

# LAND

# FOR SALE

Houston County, MN

**120**  
+/- ACRES



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

SCAN FOR MORE INFO



**LUCAS MESTAD**  
**507-696-6228**

Lucas@HighPointLandCompany.com



**HIGH POINT**  
**LAND COMPANY**

Real Estate License:  
40747360

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Stewartville, MN 55976

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A circular logo with a green and blue border. Inside the circle, the text "100,000" is written in a large, bold, black font, and "ACRES SOLD" is written in a smaller, bold, black font below it.

# Summary of Property

## 120+/- Acres • Houston County, MN

**Listing Price: \$792,000**

### **DESCRIPTION**

Have you been waiting for the perfect, turn-key hunting property in Minnesota? Welcome to the "Minnesota Mecca." Located in the heart of Houston County, Minnesota lays this 120 acre hunting tract. This property is the true definition of cutting the cherry off the top, with every inch of this property serving a purpose. When looking at the property from a map you can see that this place lays perfect. The top field is surrounded by 3 valleys you own with no roads intruding for deer bedding ultimate seclusion. The top field has everything the hardcore whitetail hunter could dream of with multiple established food plots, established switchgrass screenings, ponds and box blinds. You will have multiple stand locations for any wind direction! The timber has already had an extensive TSI project finished and has recently been approved for another TSI project through the EQIP program with a \$33,000 cost share that the new owner can assume. Above the 3 valleys that are a part of the property, there are 10 separate points and knobs for excellent bedding and stand locations. The property also features a well maintained trail system for easy access throughout the property. The 16 acres of tillable land also offers a great opportunity for annual income.

For more information on this world class hunting tract or to schedule a private showing contact Minnesota Land Specialist Lucas Mestad at 507-696-6228 or email him at [Lucas@HighPointLandCompany.com](mailto:Lucas@HighPointLandCompany.com) or contact Minnesota Land Specialist Jake Mestad at 507-652-9201 or email him at [Jake@HighPointLandCompany.com](mailto:Jake@HighPointLandCompany.com).

### **Property Features:**

- multiple food plots
- established switchgrass screenings
- water holes
- trail system
- box blinds
- black walnuts and oaks
- 16 acres of tillable land

