

# 80 ACRES M/L IRRIGATED LAND with development / sub division potential

County Road 118 & 420th Street  
Saint Stephen, MN 56375

## STEARNS COUNTY MINNESOTA

Listing #16568



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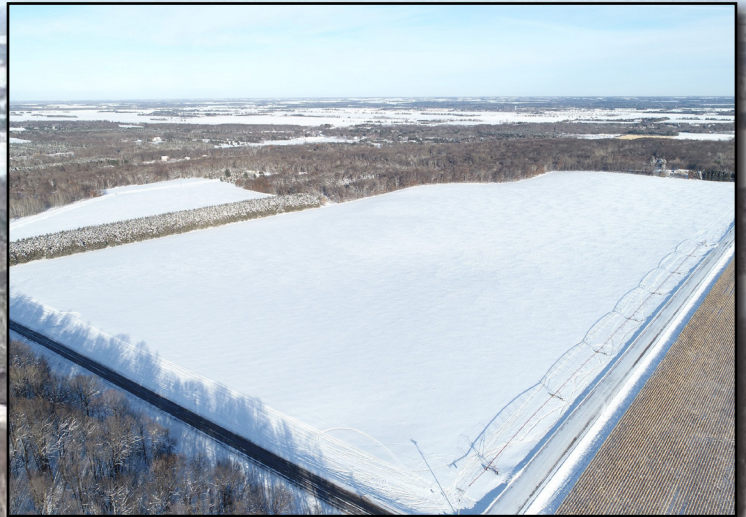
# STEARNS COUNTY MINNESOTA

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80  
ACRES M/L

## Description:

Peoples Company is pleased to present this diverse investment opportunity: 80 acres m/l approximately one mile from the city limits of St. Stephen, MN. This tract offers 76 acres of prime irrigated cropland carrying a CPI of 82. This tract lies adjacent to a subdivision featuring five acre wooded lots in close proximity to St. Stephen. Accessible from County Highway 2, County Highway 118, and 420th Street, this tract could offer a beautiful spot to build your dream home. In the northeast corner, you will find roughly five acres that are heavily wooded and offers great whitetail hunting and desirable habitat for turkey and pheasants. The seller is willing to subdivide the 80 acres if there is a buyer interested in a smaller tract. Additionally, the current tenant is willing to lease back the land for those looking for a hands off investment opportunity. So if it's land to develop, farm, invest in, or build on, this opportunity is worth checking out! Prime 1031 exchange property with upside potential capturing capabilities.



