

LAND

FOR SALE

Steele County, MN

29.68
+/- ACRES



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

SCAN FOR MORE INFO



MITCHELL KRUGER
507-259-8541

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40735678

520 S Main St,
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HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

29.68+/- Acres • Steele County, MN

Listing Price: \$300,000

DESCRIPTION

This property, located in Owatonna, MN, spans approximately 29.68 acres, with 25.73 acres designated as tillable land. Positioned just 7 miles south of Owatonna and 1 mile west of County Road 45, its location offers convenience and accessibility.

Key features of the property include:

Tillable Acres: The property boasts 25.73 FSA certified cropland acres with an average Crop Productivity Index (CPI) of 95. Currently enrolled in the Conservation Reserve Program (CRP), these acres generate an annual income of \$7,731.

Investment Potential: With its tillable acres and CRP income, this property presents a promising investment opportunity for various buyers' portfolios.

Timber Area: The remaining portion of the land comprises timber, providing diverse opportunities. Its strategic location offers potential for stand placements and the creation of food plots, making it an attractive habitat for Whitetails during the fall hunting season.

Future Farming Potential: Upon the expiration of the CRP contract, there is the possibility to convert the land back to farming, enhancing its potential for agricultural use.

For further inquiries or to arrange a private showing, interested parties can contact Minnesota Land Specialist Mitchell Kruger at 507-259-8541 or via email at mitchell@highpointlandcompany.com.

Property Address:

TBD SW 68th Street, Owatonna, MN

75,000
ACRES SOLD

Property Photos



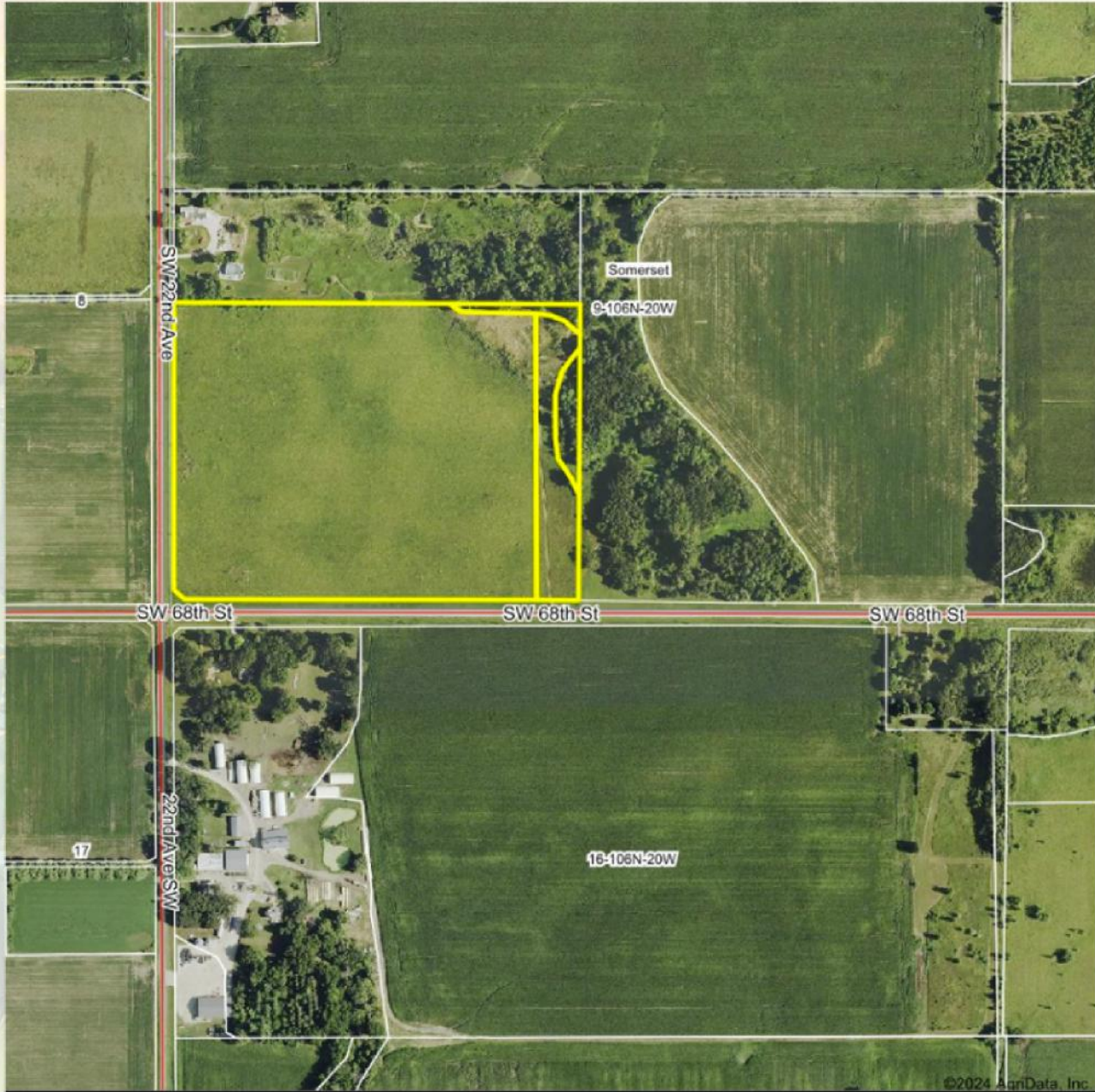
75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map



