



**HIGH  
POINT**

LAND COMPANY

[HighPointLandCompany.com](http://HighPointLandCompany.com)

**73.13+/- Acres  
Olmsted County, MN  
High Forest Twp**



**High Point Land Company**

**520 Main Street South Stewartville, MN 55976**

# Property Photos



# Property Photos



# Property Taxes



OLMSTED COUNTY  
Property Records and Revenue  
151 4th Street S.E.  
P.O. Box 95  
Rochester, MN 55903-0095  
(507)328-7636  
www.co.olmsted.mn.us

## Tax Payer:

Property ID: RP 54.04.22.080134

## Property Description:

SECT-04 TWP-105 RANGE-014  
73.13 AC  
TH PT W1/2 NW1/4 EXCEPT TH PT

## TAX STATEMENT

# 2021

### 2020 Values for Taxes Payable in

		VALUES & CLASSIFICATIONS		
		Taxes Payable Year:	2020	2021
<b>Step 1</b>	Estimated Market Value:		356,500	356,500
	Improvements Excluded:			
	Homestead Exclusion:		0	0
	Taxable Market Value:		356,500	356,500
	New Improvements/ Expired Exclusions:			
	Property Class:		AG NON HSTD	AG NON HSTD
Sent in March 2020				
<b>Step 2</b>	<b>PROPOSED TAX</b>			
	Proposed Tax:			2,858.00
Sent in November 2020				
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>			
	First half Taxes:			1,403.00
	Second half Taxes:			1,403.00
	Total Taxes Due in 2021 :			2,806.00

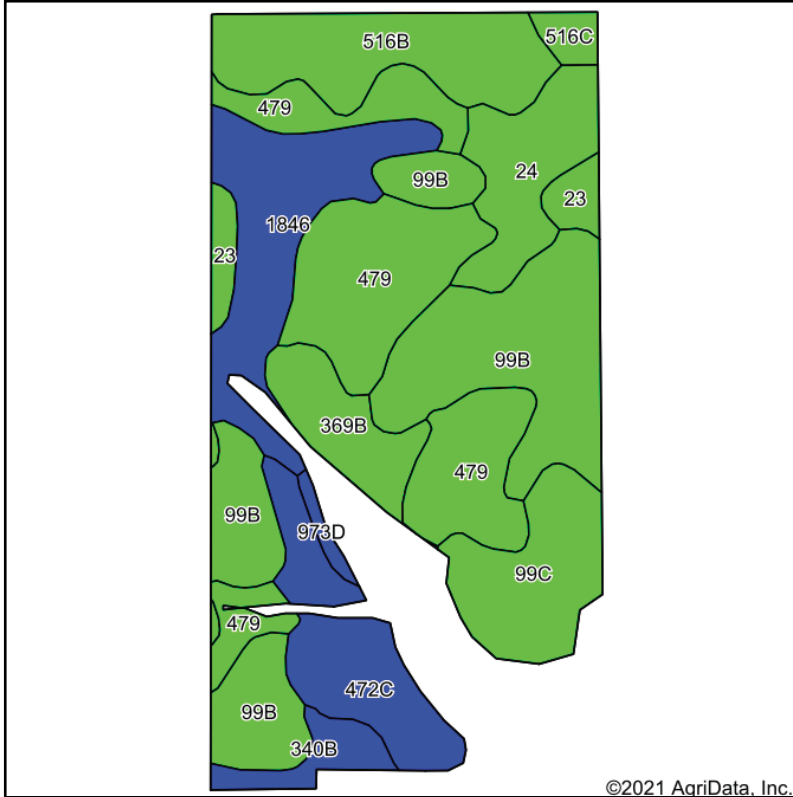
## Tax Detail for Your Property:

Taxes Payable Year:	2020	2021	Taxes Payable Year:	2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	0.00	10. Special Taxing Districts		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00		A. Other special taxing districts	60.32	60.14
			B. Tax increment	0.00	0.00
			11. Non-school voter approved referenda levies	0.00	0.00
			12. Total property tax before special assessments	2,872.00	2,806.00
<b>Property Tax and Credits</b>			<b>Special Assessments</b>		
3. Property tax before credits	3,170.30	3,112.86	13. A.		
4. Credits that reduce your property tax			B.		
A. Agricultural market value credits	298.30	306.86	C.		
B. Other Credits	0.00	0.00	<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>	2,872.00	2,806.00
5. <b>Property tax after credits</b>	2,872.00	2,806.00			
<b>Property Tax by Jurisdiction</b>					
6. Olmsted County	1,853.54	1,673.30			
7. City or Township HIGH FOREST TOWNSHIP	372.24	478.04			
8. State General Tax	0.00	0.00			
9. School District 0534					
A. Voter Approved Levies	259.14	220.02			
B. Other Local Levies	326.76	374.50			

