

LAND

FOR SALE

Faribault County, MN

80
+/- 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

Mitchell@HighPointLandCompany.com

Real Estate License:
40735678

520 S Main St,
Stewartville, MN 55976



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

80+/- Acres • Faribault County, MN

Listing Price: \$1,000,000

DESCRIPTION

High Point Land Company is pleased to present a rare opportunity to acquire a highly productive tract of tillable land located in Faribault County, MN. This property is strategically situated just south of Bricelyn, MN, and northeast of Rake, IA, right on the Minnesota/Iowa border, offering excellent accessibility via 510th Avenue.

Property Address: TBD 510th Ave, Bricelyn, MN 56014

Property Features:

- Total Area: 80+/- net taxable acres
- Tillable Acres: 76+/- acres
- Crop Productivity Index (CPI): Impressive 93.9 CPI, indicating high soil productivity.
- Soil Quality: The land features some of the most productive loams in Faribault County.
- Tilework: The property has undergone significant tilework over the years, enhancing its agricultural productivity and ensuring consistent yields.
- Great access of gravel roads
- Exceptional investment opportunity
- Many local tenants available

This farmland represents an exceptional investment opportunity, whether for expanding an existing agricultural operation or securing a reliable income source through leasing to local tenants. The combination of fertile soils and comprehensive tilework ensures this land will continue to be a high-yielding asset for generations. Don't miss the chance to invest in this prime agricultural property.

75,000
ACRES SOLD

Property Photos



75,000
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Aerial Map

Aerial Map



Maps Provided By
surety
CUSTOMER ONLINE MAPPING

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Boundary Center: 43° 30' 5.78, -93° 50' 36.18

33-101N-25W
Faribault County
Minnesota

0ft 814ft 1628ft



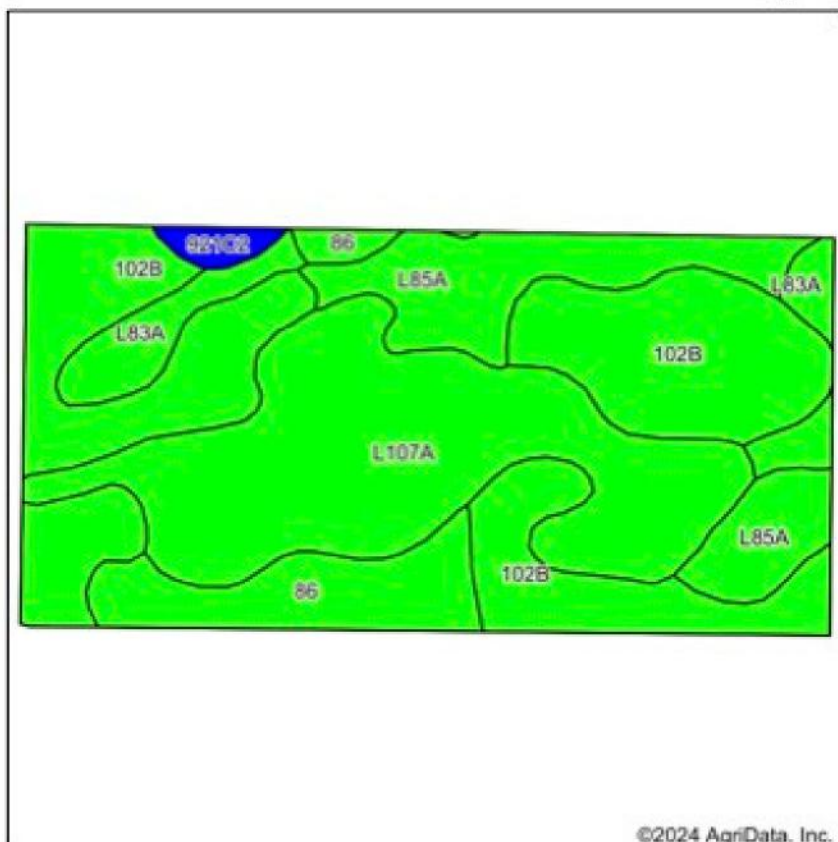
5/24/2024

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



Soil Map

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **33-101N-25W**
 Township: **Seely**
 Acres: **75.65**
 Date: **5/24/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN043, Soil Area Version: 20