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Maps Provided By:
surety
CUSTOMER ONLINE MAPPING

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Boundary Center: 43° 59' 41.2, -93° 14' 35.8

0ft 488ft 977ft

9-106N-20W
Steele County
Minnesota

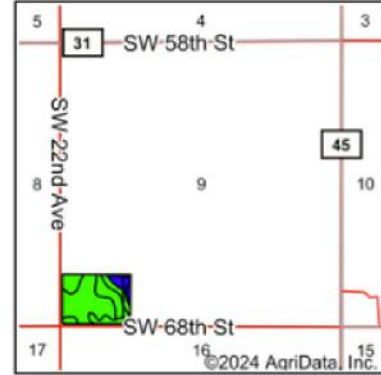
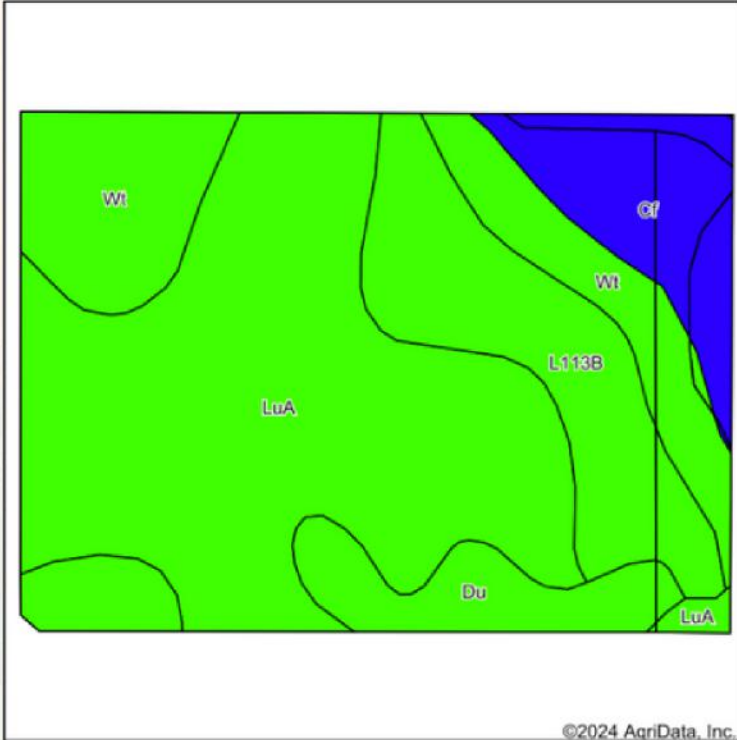


2/23/2024

Field boundaries provided by Farm Service Agency as of 1/21/2008



Soil Map



State: **Minnesota**
 County: **Steele**
 Location: **9-106N-20W**
 Township: **Somerset**
 Acres: **26.83**
 Date: **2/23/2024**



Soils data provided by USDA and NRCS.