# FSA Map

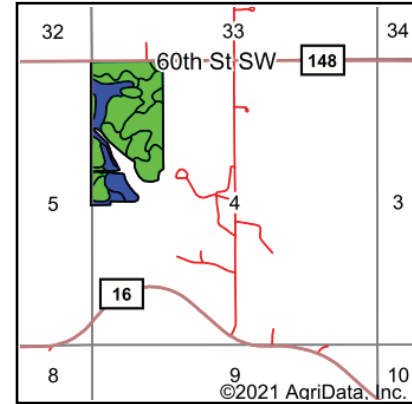


# Soil Map



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Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Olmsted**  
 Location: **4-105N-14W**  
 Township: **High Forest**  
 Acres: **69**  
 Date: **4/6/2021**



Maps Provided By:



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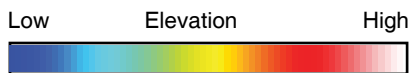
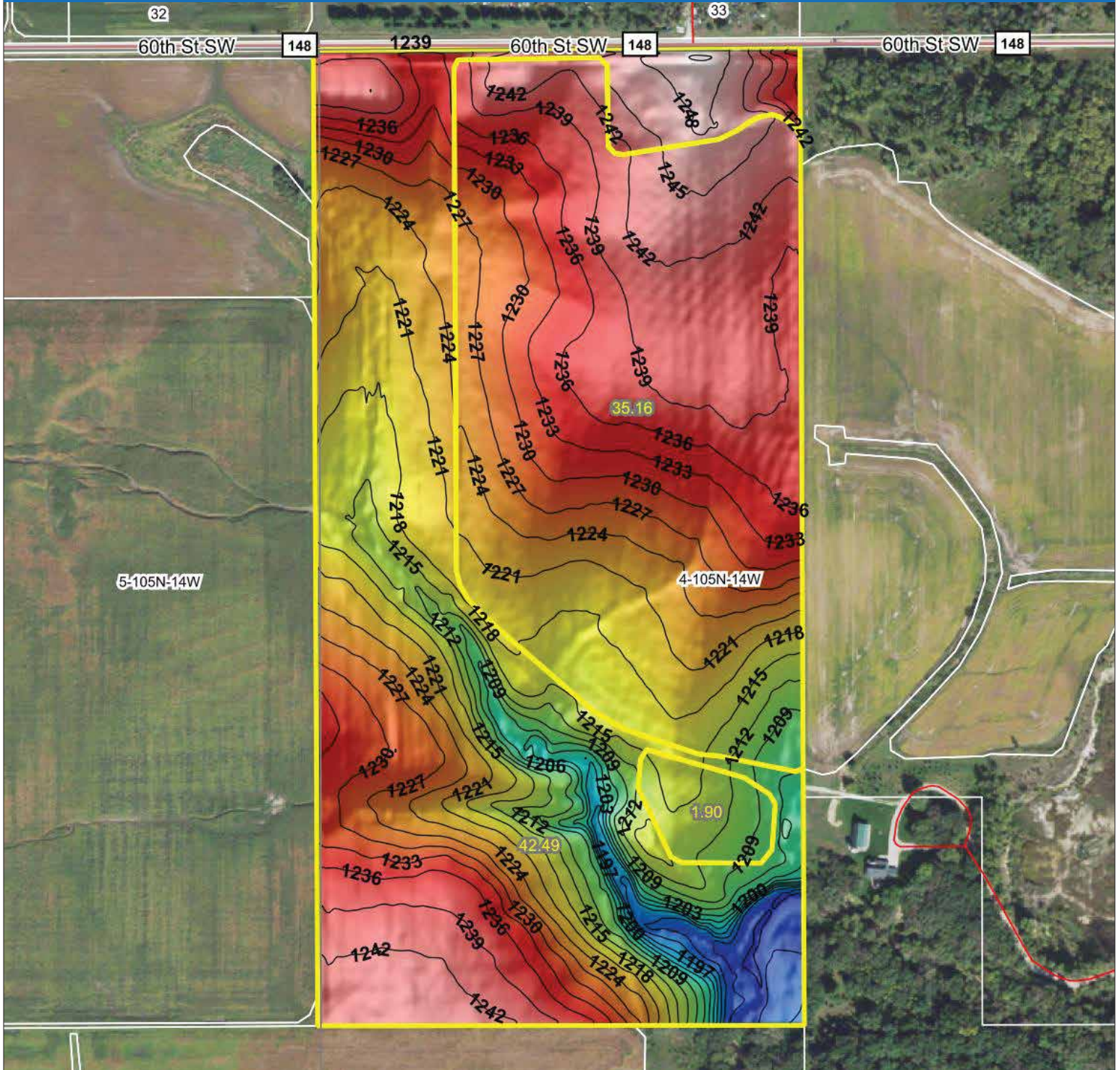


