

NORTHFIELD HOBBY FARM

36.75 +/- Acres

Rice County, MN

\$441,000

NEW LISTING

NATIONAL LAND REALTY®



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LAND
REALTY®**

National Land Realty
1005 Superior Drive
Northfield, MN 55057
www.NationalLand.com



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Cell: 507.382.0908
Fax: 864.331.1610
Tjensen@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.

**OVERVIEW:**

Country Living! Build Your Dream Home! +/-36.75 acres offers secluded, picturesque, rural setting Large enough to build on, as well as have a hobby farm - crops or livestock Within +/-3.5 miles of I-35 north and south on-ramps and within 30 miles of Minneapolis Escape the city lifestyle to the quiet, peacefulness of country living!

PARCEL #/ID: 02.10.3.00.001

TAXES: \$912/year (2021)

ADDRESS:

0 Chester
Northfield, MN 55057

LOCATION:

From Northfield, travel west on Hwy 19/Lonsdale Blvd; continue west under the I35 overpass +/-3 miles; turn right or north on Dent Ave; continue north on Dent Ave +/-2 miles; turn right or east on 50th St West; go approximately one mile and turn left or north on Chester Avenue. Subject property rough driveway is at the end of Chester Ave before Chester Ave curves to the left.



PROPERTY HIGHLIGHTS:

· *Country Living!*

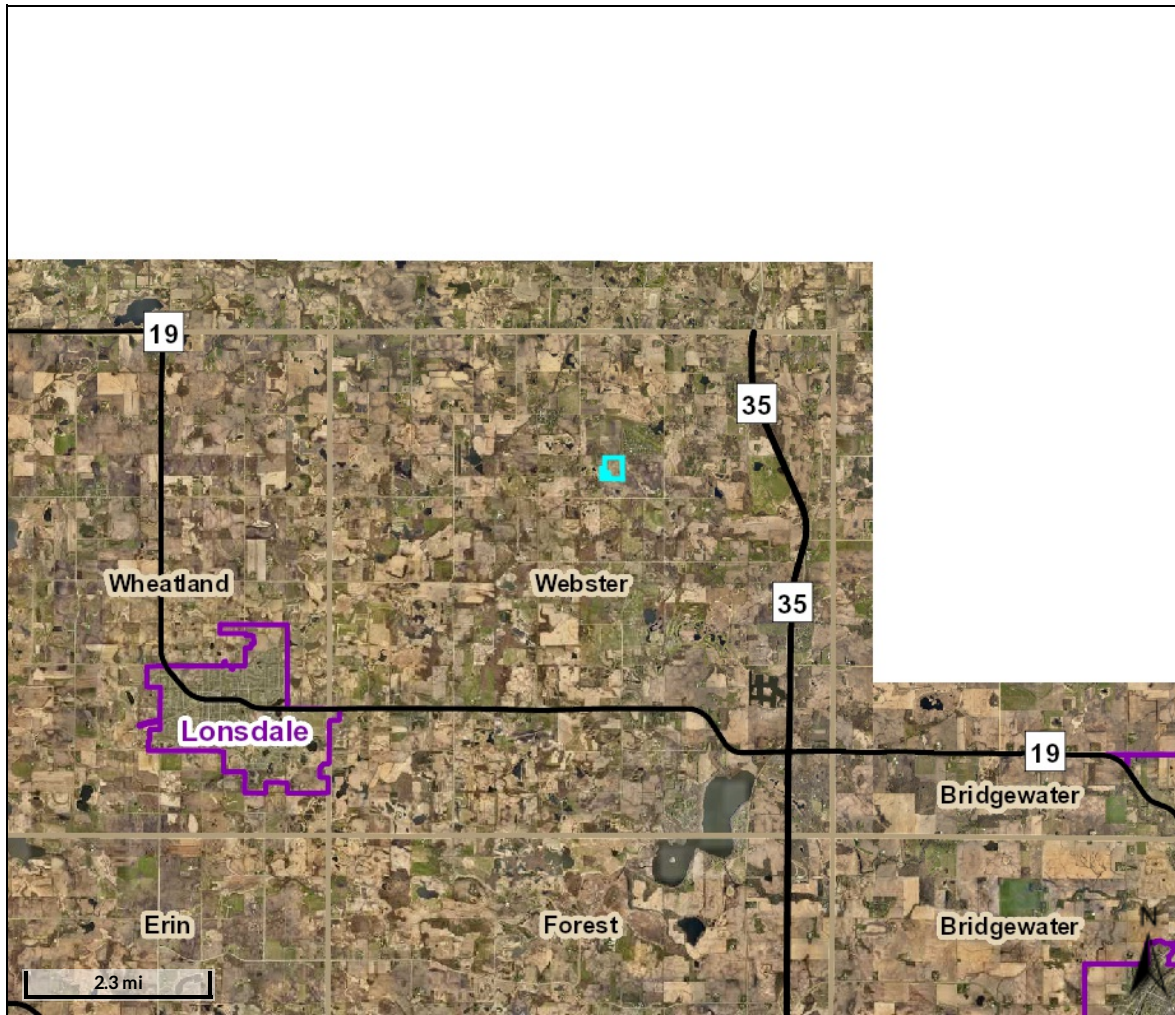
Build Your Dream Home!

