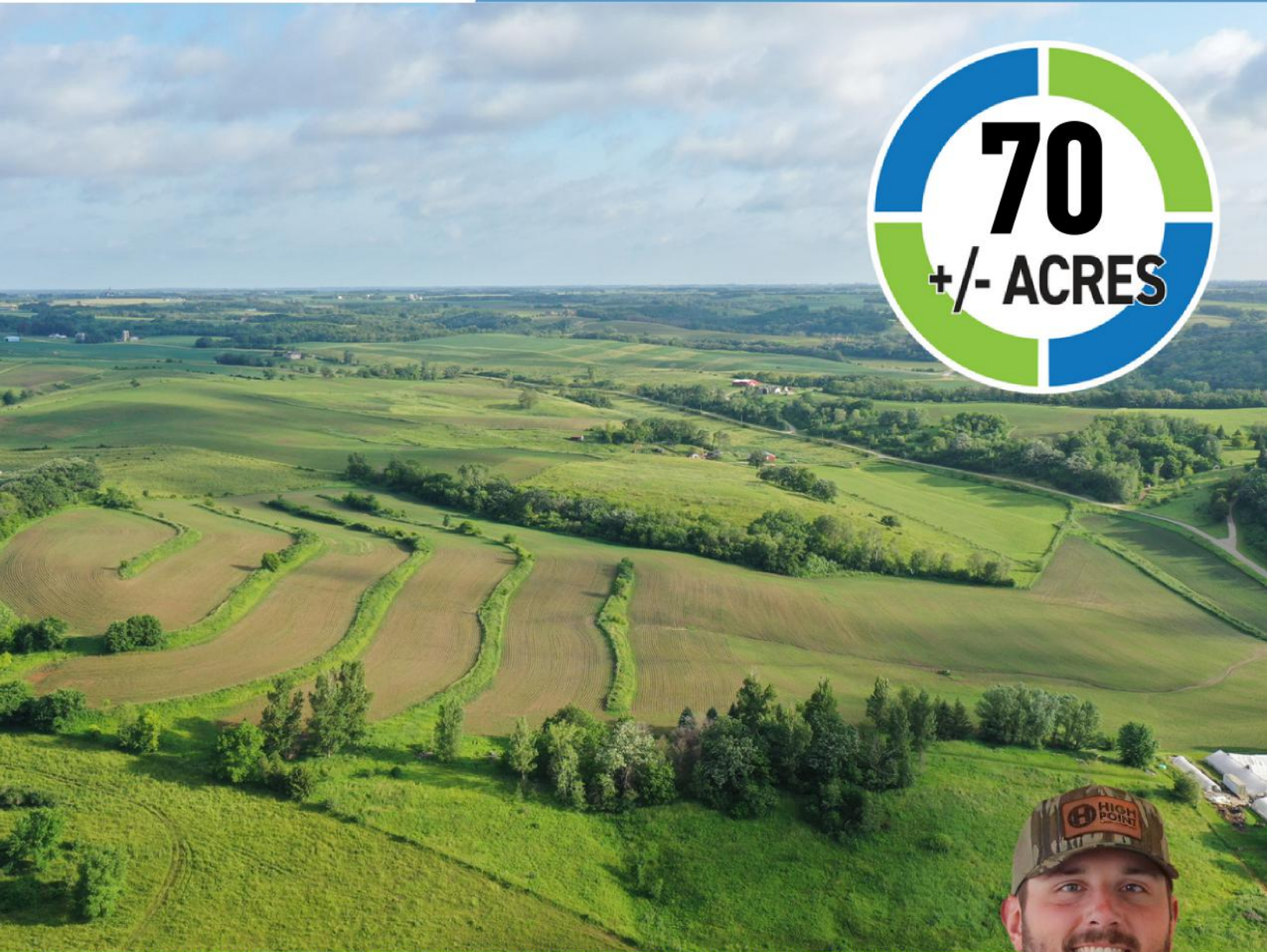


LAND

FOR SALE

Olmsted County, MN

70
+/- ACRES



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

SCAN FOR MORE INFO



JAKE MESTAD
507-652-9201

Jake@HighPointLandCompany.com

Real Estate License:
40854999

520 S Main Street
Stewartville, MN 55976



HIGH POINT
LAND COMPANY

www.HIGHPOINTLANDCOMPANY.COM





Summary of Property

70+/- Acres • Olmsted County, MN

Listing Price: \$525,000

DESCRIPTION

High Point Land Company is excited to offer this excellent, hard-to-find, mixed-use property in Orion Township. This is a beautiful 70+/- Acres (subject to survey) consisting of 50 productive cropland acres. The remaining 20 acres consists of well-covered woodland, terraces, waterways, and Mill Creek that runs the length of the SE Tract. This property, like most of this area is known for excellent deer and turkey hunting and excellent trout fishing. This is a great opportunity to secure row crop income with annual revenue to support an avid hunting/fishing enthusiast.