### **Property Address:**

TBD Gavin Rd Caledonia, MN 55921

**ALL PROPERTY BOUNDARIES ARE APPROXIMATE**

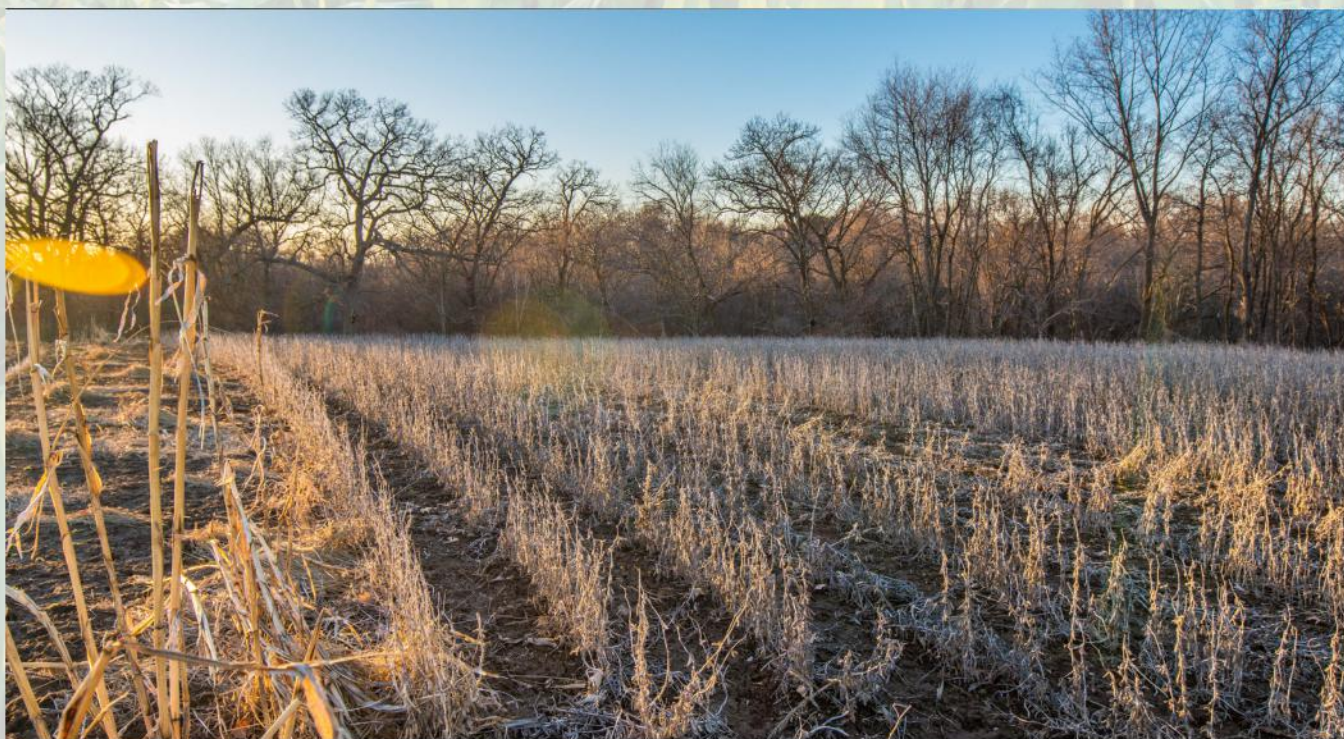
**100,000**  
ACRES SOLD

# Property Photos



**100,000**  
**ACRES