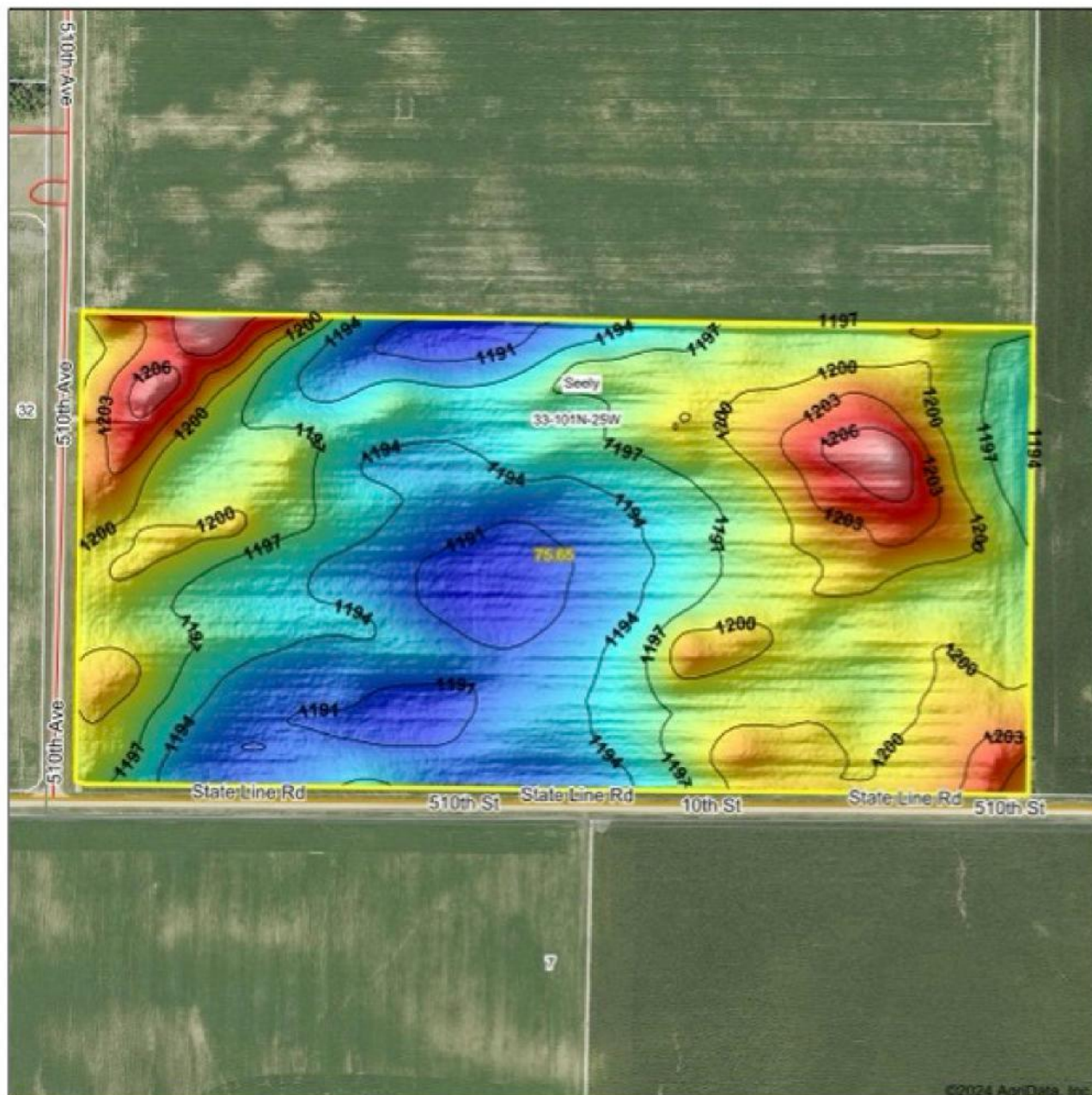
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
102B	Clarion loam, 2 to 6 percent slopes	28.58	37.7%		lle	95	83	78	72	83	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	24.10	31.9%		lhw	91	81	72	65	81	
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.40	13.7%		lw	99	81	81	74	81	
86	Canisteo clay loam, 0 to 2 percent slopes	7.00	9.3%		lhw	93	81	71	65	81	
L83A	Webster clay loam, 0 to 2 percent slopes	4.70	6.2%		lhw	93	83	78	70	82	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.87	1.2%		llle	87	71	69	60	71	
Weighted Average						1.87	93.9	*n 81.8	*n 75.7	*n 69.1	*n 81.7

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

75,000
ACRES SOLD

Topo Map

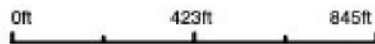
Topography Hillshade



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

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,188.9
Max: 1,209.6
Range: 20.7
Average: 1,196.4
Standard Deviation: 4.1 ft



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