Don't miss out on this remarkable opportunity to make your farming dreams come true or income producing land a reality. Whether you are an experienced farmer seeking to expand or a newcomer to agriculture, this property has the potential to yield fruitful rewards. Come and explore the possibilities of this versatile Olmsted County farmland.

For more information contact Minnesota Land Specialist, Jake Mestad at 507-652-9201 or Jake@highpointlandcompany.com

Property Address: TBD Spring Rd SE, Chatfield, MN 55923

Property Features:

- Right off of Highway 52
- Good road access
- Mill Creek runs through the SE tract
- 50+/- Tillable Acres
- Beautiful property

Driving Directions: Head North on Highway 52 from Chatfield for 3.5 miles, then turn left onto Spring Rd SE. The first tract will be on your right and then cross the bridge and go past Hillside Nursery and the next tract will be on your left.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

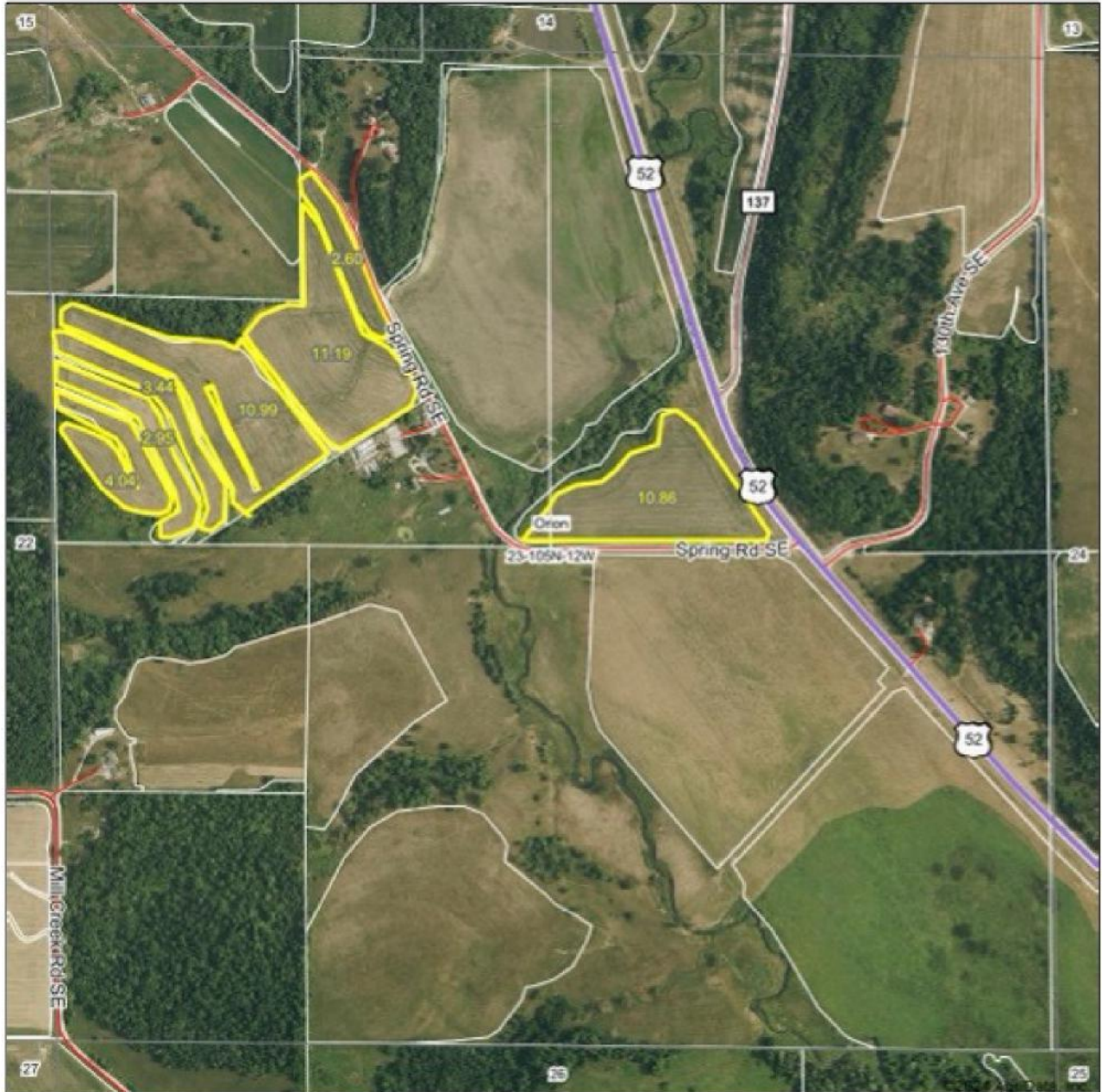
Property Photos



75,000
ACRES SOLD

Aerial Map

Aerial Map



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Boundary Center: 43° 53' 10.04, -92° 13' 53.78

23-105N-12W
Olmsted County
Minnesota

0ft 824ft 1648ft



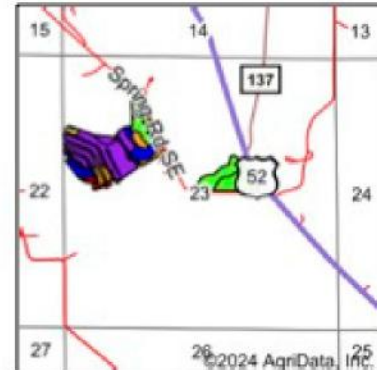