SOLD**

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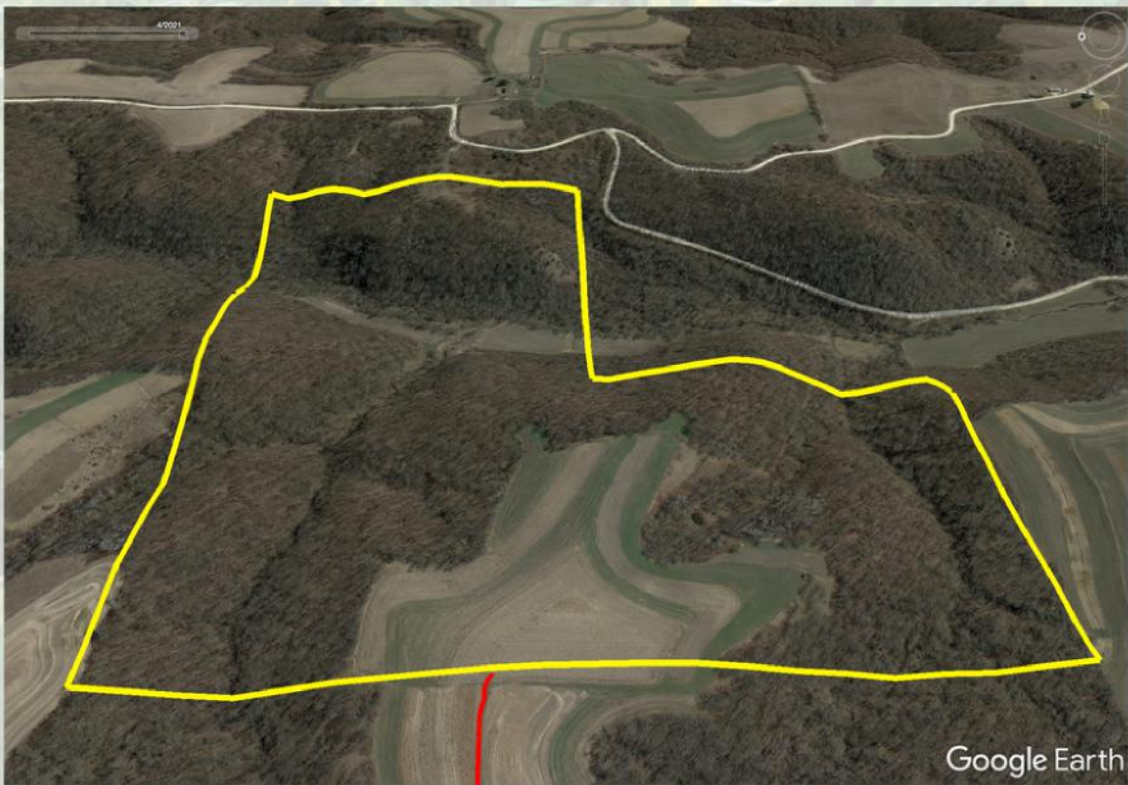
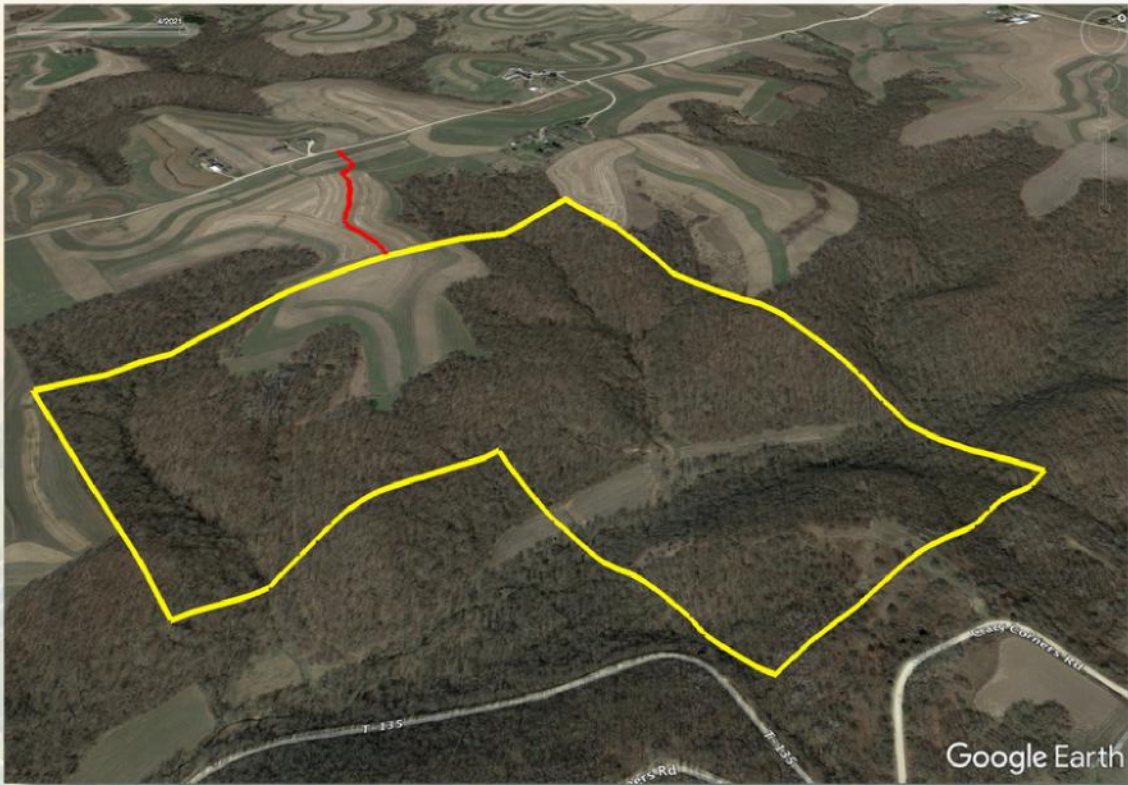
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# Property Photos



