

# LAND OFFERING

44.19 ± Acre Acreage



**44.19 Acre Farmland | Section 31**

**Kalmar Township | Olmsted County, MN**

Here is an affordable opportunity to start farming on a small scale. This 44 +/- acre farm has multiple outbuildings and 29 +/- acres of tiled farmland. Nestled among the trees sits a traditional 2-Story, 3 bedroom 1 bath farm home complete with front 3 season porch and a built in hutch in the dining room. An excellent opportunity to build equity by adding your own cosmetic touches to customize the property to your needs. Just seconds from Byron and only 15 minutes from Rochester. Call for your private showing today!



FARMLAND PROFESSIONALS

Call us for more info:

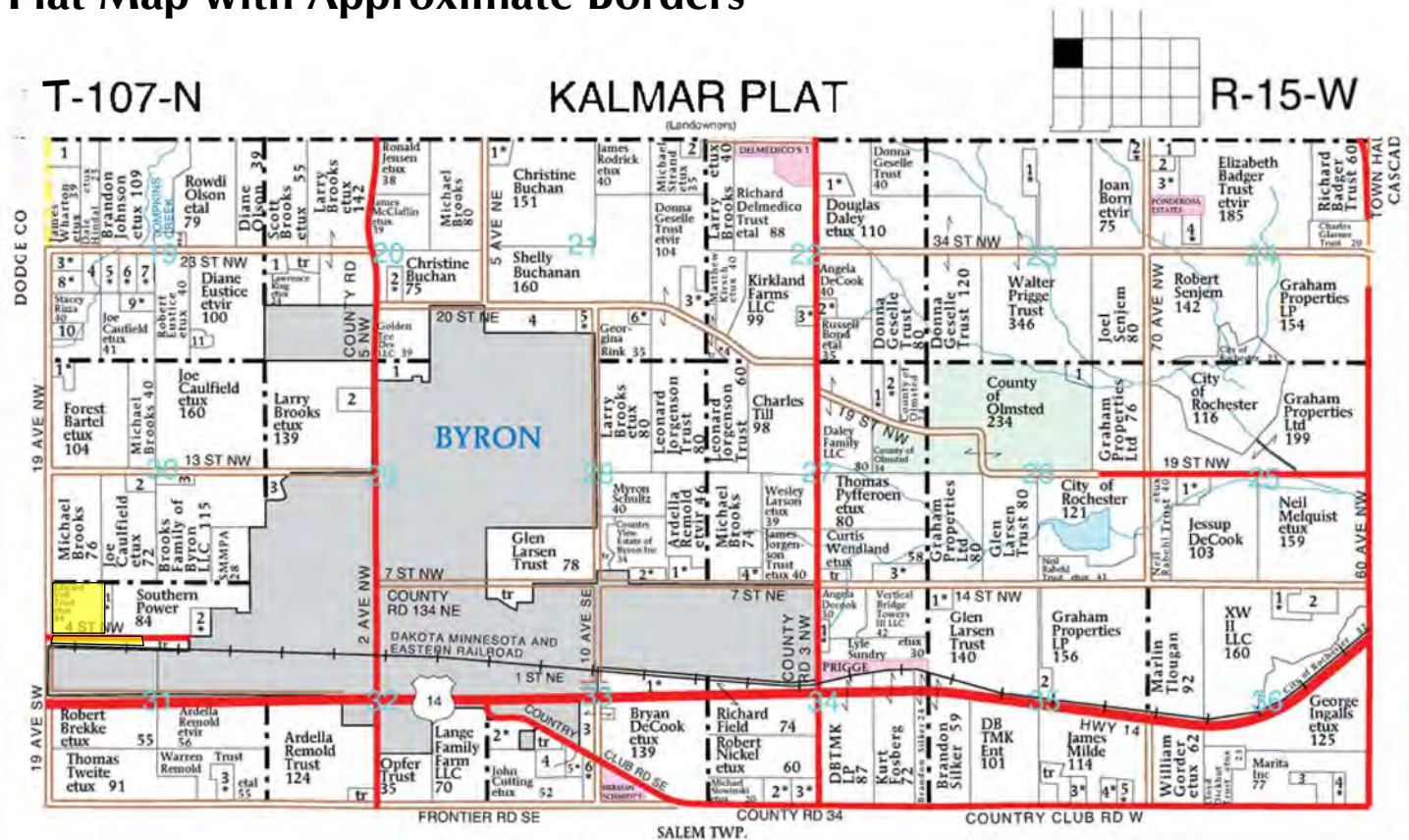
 **507-634-7033**



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## Plat Map with Approximate Borders