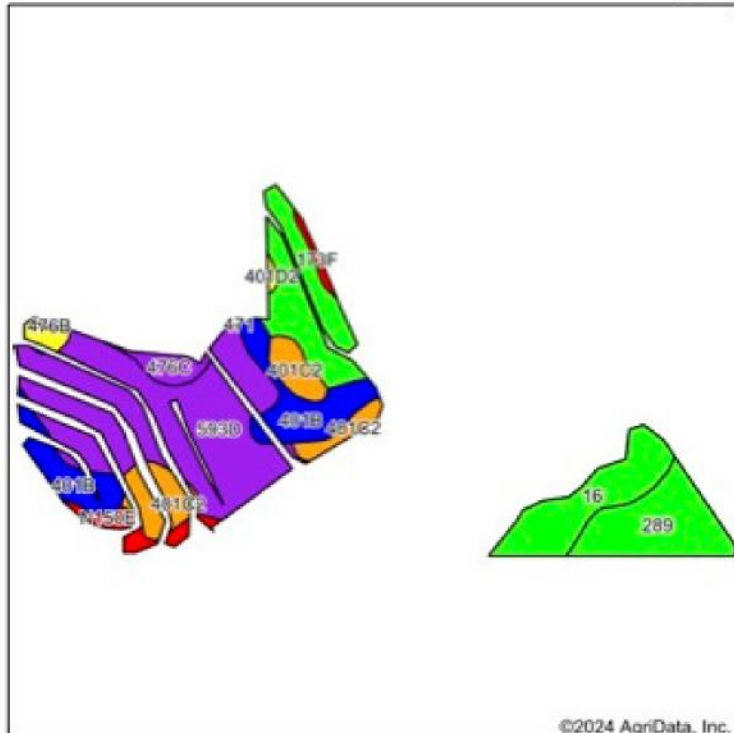
6/19/2024

Field borders provided by Farm Service Agency as of 6/21/2009



Soil Map

Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **23-105N-12W**
 Township: **Orion**
 Acres: **46.07**
 Date: **6/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN109, 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
593D	Elbaville silt loam, 12 to 18 percent slopes	15.93	34.6%		Ive	53	65	65	64	63
16	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	10.95	23.8%		llw	81	88	87	75	88
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	5.98	13.0%		lle	90	82	82	71	72
289	Radford silt loam	5.58	12.1%		llw	95	77	69	58	77
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	4.12	8.9%		llle	80	80	80	69	69
N150E	Brodale channery loam, deep, 20 to 30 percent slopes	1.23	2.7%		Vlls	5	8	8	2	1
476C	Frankville silt loam, 6 to 12 percent slopes	1.12	2.4%		llle	55	65	63	65	52
401D2	Mt. Carroll silt loam, 12 to 20 percent slopes, moderately eroded	0.73	1.6%		Ive	67	76	76	65	63
173F	Frontenac loam, 15 to 35 percent slopes	0.34	0.7%		Vlle	11	17	17	16	9
476B	Frankville silt loam, 1 to 6 percent slopes	0.09	0.2%		lle	58	66	62	66	52
Weighted Average						3.01	*n 73.8	*n 72.5	*n 65.3	*n 70