Area Symbol: MN109, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans
99B	Racine loam, 2 to 5 percent slopes	15.57	22.6%		Ile	91				
479	Floyd silt loam, 1 to 4 percent slopes	14.50	21.0%		IIw	100				
1846	Kato silty clay loam, depressional	7.68	11.1%		IIIw	57	3.3	117	62	34
516B	Dowagiac silt loam, 2 to 6 percent slopes	7.10	10.3%		Ile	64	5.2	132	80	38
472C	Channahon loam, 6 to 12 percent slopes	5.85	8.5%		Vle	28	1.5		34	
99C	Racine silt loam, 6 to 12 percent slopes	5.42	7.9%		IIIe	76	4.9	157	73	46
24	Kasson silt loam, 1 to 4 percent slopes	4.75	6.9%		Ile	95				
369B	Waubek silt loam, 1 to 6 percent slopes	3.39	4.9%		Ile	91	6.6	187	94	55
23	Skyberg silt loam, 0 to 3 percent slopes	1.89	2.7%		Iw	95				
340B	Whalan loam, 1 to 6 percent slopes	1.64	2.4%		Ile	49	5.4	101	86	29
516C	Dowagiac sandy loam, 6 to 12 percent slopes	0.78	1.1%		IIIe	61	4.8	126	74	37
973D	BrodaleSogn complex, 12 to 25 percent slopes	0.43	0.6%		VIIIs	8				
<b>Weighted Average</b>						<b>78.3</b>	<b>1.9</b>	<b>52</b>	<b>31.2</b>	<b>15.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topo Map



Source: USGS 3 meter dem

Interval(ft): 3  
 Min: 1,183.2  
 Max: 1,251.7  
 Range: 68.5  
 Average: 1,226.4  
 Standard Deviation: 12.93 ft



