



**HIGH  
POINT**

LAND COMPANY

*HighPointLandCompany.com*

**34.36+/- Acres**  
**Olmsted County, MN**  
**Oronoco Township**



**High Point Land Company**

*520 Main St 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.olmstedcounty.gov

**Tax Payer:**

Property ID: RP 84.27.13.039975

## TAX STATEMENT 2021

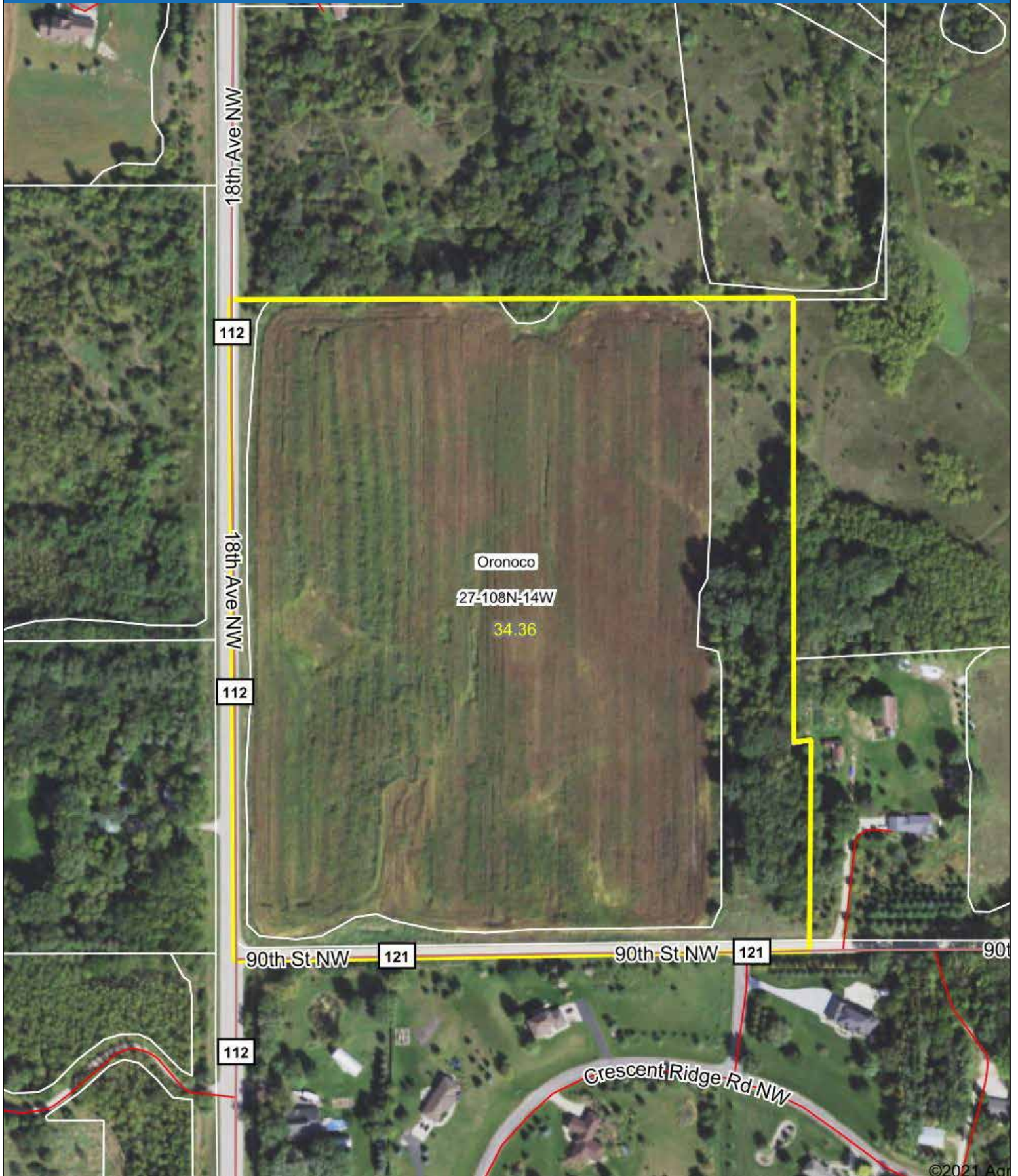
2020 Values for Taxes Payable in

		VALUES & CLASSIFICATIONS		
		Taxes Payable Year:	2020	2021
<b>Step 1</b>	Estimated Market Value:		324,200	324,200
	Improvements Excluded:			
	Homestead Exclusion:		0	0
	Taxable Market Value:		324,200	324,200
	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:			2,762.00
Sent in November 2020				
<b>Step 3</b>	<b>PROPERTY TAX STATEMENT</b>			
	First half Taxes:			1,356.00
	Second half Taxes:			1,356.00
	Total Taxes Due in 2021 :			2,712.00