**Property Address:** 1645 4th St NW Byron, MN 55920

**Legal:** SECT-31 TWP-107 RANGE-015 44.19 AC - W1/2 NW1/4 LYING N OF N R-O-W LN CHICAGO & NORTHWESTERN RR LESS PC DES AS FOL BEG NECOR NW1/4 NW1/4 TH S AL E LN SD NW1/4 NW1/4 1318.73FT TO SECOR NW1/4 NW1/4 TH W 215FT TH N 441.50FT TH E 62.50FT TH N 877.53FT TO N LN NW1/4 NW1/4 TH E 152.60FT TO THE PT OF BEG SEC 31-107-15.

**PID:** 75.31.22.061922 **Property Tax:** \$2,750.00 Payable in 2020

**Gross Acres:** 44.19± **CPI:** 96.5

**Tillable Acres:** 29.05± **Tile:** Majority

**Corn Base:** 58.6 acres **PLC Yield:** 157 per Olmsted County FSA Office Record

**Offered at:** \$499,000





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## Aerial Map



Map Center: 44° 2' 2.49, -92° 40' 21.01

31-107N-15W  
Olmsted County  
Minnesota

0ft 479ft 958ft



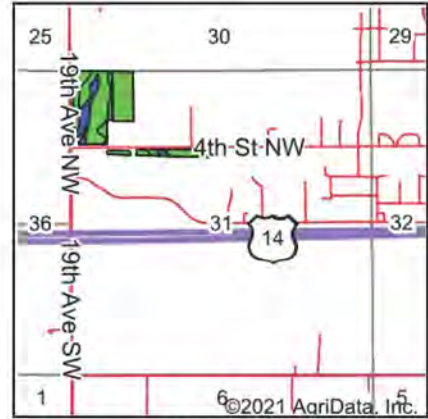
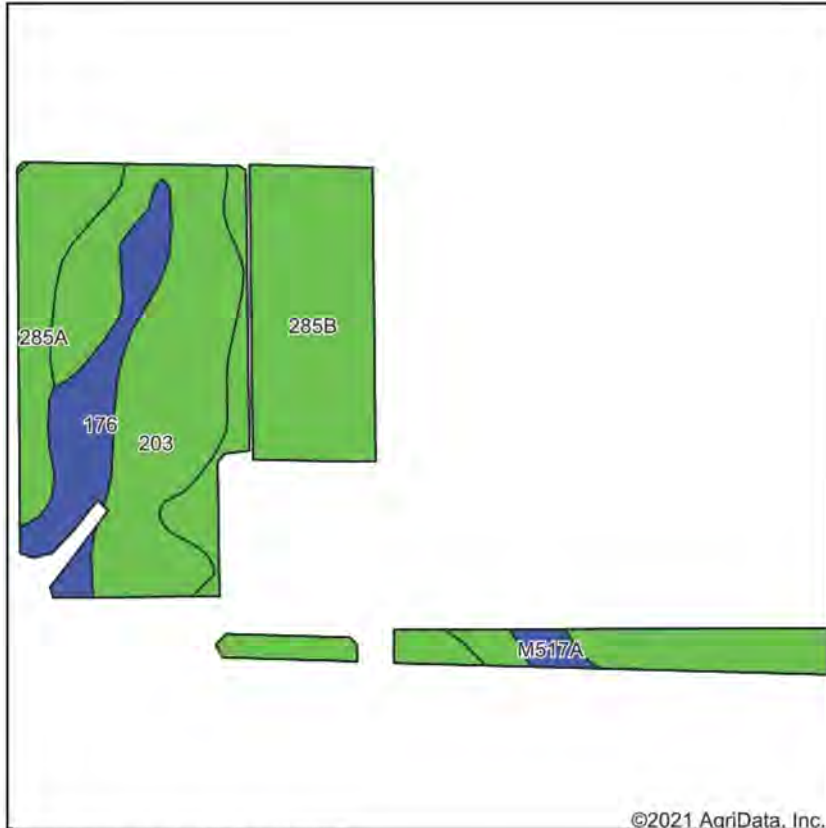
2/19/2021



