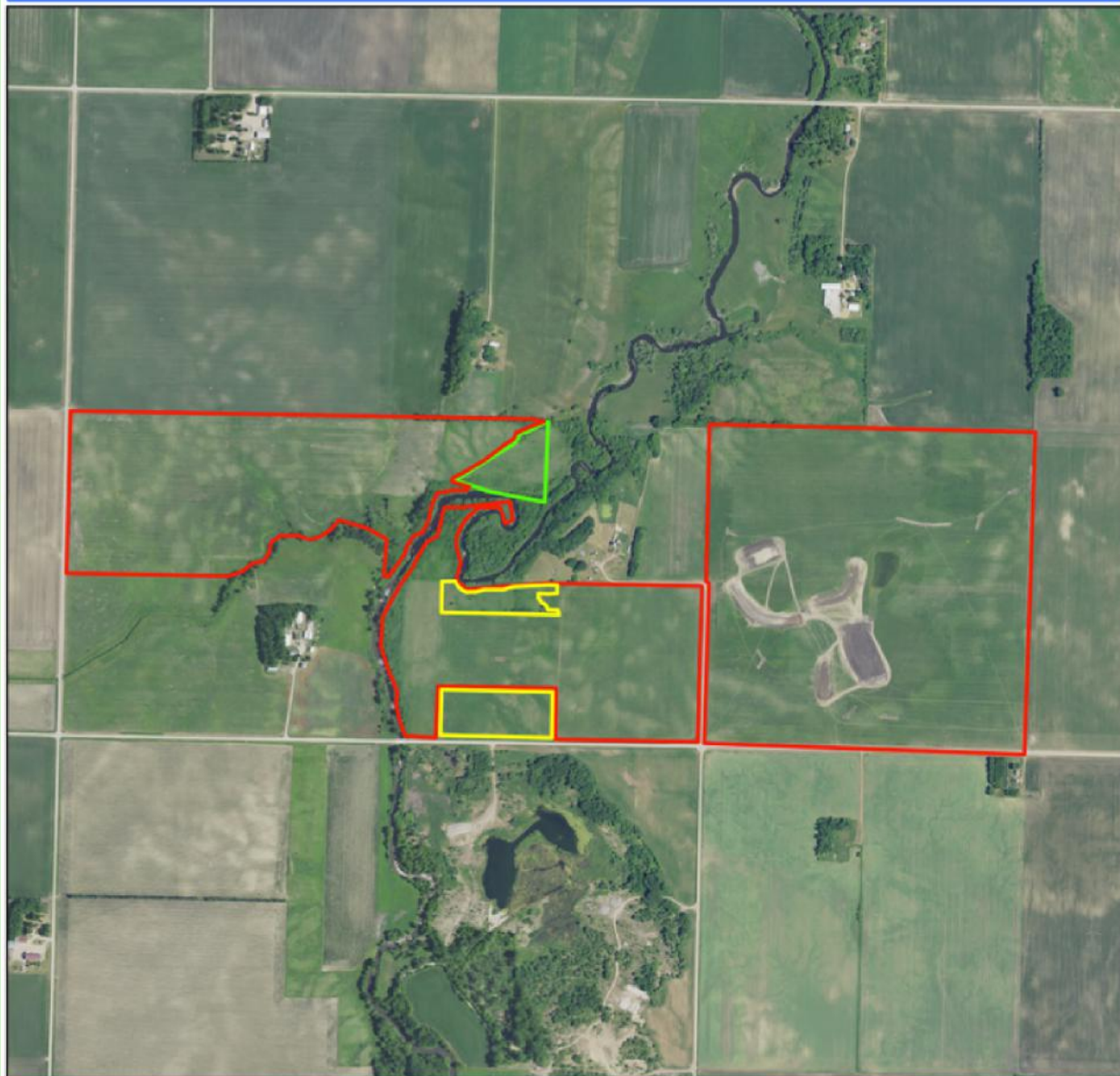
Easement Map






Renville Soil & Water Conservation District
1008 West Lincoln, Olivia MN 56277
Phone: 320-523-1559

1/17/2024


Easements 65-13-19-01, 65-29-02-01, & 65-06-01-01
Henryville 25 and 26



Legend

-  65-13-19-01 (324.70 acres) Easement Recorded on 08/31/2020
-  65-29-02-01 (5.96 acres) Easement Recorded on 07/19/2001
-  65-06-01-01 (13.5 acres) Easement Recorded on 05/23/2001



0 330660 1,320 Feet




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