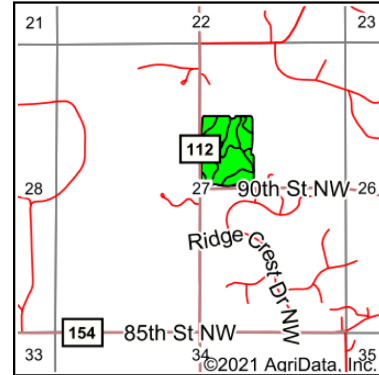
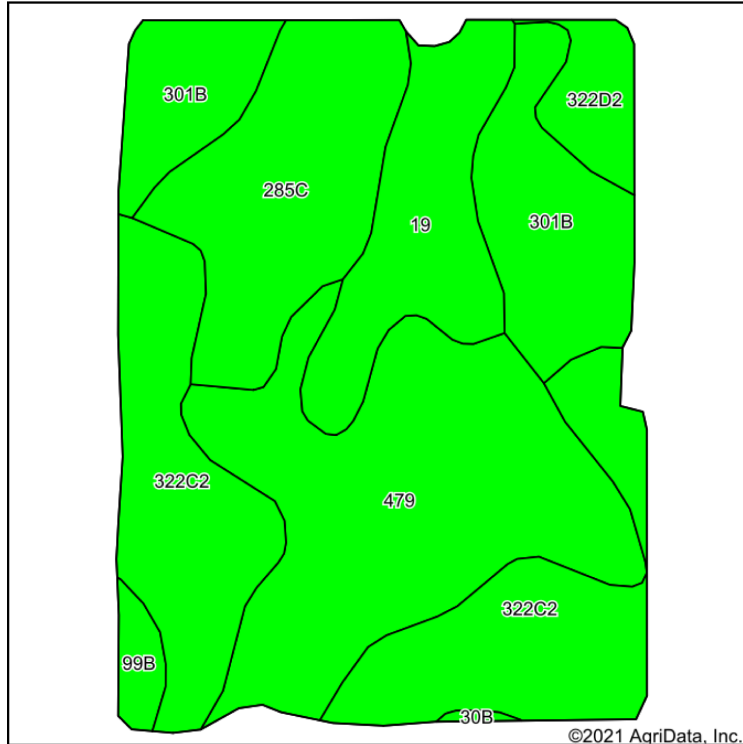
### Tax Detail for Your Property:

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	54.86	54.70
<b>Property Tax and Credits</b>			B. Tax increment	0.00	0.00
3. Property tax before credits	2,963.76	2,911.42	11. Non-school voter approved referenda levies	0.00	0.00
4. Credits that reduce your property tax			12. Total property tax before special assessments	2,774.00	2,712.00
A. Agricultural market value credits	189.76	199.42			
B. Other Credits	0.00	0.00	<b>Special Assessments</b>		
5. Property tax after credits	2,774.00	2,712.00	13. A.		
<b>Property Tax by Jurisdiction</b>			B.		
6. Olmsted County	1,687.32	1,523.06	C.		
7. City or Township	580.56	673.10	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,774.00	2,712.00
ORONOCO TOWNSHIP					
8. State General Tax	0.00	0.00			
9. School District 0535					
A. Voter Approved Levies	108.30	97.30			
B. Other Local Levies	342.96	363.84			

# FSA Map



# Soil Map



State: **Minnesota**  
 County: **Olmsted**  
 Location: **27-108N-14W**  
 Township: **Oronoco**  
 Acres: **26.82**  
 Date: **8/2/2021**