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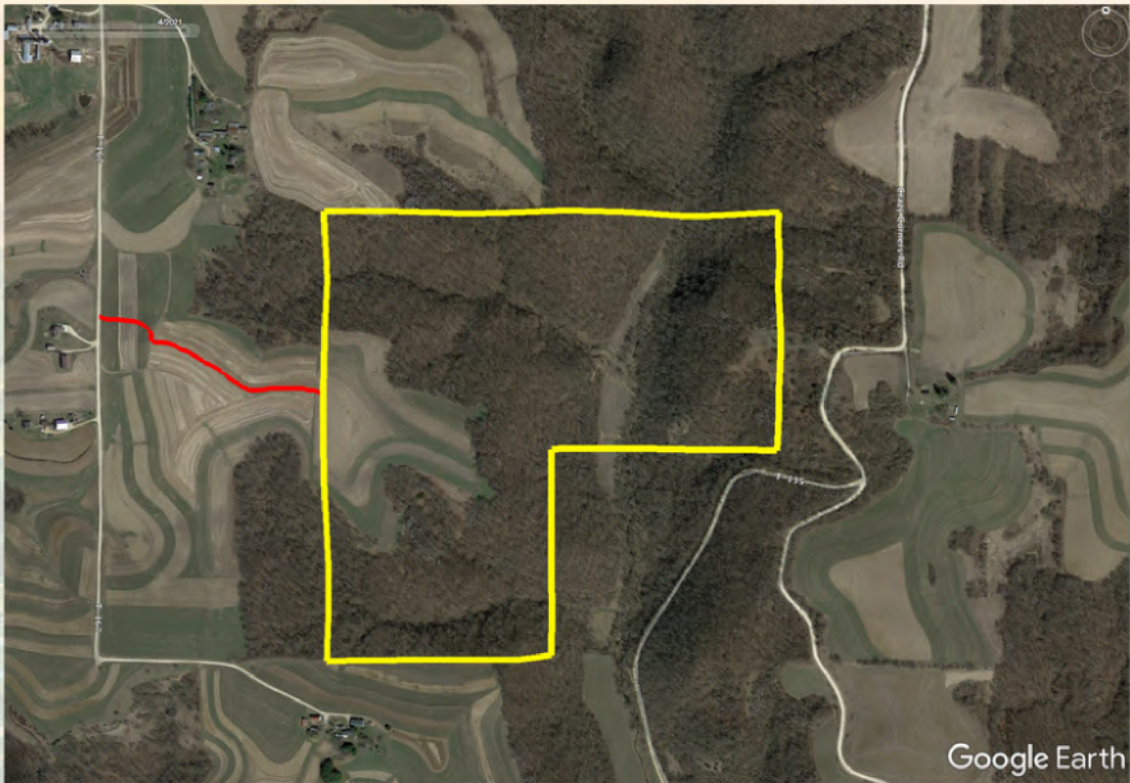
# Aerial





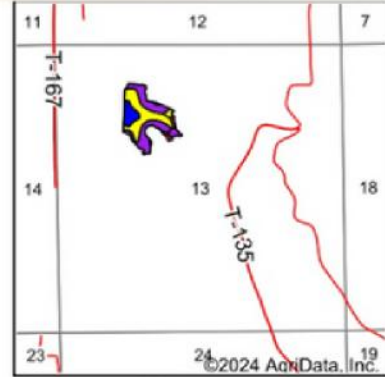
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# Aerial



**100,000  
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# Soil Map



State: **Minnesota**  
 County: **Houston**  
 Location: **13-102N-5W**  
 Township: **Mayville**  
 Acres: **16.79**  
 Date: **3/26/2024**



Soils data provided by USDA and NRCS.

