

LAND FOR SALE

Olmsted County, MN

34.5
+/- ACRES



TROY STAFFORD

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**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40667435



SUMMARY OF PROPERTY

34.5+/- Acres • Olmsted County, MN

Listing Price: \$429,000

Description: This parcel is as nice as they come with long straight rows and great access off both paved and gravel road. The 34.5+/- acres, virtually all tillable (32.6+/-) and an impressive CPI of 93. This tract is pattern tiled, highly productive and has great access. Land in Olmsted County is highly sought after and seldom comes available yet with such quality and placement. This property would make for great opportunity for a local operator expansion, a 1031 exchange, or for anyone looking for the stability of land as an investment.

Property Address: TBD County Rd 8, Stewartville, MN 55976

Property Features:

- Excellent CPI
- Easy access off a paved road
- Pattern tiled
- Long straight rows conducive to the largest of operators
- Section 20 High Forest Township

Driving Directions: From Stewartville, go west on 10th St NW for 1.5 miles and turn right (north) onto County Rd 8 and go 1.2 miles. The farm will be on the left (west).

For more information on this tremendous opportunity, please contact Minnesota Land Specialist Troy Stafford at 507-259-3047 or email him at Troy@highpointlandcompany.com.

Additional Land Available:

[72.9+/- Acres Dodge County, MN](#)

[145+/- Acres Dodge County, MN](#)



PROPERTY PHOTOS





PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL MAP



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Maps Provided By:



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Boundary Center: 43° 52' 47.92, -92° 32' 0.99



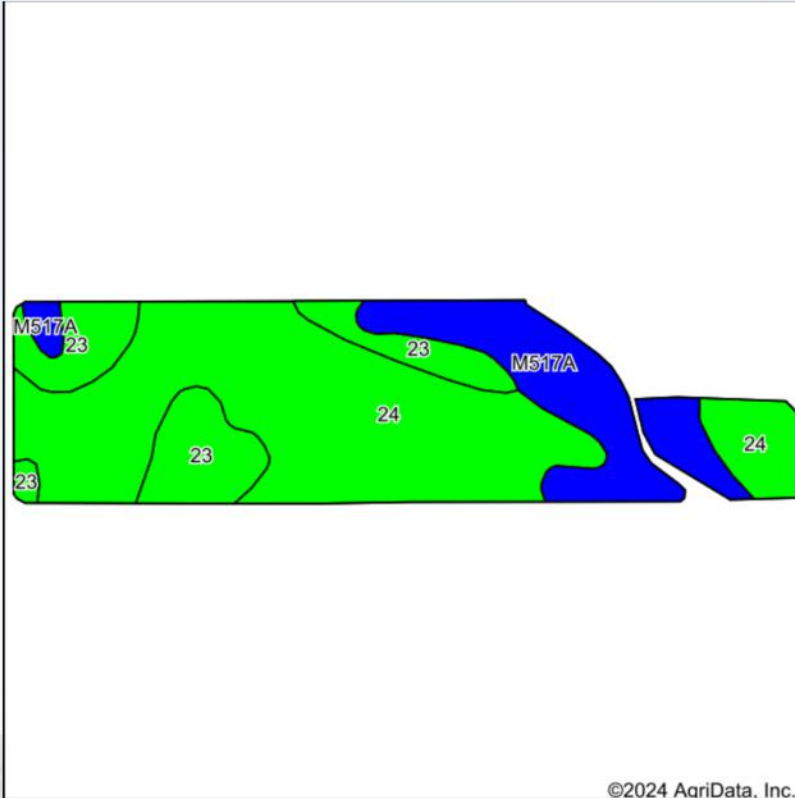
20-105N-14W
Olmsted County
Minnesota



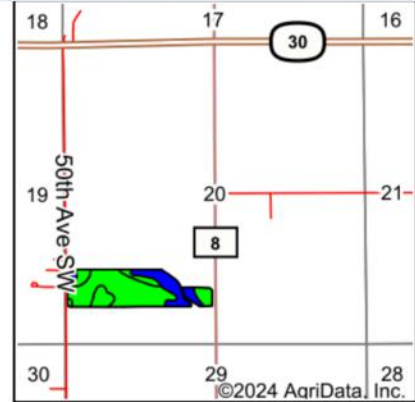
7/24/2024



SOIL MAP



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State: **Minnesota**
 County: **Olmsted**
 Location: **20-105N-14W**
 Township: **High Forest**
 Acres: **32.63**
 Date: **7/24/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 18