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## Soils Map



State: **Minnesota**  
 County: **Olmsted**  
 Location: **31-107N-15W**  
 Township: **Kalmar**  
 Acres: **29.05**  
 Date: **2/19/2021**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Soybeans
285B	Port Byron silt loam, 2 to 6 percent slopes	11.96	41.2%		Well drained	Ile	98			89
203	Joy silt loam, 1 to 4 percent slopes	9.62	33.1%		Somewhat poorly drained	Ile	98	202	59	90
176	Garwin silty clay loam	3.47	11.9%		Poorly drained	Ilw	86	177	52	75
285A	Port Byron silt loam, 0 to 2 percent slopes	3.19	11.0%		Well drained	Iw	99			90
M517A	Clyde silty clay loam, 0 to 3 percent slopes	0.43	1.5%		Poorly drained	Ilw	86	193.5	56	72
477B	Littleton silt loam, 1 to 4 percent slopes	0.38	1.3%		Somewhat poorly drained	Ile	99	204	59	88
Weighted Average							96.5	93.6	27.4	*n 87.5

\*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.

The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

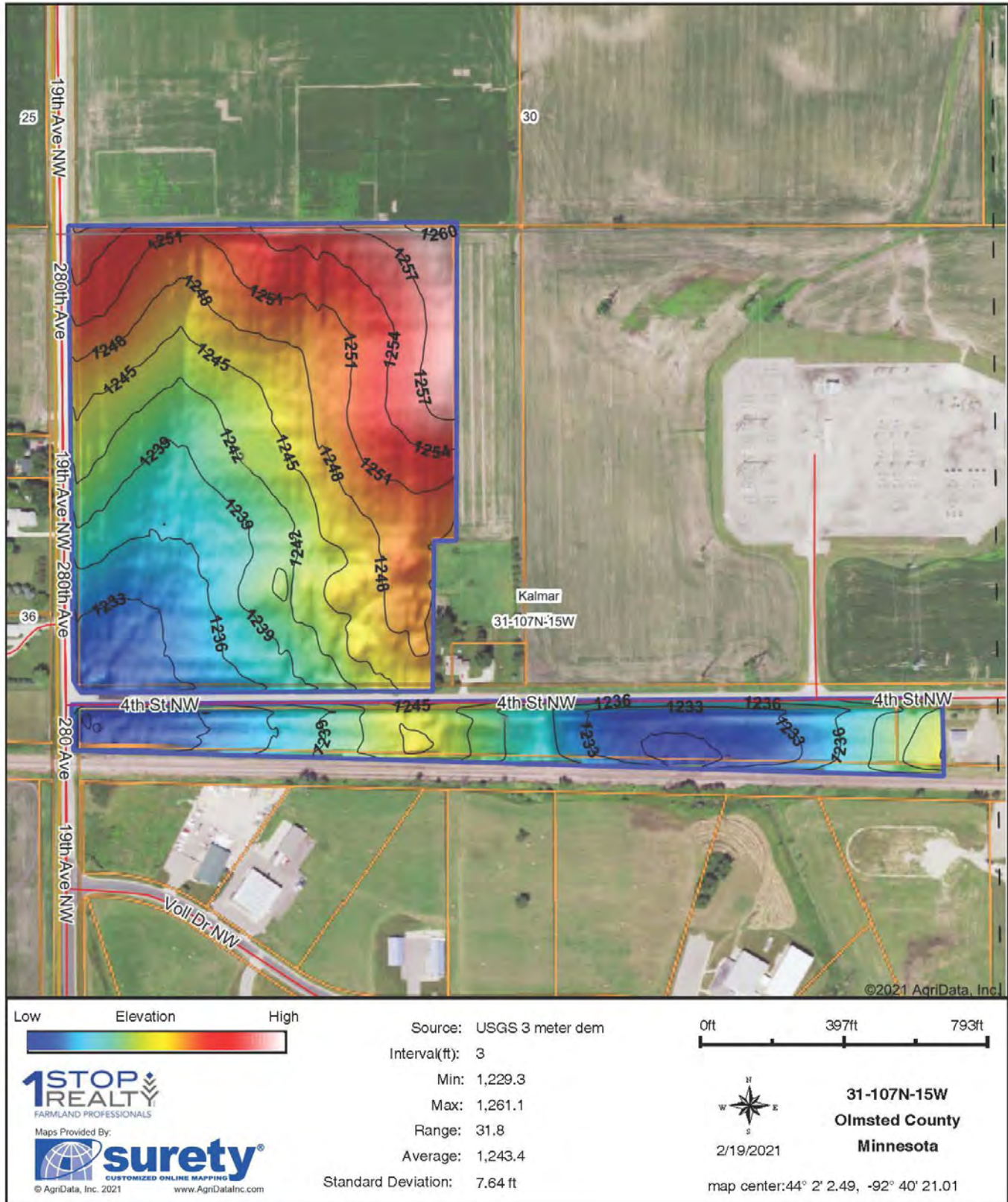
**1STOP REALTY**  
 INC

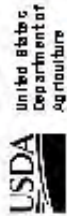


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## Topography Hillshade





Olmsted County, Minnesota



Farm 6510

Tract 7942

2021 Program Year

Map Created December 14, 2020



Unless otherwise noted:  
 States are 100% irrigated  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, No Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = protein  
 Alfalfa, Mixed Forage AGM, GMA, LGS = for forage  
 Beans = Dry Edible  
 NAO = for G2  
 Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 29.05 acres