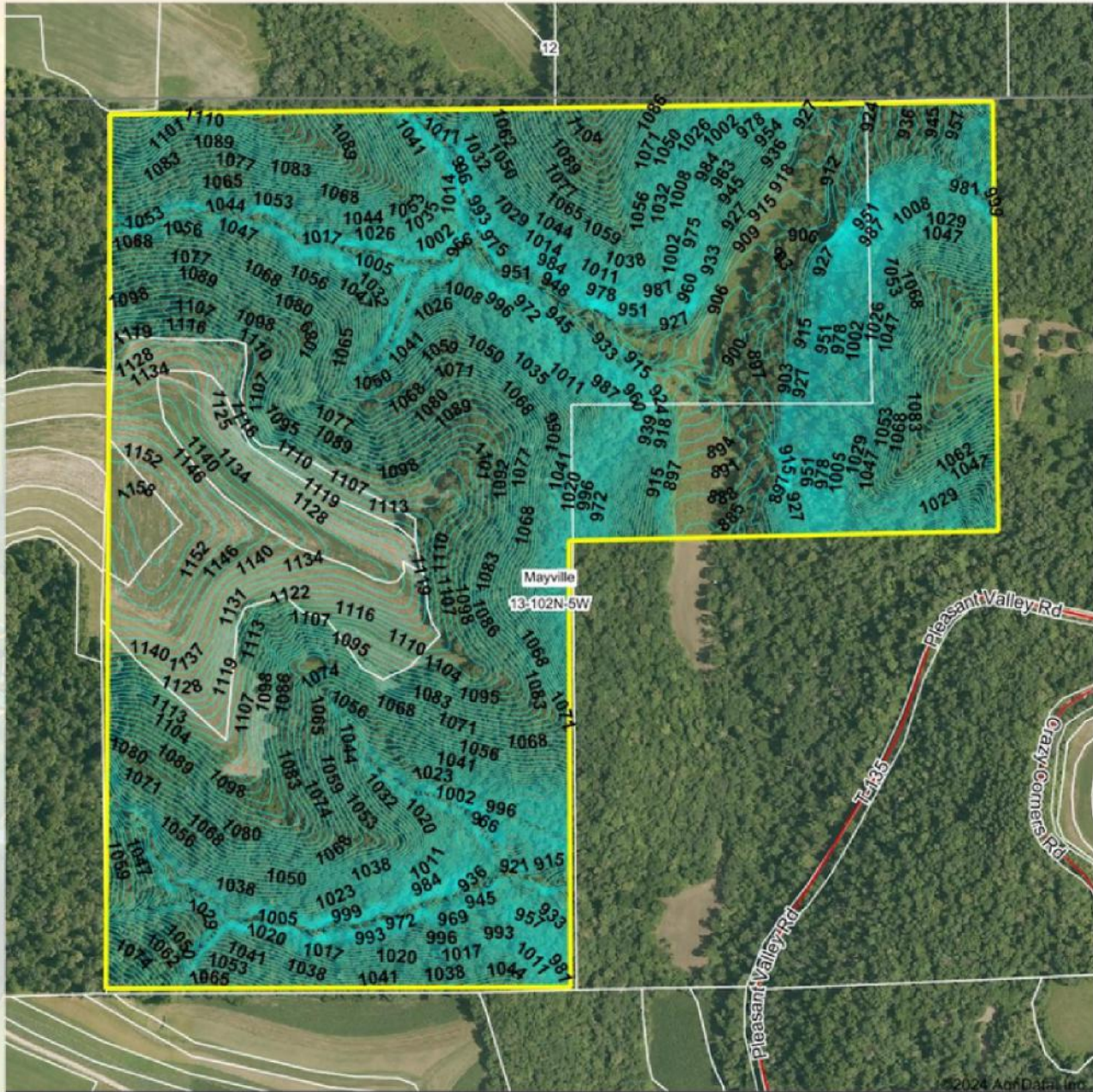
Area Symbol: MN055, Soil Area Version: 18

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	
580D2	Blackhammer-Southridge complex, 12 to 20 percent slopes, moderately eroded	6.60	39.3%		IVe	55	64	64	58	60	
580C2	Blackhammer-Southridge complex, 6 to 12 percent slopes, moderately eroded	6.40	38.1%		IIIe	70	72	72	66	69	
103B	Seaton silt loam, driftless ridge, 2 to 6 percent slopes	2.05	12.2%		IIe	85	88	88	77	82	
592E	Lamoille-Eibaville silt loams, 20 to 30 percent slopes	0.70	4.2%		VIe	13	16	16	15	9	
586D2	Nodine-Rollingstone silt loams, 12 to 20 percent slopes, eroded	0.63	3.8%		IVe	52	60	60	55	50	
586C2	Nodine-Rollingstone silt loams, 4 to 12 percent slopes, eroded	0.41	2.4%		IIIe	67	65	65	61	56	
<b>Weighted Average</b>						<b>3.43</b>	<b>62.8</b>	<b>*n 67.9</b>	<b>*n 67.9</b>	<b>*n 61.5</b>	<b>*n 63.5</b>