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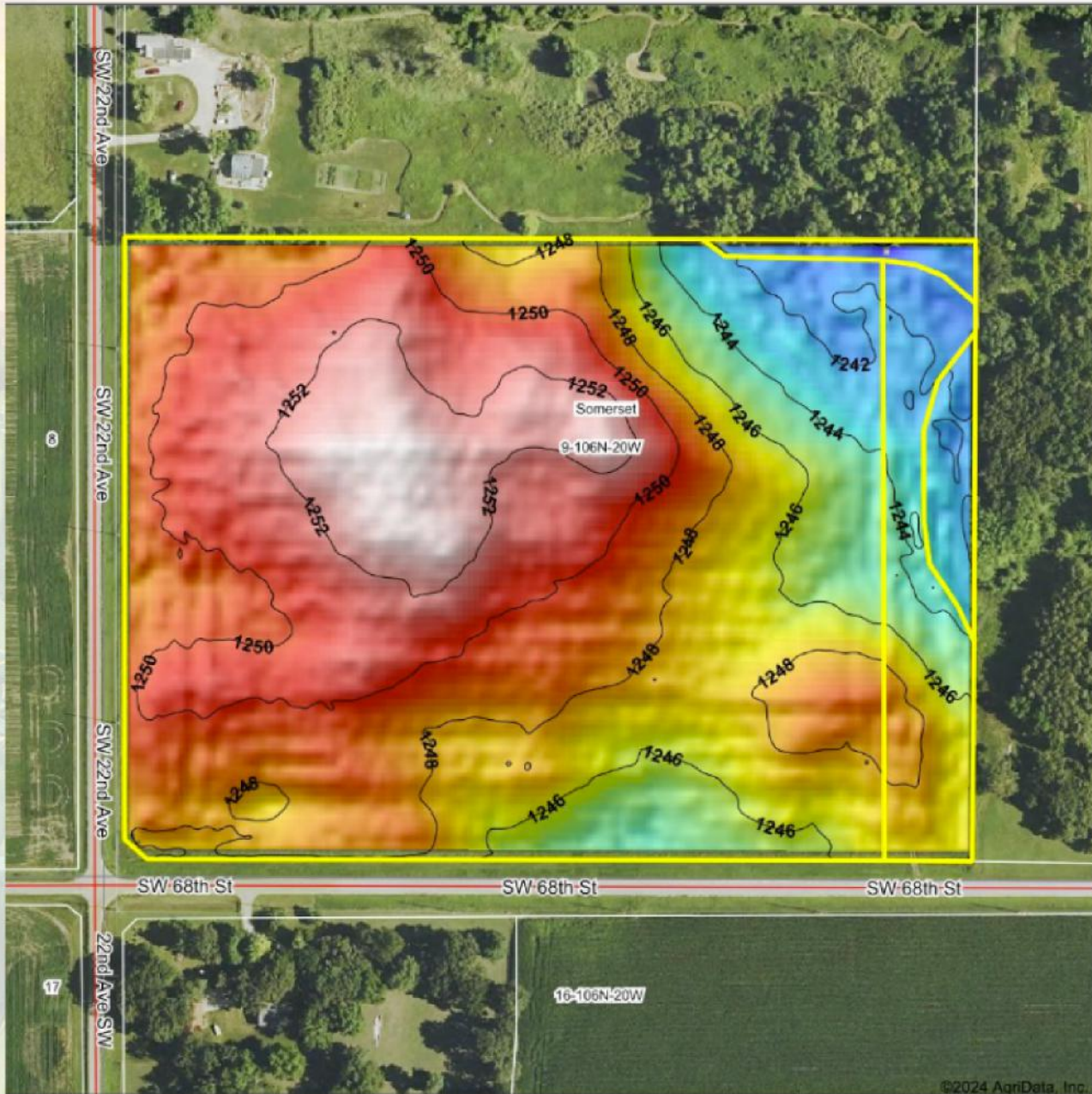
Area Symbol: MN147, Soil Area Version: 19

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
LuA	Le Sueur loam, 1 to 3 percent slopes	12.83	47.8%		lw	97	90	90	76	84
Wt	Webster clay loam, 0 to 2 percent slopes	5.30	19.8%		ilw	93	83	78	70	82
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	4.28	16.0%		lle	98	81	78	73	81
Cf	Canisteo clay loam, depressional, 0 to 1 percent slopes	2.60	9.7%		llw	86	75	67	61	75
Du	Dundas silt loam, 0 to 2 percent slopes	1.82	6.8%		ilw	91	86	84	76	85
Weighted Average					1.62	94.9	*n 85.5	*n 83.1	*n 72.9	*n 82.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

75,000
ACRES SOLD

Topo Map



Maps Provided by



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Field borders provided by Farm Service Agency as of 5/21/2018

Source: USGS 3 meter dem

Interval(ft): 2

Min: 1,239.7

Max: 1,253.9

Range: 14.2

Average: 1,248.3

Standard Deviation: 3.05 ft

0ft 232ft 464ft



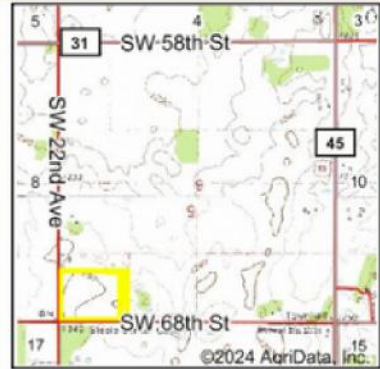
2/23/2024

9-106N-20W
Steele County
Minnesota

Boundary Center: 43° 59' 41.2, -93° 14' 35.8



Wetland Map



State: **Minnesota**
 Location: **9-106N-20W**
 County: **Steele**
 Township: **Somerset**
 Date: **2/23/2024**



0ft 381ft 762ft

Classification Code	Type	Acres
PSS1A	Freshwater Forested/Shrub Wetland	0.81
PFO1A	Freshwater Forested/Shrub Wetland	0.76
PEM1A	Freshwater Emergent Wetland	0.43
Total Acres		2.00

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

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