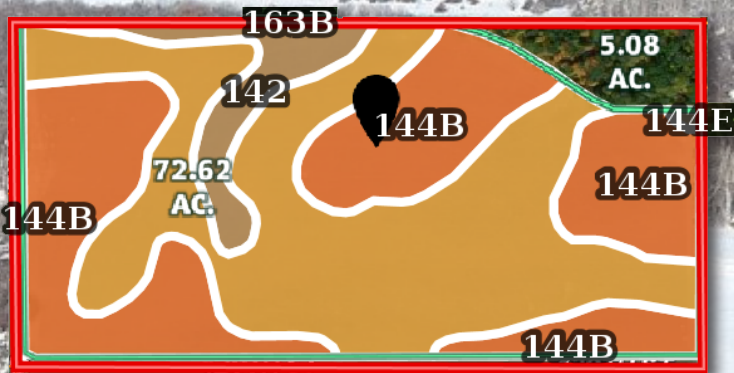
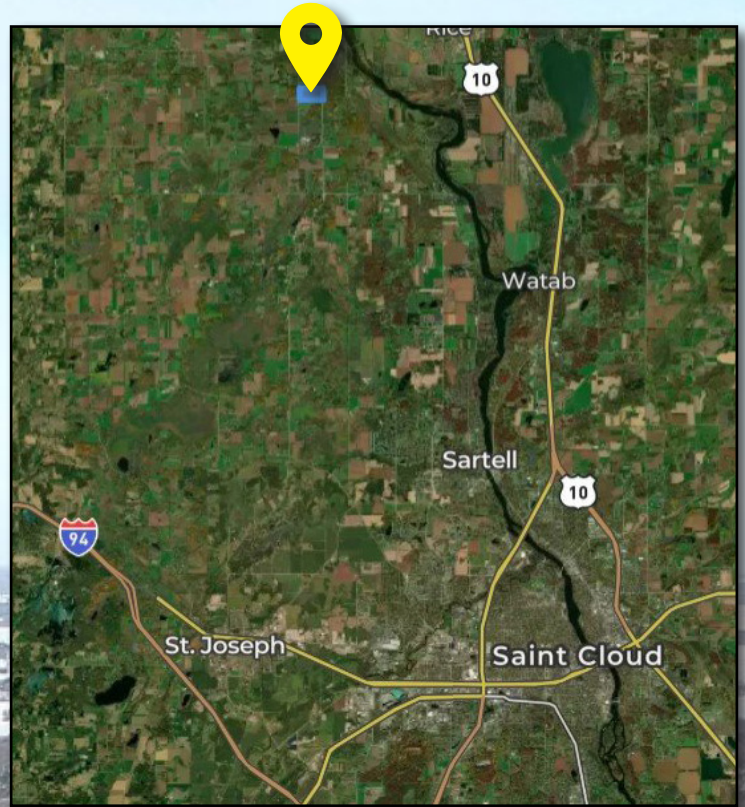
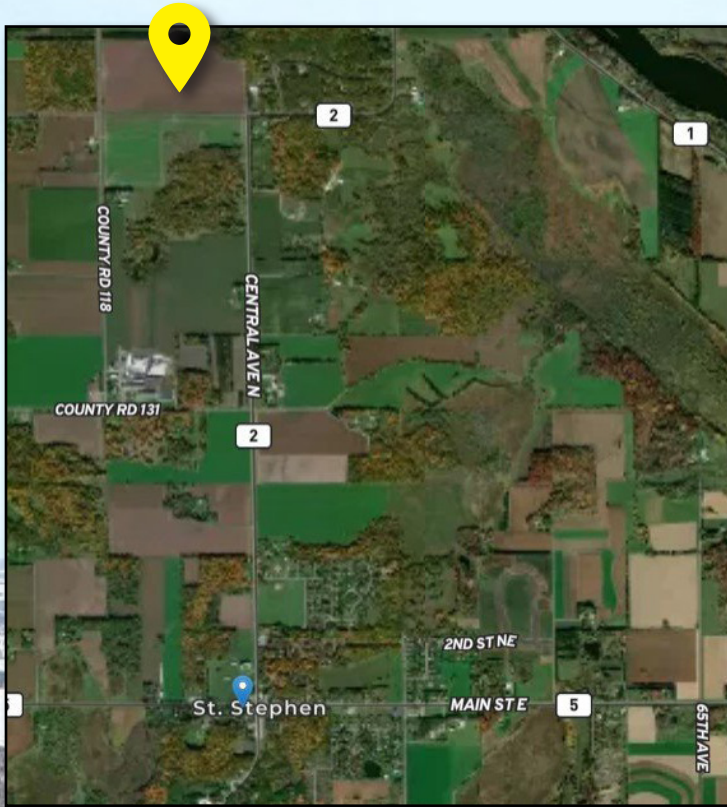
## Improvements:

- Irrigated Land
- Well



## Directions:

From Saint Stephen follow highway 2 North for approximately 1.5 miles to 420th Street. The land is located on the northwest corner of the intersection of County Road 2 and 420th Street. Watch for Peoples Company signs!



Boundary 72.48 ac

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
163B	Brainerd fine sandy loam	34.92	48.17	83	52	2s
144B	Flak sandy loam	31.67	43.69	81	57	2e
142	Nokay fine sandy loam	5.73	7.9	83	53	2w
144E	Flak sandy loam	0.16	0.22	20	47	6e
TOTALS		72.49 (*)	100%	81.98	54.25	2.01





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
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SCAN THE QR  
CODE FOR MORE  
INFORMATION

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