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

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# Topo Contours



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): 3.0

Min: 877.9

Max: 1,159.9

Range: 282.0

Average: 1,041.4

Standard Deviation: 69.65 ft

0ft 464ft 929ft



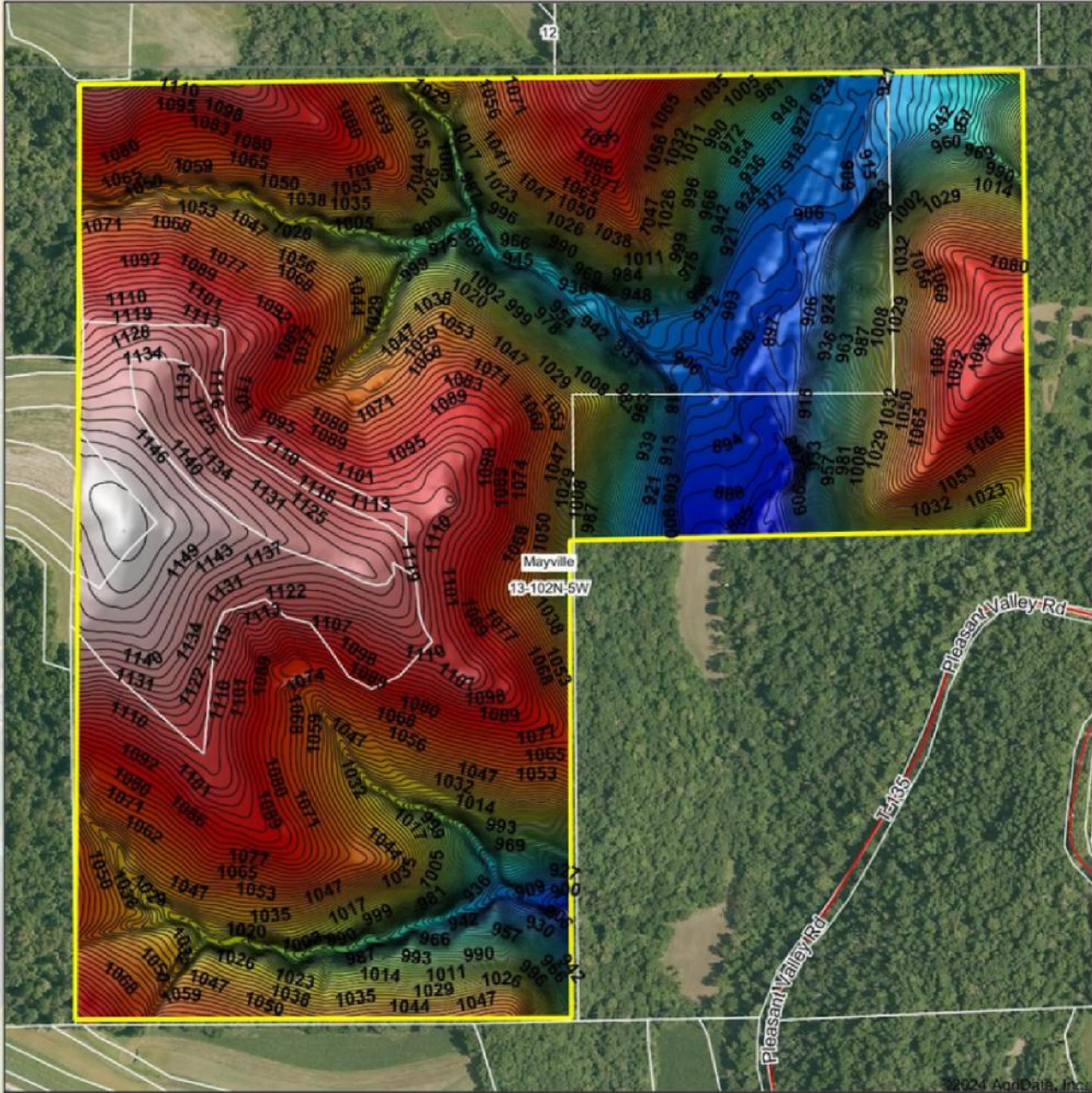
3/26/2024

13-102N-5W  
Houston County  
Minnesota

Boundary Center: 43° 38' 28.53, -91° 22' 57.73

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# Topo Hillshade



Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3

Min: 877.9

Max: 1,159.9

Range: 282.0

Average: 1,041.4