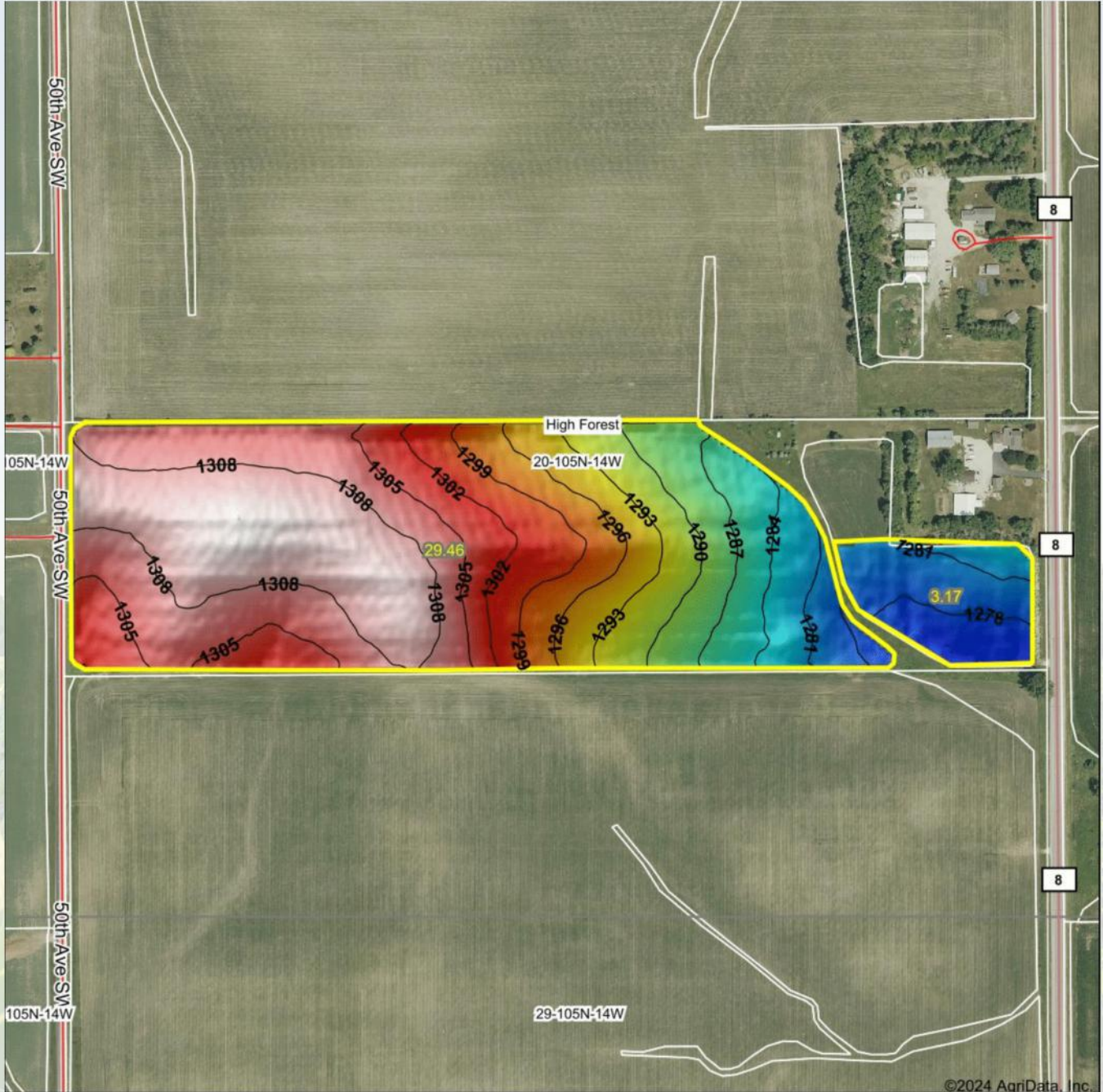
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
24	Kasson silt loam, 1 to 4 percent slopes	19.39	59.4%		lle	95	79	79	62	63
M517A	Clyde silty clay loam, 0 to 3 percent slopes	7.08	21.7%		llw	86	90	90	76	85
23	Skyberg silt loam, 0 to 3 percent slopes	6.16	18.9%		lw	95	82	82	64	65
Weighted Average					1.81	93	*n 82	*n 82	*n 65.4	*n 68.2

*n: The aggregation method is "Weighted Average using all components"

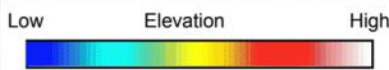
*c: Using Capabilities Class Dominant Condition Aggregation Method



TOPOGRAPHY MAP



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Field borders provided by Farm Service Agency as of 5/31/2008

Source: USGS 3 meter dem

Interval(ft): 3

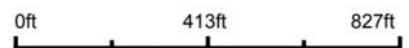
Min: 1,275.2

Max: 1,311.0

Range: 35.8

Average: 1,298.1

Standard Deviation: 10.6 ft



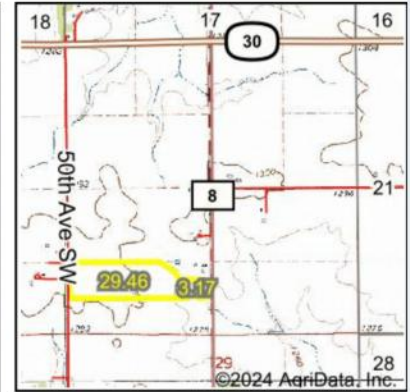
7/24/2024

20-105N-14W
Olmsted County
Minnesota

Boundary Center: 43° 52' 47.92, -92° 32' 0.99



WETLANDS MAP



State: **Minnesota**
 Location: **20-105N-14W**
 County: **Olmsted**
 Township: **High Forest**
 Date: **7/24/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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0ft 645ft 1290ft

Classification Code	Type	Acres
R4SBC	Riverine	0.10
Total Acres		0.10

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





TILE MAP



1 inch = 440 ft.



LEGEND

- TILE DROGGED
- SURFACE INTAKE
- TILE HOODUP
- TILE CAPPED
- EXISTING TILE
- WATERWAYS
- FENCE LINE
- TELEPHONE
- ELECTRIC
- GAS

OWNER: Jim Sentry
 RENTER: -
 SECTION: 20
 COUNTY: Olmsted
 SPACINGS: 50'
 DRAWN BY: Jordan Thiede

TOWNSHIP: High Forest
 STATE: MN
 DATE: Dec. 2022
 Note: Existing tile was drawn from hand drawn tile maps and aerial photos.

MATERIALS

25,068	LF 4" Tile	0	LF 8" Tile	0
49	LF 4" NP	0	LF 10" Tile	0
0	LF 5" Tile	0	LF 12" Tile	0
0	LF 6" Tile	0	LF 15" Tile	0
0	LF 6" NP	0		



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