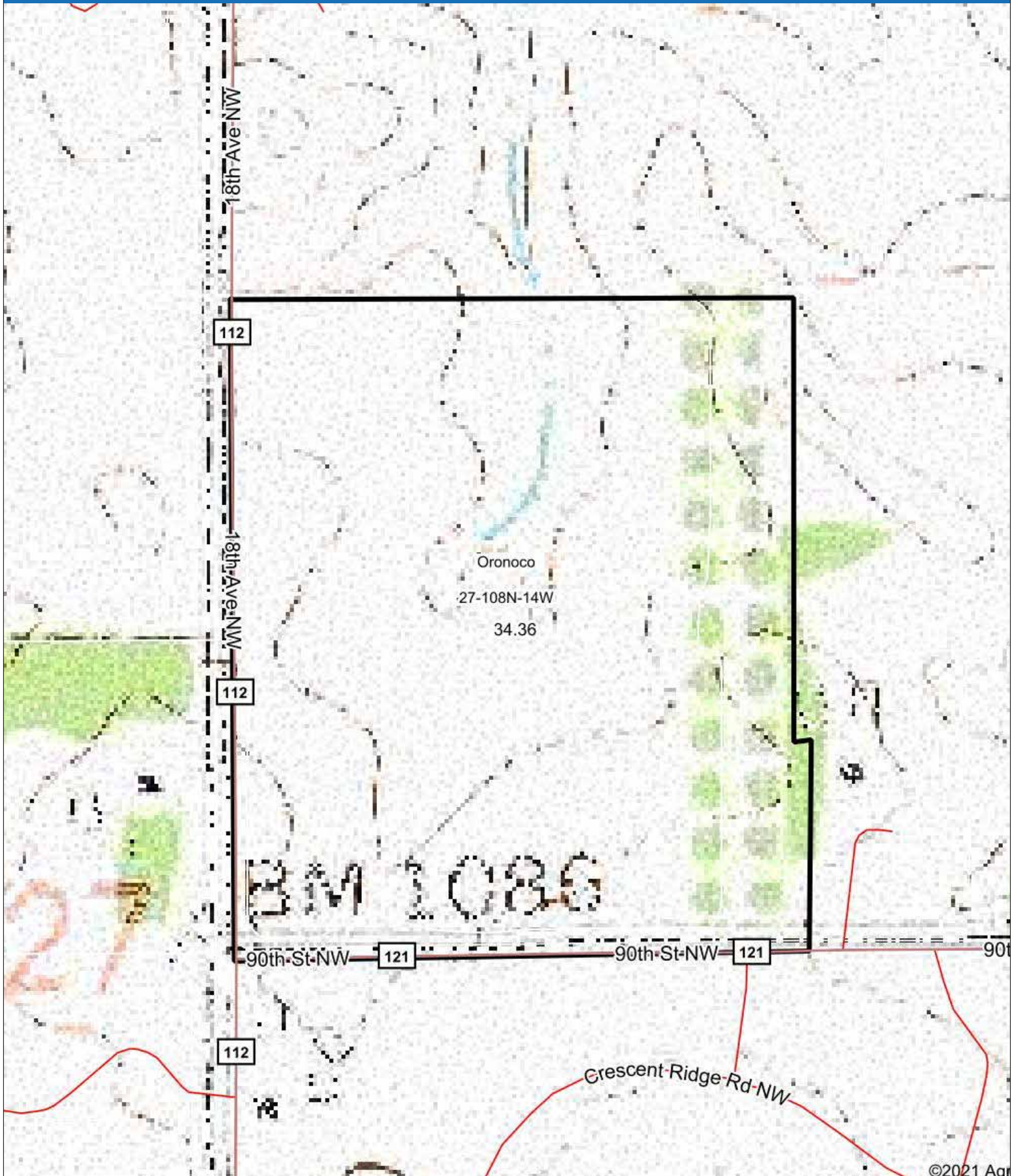


Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
479	Floyd silt loam, 1 to 4 percent slopes	7.47	27.9%		llw	100							
322C2	Timula silt loam, 6 to 12 percent slopes, moderately eroded	6.96	26.0%		llle	78							
285C	Port Byron silt loam, 6 to 12 percent slopes, moderately eroded	4.07	15.2%		llle	91							
301B	Lindstrom silt loam, 2 to 6 percent slopes	4.02	15.0%		lle	99		6.2	204		90		59
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	3.00	11.2%		llw	92							
322D2	Timula silt loam, 12 to 20 percent slopes, moderately eroded	0.89	3.3%		lve	64							
99B	Racine loam, 2 to 5 percent slopes	0.41	1.5%		lle	91							

# Topo Map



# Listing Summary

## **34.36+/- Acres Olmsted County, MN**

Located in Olmsted County, this 34.36 acreage has a ton of opportunity! This property can be split into 2 parcels for two buildable lots (buyer to confirm with County). This property is on the corner of 18th Ave NW and 90th St NW of Rochester MN, home of the world-famous Mayo Clinic, and just minutes to the downtown area.

If you have been looking for an acreage in the Rochester area – this is your opportunity, this property has not been on the market for many, many, years. This farm has 26.82 acres of tillable land and has been farmed forever.

Contact Minnesota Land Specialist, Kevin Hart, at 507-259-4482 or [kevin@highpointlandcompany.com](mailto:kevin@highpointlandcompany.com) for more information.

**High Point Land Company**

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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:**

Kevin Hart

507-259-4482

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