Standard Deviation: 69.65 ft



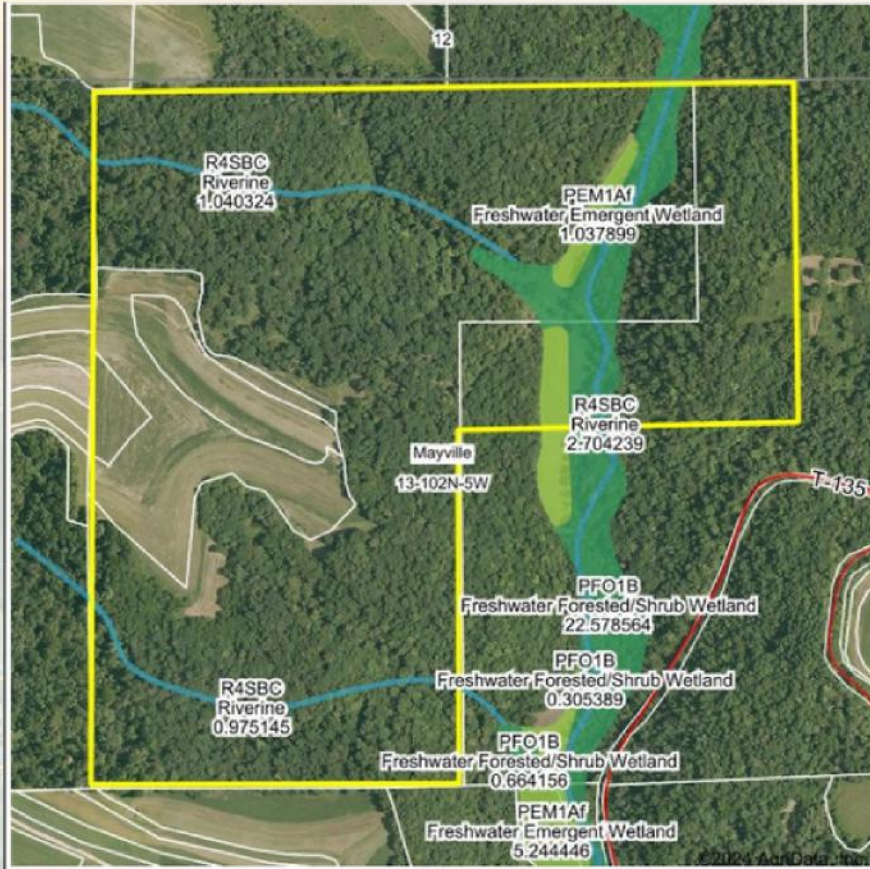
3/26/2024

13-102N-5W  
Houston County  
Minnesota

Boundary Center: 43° 38' 28.53, -91° 22' 57.73

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# Wetlands Map



State: **Minnesota**  
 Location: **13-102N-5W**  
 County: **Houston**  
 Township: **Mayville**  
 Date: **3/26/2024**



Classification Code	Type	Acres
PFO1B	Freshwater Forested/Shrub Wetland	5.23
R4SBC	Riverine	2.09
PEM1A1	Freshwater Emergent Wetland	1.92
Total Acres		9.24

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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