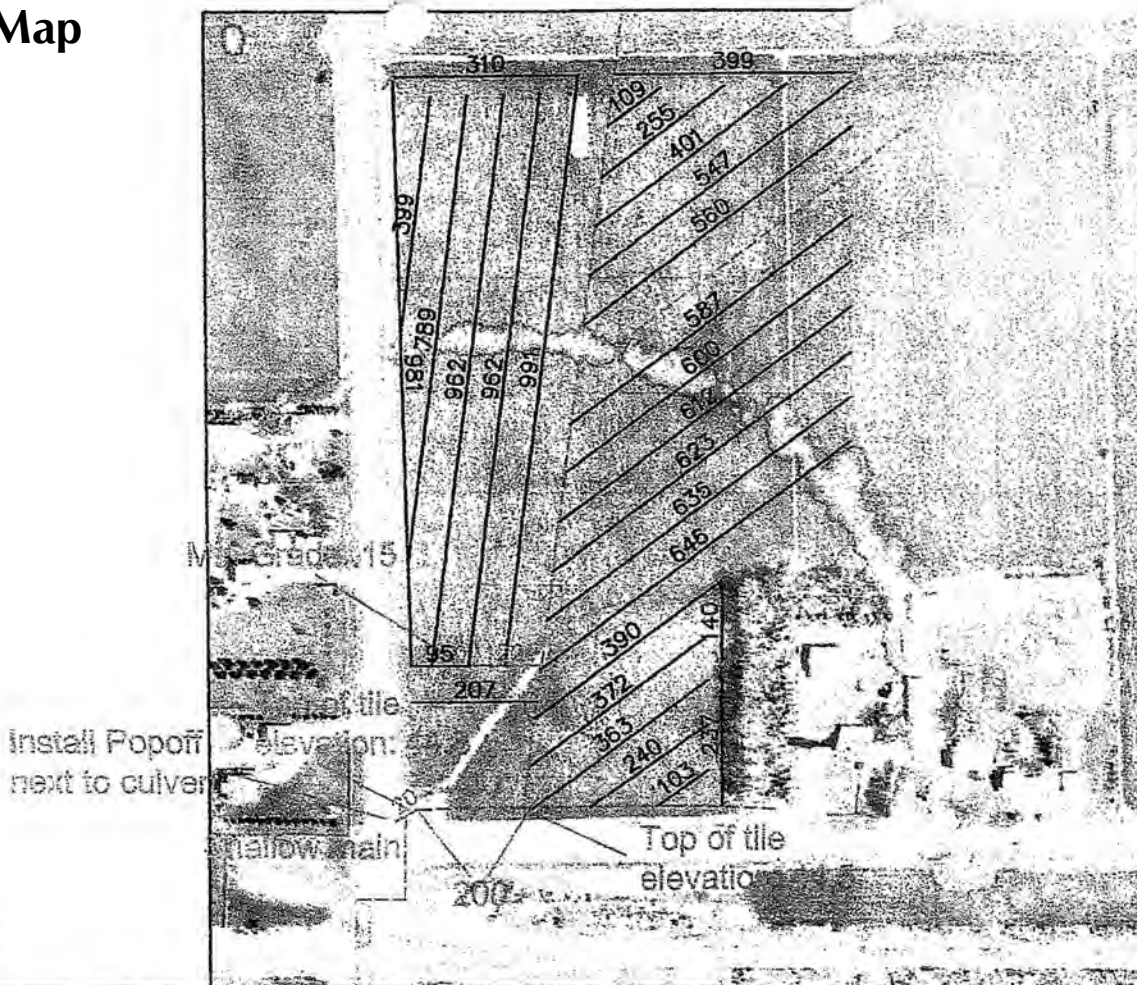
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or vested ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Inventory Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific termination of the area. Refer to your original determination (CPA-025 and a listed map) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



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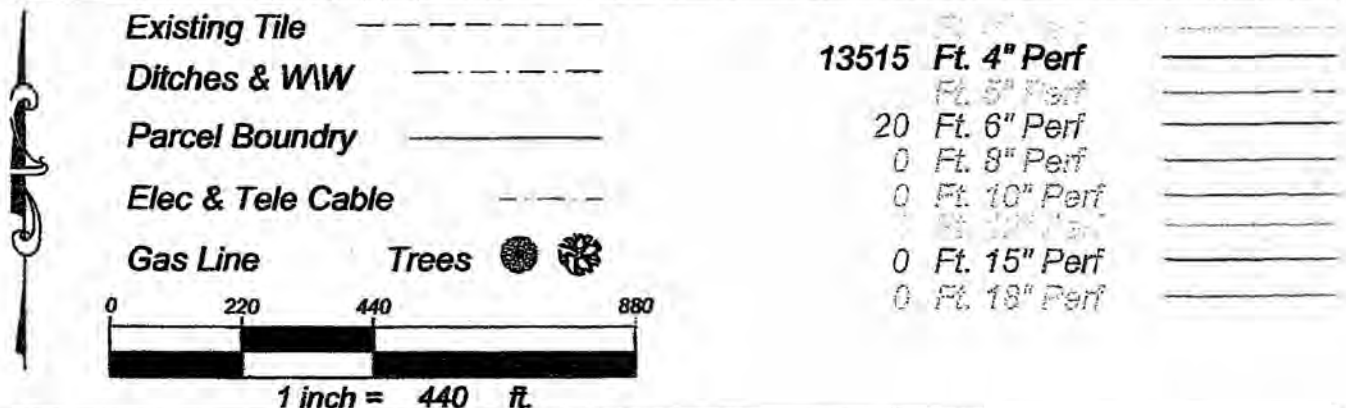
## Tile Map



