

OLMSTED COUNTY

MINNESOTA

Land Available



53.21

ACRES M / L

MICHELLE WEINZETL

763.300.5055

Michelle@PeoplesCompany.com

BRYAN BERGDALE

712.251.8588

Bryan@PeoplesCompany.com

LISTING #16199

 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



LAND AVAILABLE IN OLMSTED COUNTY, MN

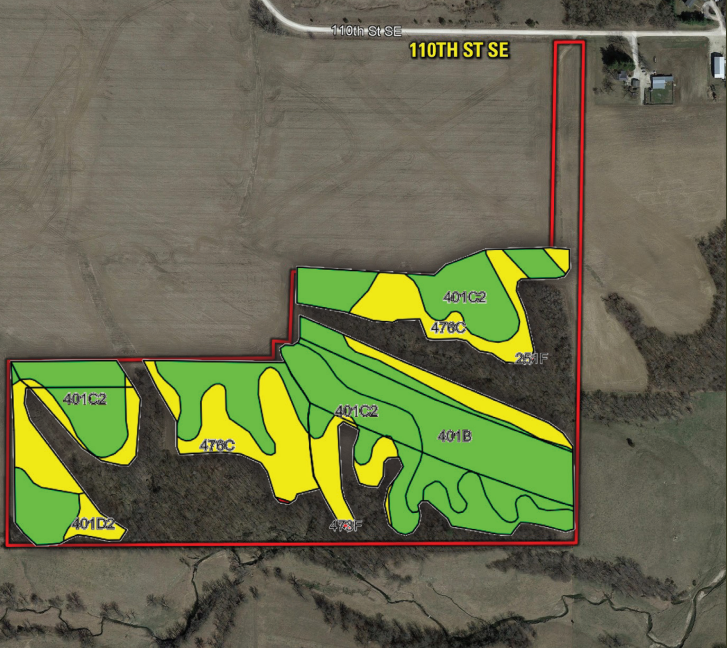
Peoples Company is pleased to offer a diverse property with high-quality tillable acres and timber close to Rochester in Olmsted County, Minnesota. The property is located in Section 33 of Orion Township, just 25 miles southeast of the Rochester metro area. The property consists of 53.21 total acres m/l with approximately 33.12 FSA tillable acres that are certified for organic production carrying a PI of 73.8. Primary soil types on the tillable acres include Mt. Carroll and Frankville. The remaining acres consist of high-quality hardwood timber offering recreational opportunities including hunting for whitetail deer and turkeys. A lane leading to the property minimizes road frontage providing additional privacy on an already quiet dead-end road. Multiple spots would make excellent building sites that could accommodate all home types along with different areas where ponds could be constructed. This property is a blank slate to build your forever home, develop a wildlife sanctuary, add to your farming operation, or add to your portfolio for the investment-minded buyer.



**SCAN THE
QR CODE**

For more photos, maps, and other information,
use your smart phone to scan the QR code on the left.





Tillable Soils Map

| Code | Soil Description | Acres | % of Field | PI | |
|-------|-----------------------|-------|------------|----|---|
| 401C2 | Mt. Carroll silt loam | 14.95 | 45.1% | 80 | ● |
| 476C | Frankville silt loam | 10.67 | 32.2% | 55 | ● |
| 401B | Mt. Carroll silt loam | 6.94 | 21.0% | 90 | ● |
| 401D2 | Mt. Carroll silt loam | 0.56 | 1.7% | 67 | ● |

Weighted Average **73.8**

Directions

From Chatfield, MN: Travel west on Highway 30 for approximately 5.5 miles to 108th Avenue SE. Turn left on 108th Avenue SE and shortly thereafter turn left onto 110th Street SE and travel east for approximately 0.8 miles. The farm will be on the south side of the road.

Price

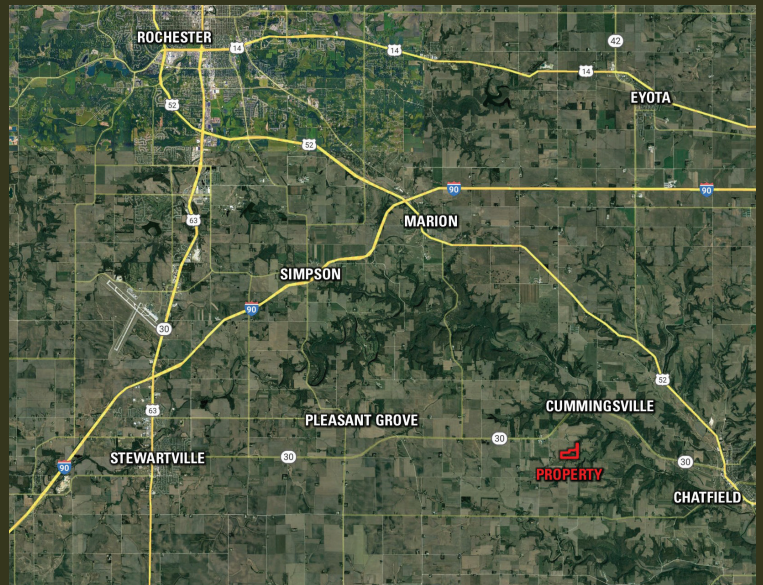
\$452,285

Net Taxes

\$1,656

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12119 Stratford Drive, Suite B
Clive, IA 50325



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