3/29/2021  
 map center: 43° 55' 45.34, -92° 31' 7.08

**5-105N-14W**  
**Olmsted County**  
**Minnesota**



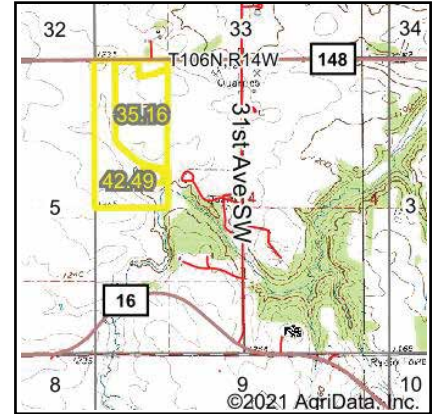
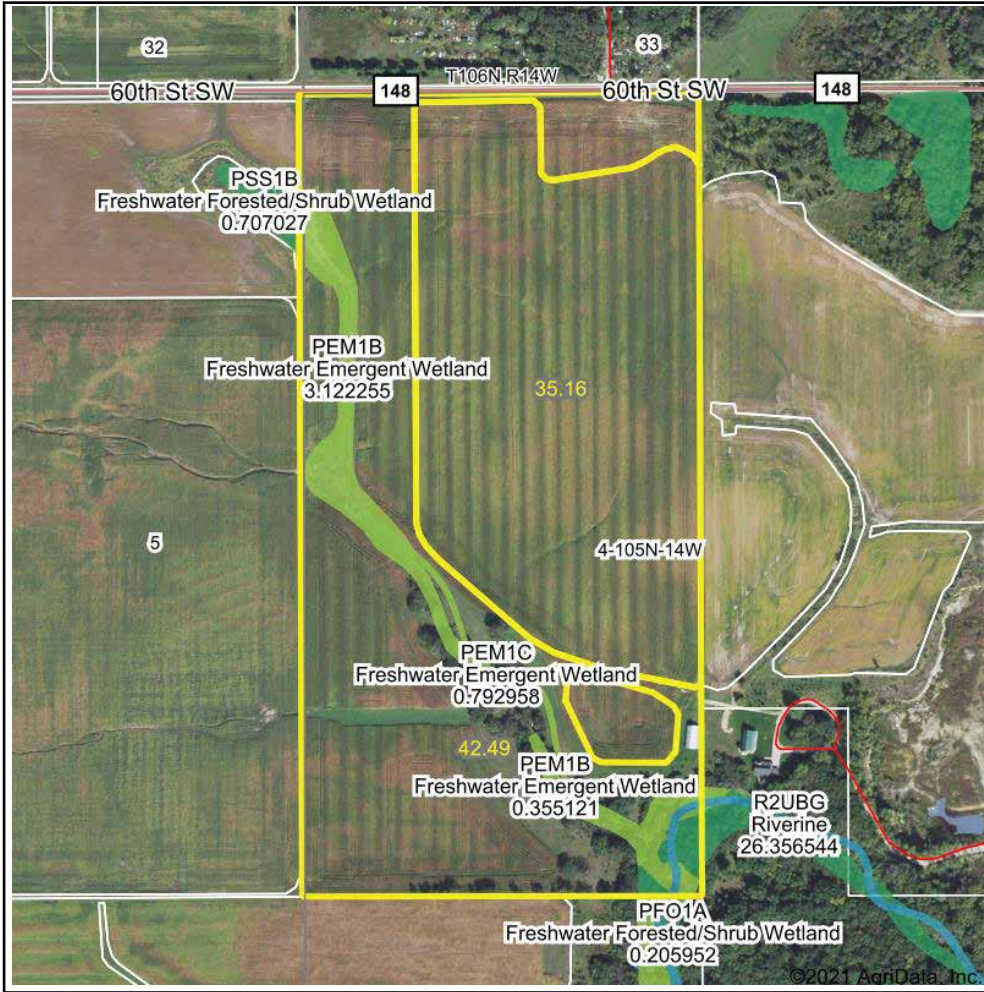
Maps Provided By:



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

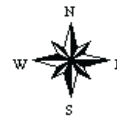
# Wetlands Map



State: **Minnesota**  
 Location: **4-105N-14W**  
 County: **Olmsted**  
 Township: **High Forest**  
 Date: **4/5/2021**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 669ft 1337ft

Classification Code	Type	Acres
PEM1B	Freshwater Emergent Wetland	3.59
PEM1A	Freshwater Emergent Wetland	0.80
PEM1C	Freshwater Emergent Wetland	0.79
PFO1A	Freshwater Forested/Shrub Wetland	0.52
R2UBG	Riverine	0.22
Total Acres		5.92

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



# Listing Summary

## **73.13+/- Acres (69+/- Tillable Acres) Fillmore County — High Forest Township**

High Point Land Company is pleased to offer this very nice 73 acre farm just SW of Rochester, MN. Featuring 69 acres of tillable land that is patterned tile on 45' spacing. The property has an average CPI of 78.3 through the tillable acres. The farm offers good access from 60th Street SW and would be great for anyone looking to add acres to their existing operation,

The farm is rented for the 2021 season at \$275 and acres and the renter would like a long term contract if possible.

Contact Minnesota Land Specialist Troy Seelhammer at 507-951-3548 or [Troyseelhammer@highpointlandcompany.com](mailto:Troyseelhammer@highpointlandcompany.com) for more details on this great property.

**High Point Land Company**

*520 Main Street South Stewartville, MN 55976*



520 Main Street South  
Stewartville, MN 55976



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

**CONTACT LAND AGENT:**

Troy Seelhammer

507-951-3548

[TroySeelhammer@highpointlandcompany.com](mailto:TroySeelhammer@highpointlandcompany.com)