**Ellingson**  
COMPANIES

56113 State Hwy 56  
West Concord, MN 55985  
507 527-2294  
[www.ellingsoncompanies.com](http://www.ellingsoncompanies.com)

Voll\_Kalmer\_31  
Revision: As Staked  
07-30-13  
Job# 132204  
Drawn by: Otto\_wanous



State: MN County: Olmstead

Twp: Kalmer



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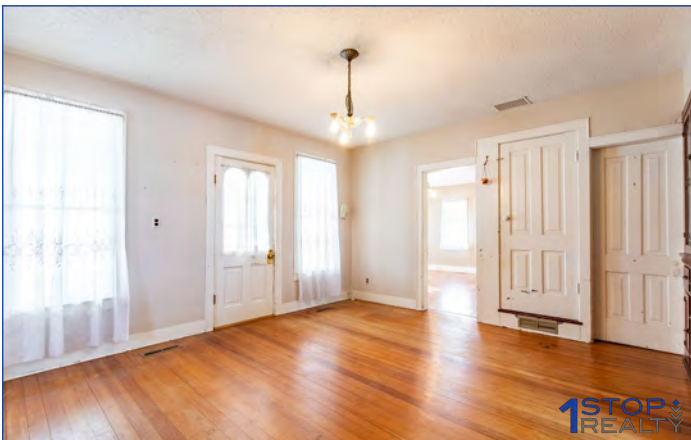
## Photos