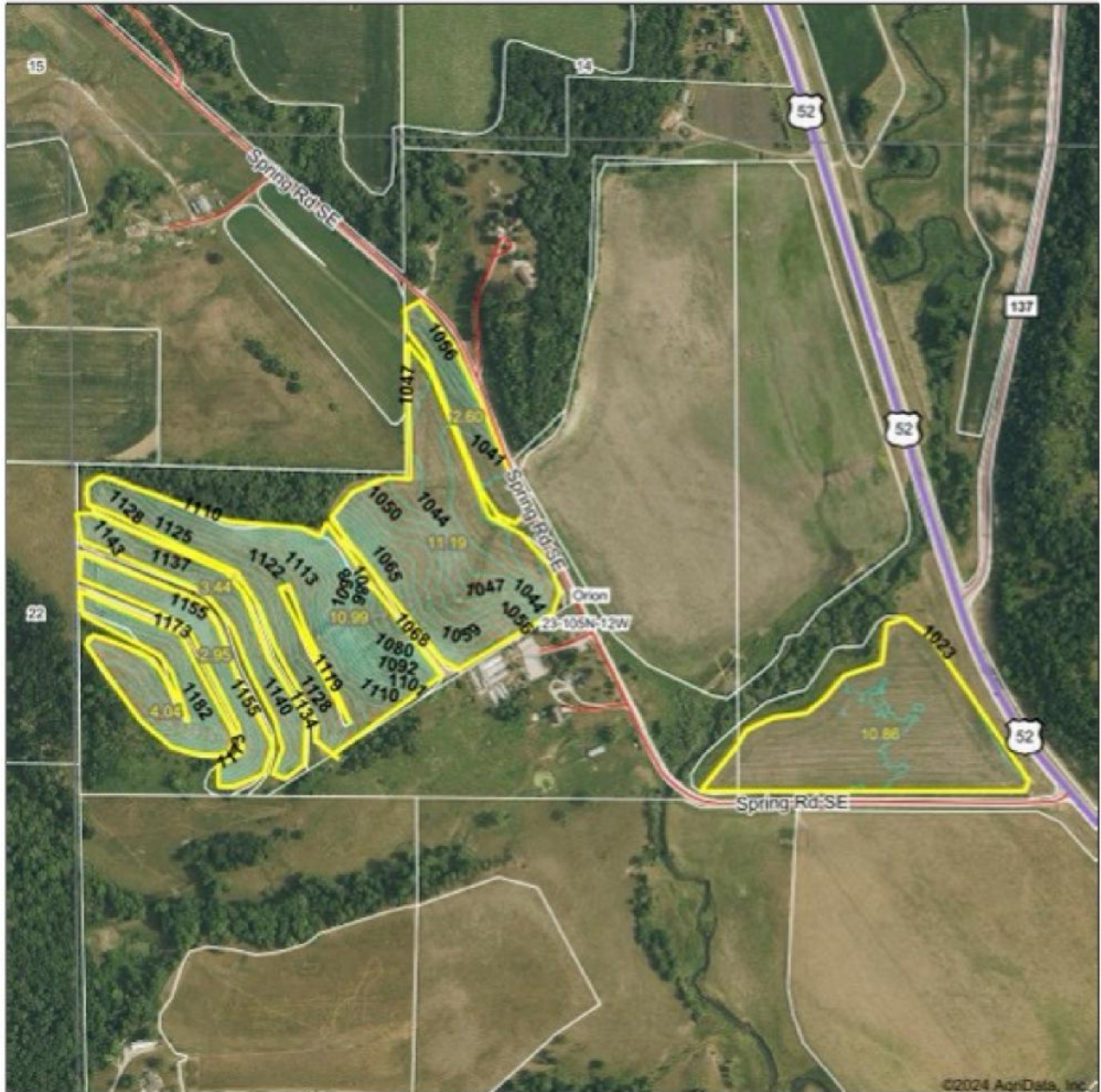
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

75,000
ACRES SOLD

Topo Map

Topography Contours



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

Source: USGS 3 meter dem

Interval(ft): 3.0

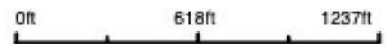
Min: 1,017.9

Max: 1,205.3

Range: 187.4

Average: 1,082.1

Standard Deviation: 56.27 ft



6/19/2024

23-105N-12W
Olmsted County
Minnesota

Boundary Center: 43° 53' 10.04, -92° 13' 53.78

70
+/- ACRES

OLMSTED COUNTY, MN

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