1645 Fourth St NW - Byron



3-Season Porch



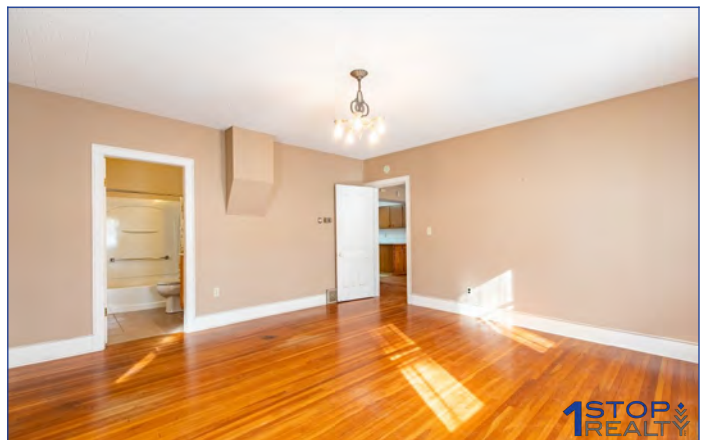
Dining Room



Dining Room



Living Room



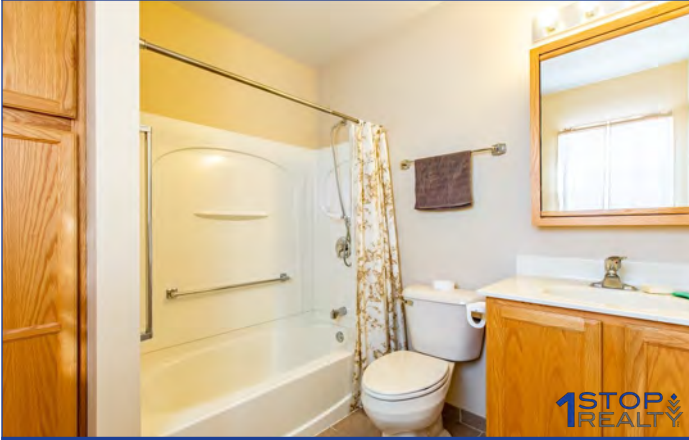
Living Room



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## Photos



Bathroom



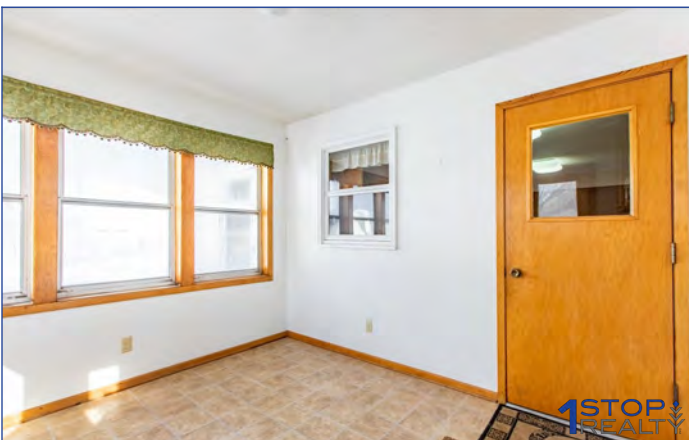
Kitchen



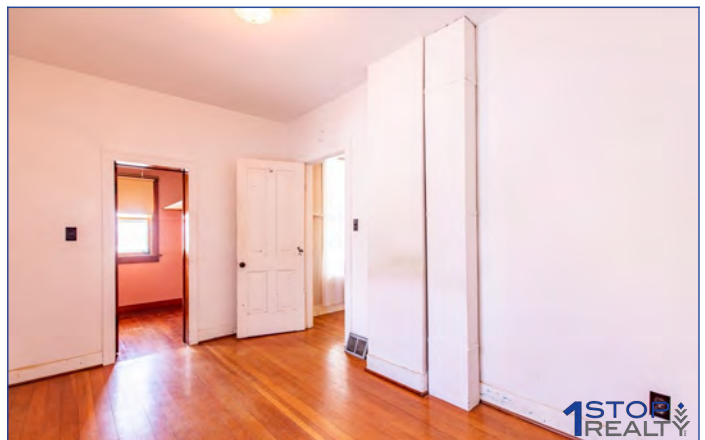
Kitchen



Laundry Room



Mud Room



Main Floor Bedroom 1

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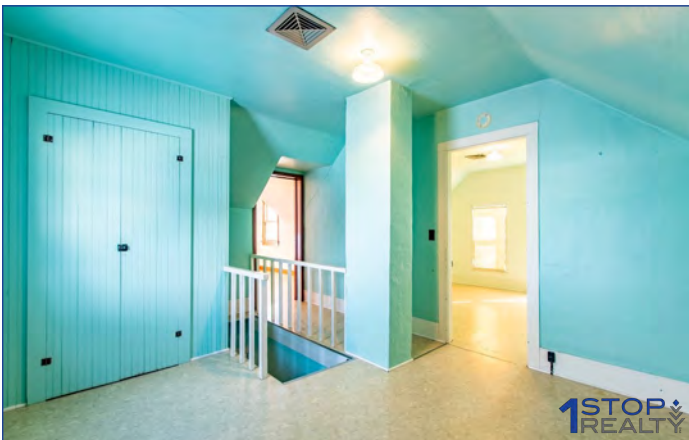
## Photos



Upper Bedroom 2



Upper Bedroom 3



Upper Landing



Basement



Other



Barn Silo



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## Photos



*Loafing Shed*



*Machine Shed/Loafing Shed*



*Quonset Shed*



*Quonset Shed*



*Driveway*



*Field*

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*"The Experienced Farmland Professionals!"*



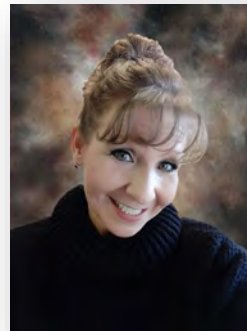
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