- This 36.75 acres offers a secluded, picturesque, rural setting that includes woods, pond, and cropland/pasture.
- More than enough room to build your dream home and other buildings, and have room left over to farm or enjoy the quiet peacefulness of country living.
- For those of you who want country living, but need quick access to I-35 north or south, this property lies within approximately 3.5 miles of I-35 north/south on-ramps!
- Located within less than an hour from Mpls/St Paul, Rochester and Mankato, this is truly a prime location and a rare find.
- And within 10-15 minutes of Northfield and in the coveted Northfield School District which was ranked 14 of 351 public schools in Niche's *2021 Best Schools Survey*.
- Utilities in the area include: electric via Steele Waseca Co-op; internet, TV and phone via Nuvera; LP available from Home Oil in Lonsdale, Central Valley in Northfield, and Premier LP, just a couple of miles from this land. Garbage pick-up available from Lakes or Flom.
- Take advantage of current, historic low interest rates to build your dream home and enjoy all that country living has to offer!
- Call Terri Jensen, ALC, with any questions you might have: 507-382-0908 (cell)

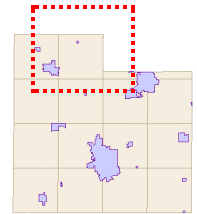
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2091067









Overview



Legend

-  Cities
-  Townships
-  Sections
- Main Roads**
 - CITY
 - CR
 - CSAH
 - INT
 - OUTSIDE
 - OUTSIDE/SAH
 - PLAT
 - PR
 - RAMP
 - RAMP/CSAH
 - STHWY
 - TA
 - TWP
 - US HWY
-  Roads
- Road Numbers**

Parcel ID	0210300001	Alternate ID	n/a	Owner Address	JEFFREY G & ANN C DOCKEN
Sec/Twp/Rng	10/112/021	Class	n/a		6320 CHESTER AVE
Property Address		Acreage	36.75		NORTHFIELD MN 55057
District	WEBSTER-SD659-FD1				
Brief Tax Description	<p>N2 SW4 EX BEG NW COR N2 SW4 TH E ALG N LI THRF 1512FT TH DEFLECT 90D RT 660FT TH DEFLECT 90D RT P/W N LI 1510.62FT M OR L TO INTERS WI W LI N2 SW4 TH N ALG W LI 660FT TO POB & EX W1327.13FT N2 SW4 WH LIES S N660FT THRF & EX COMG NW COR N2 SW4 TH E ALG N LI THRF 1512FT TH DEFLECT 90D RT 589FT TH DEFLECT 54D17' LEFT 220FT TH DEFLECT 39D RT 100FT TH DEFLECT 90D RT 16.5FT TH DEFLECT 90D LEFT 519.80FT M OR L TO S LI N2 SW4 & POB TR TO BE DESC TH DEFLECT 180D LEFT & NWLY ALG LAST DESC LI 382.2FT TH 74D43' LEFT 160.78FT TH DEFLECT 90D LEFT 367.78FT M OR L TO S LI N2 SW4 TH E ALG S LI 261.53FT M OR L TO POB & W1R S2 SE4 & E1R S2 SW4</p> <p>(Note: Not to be used on legal documents)</p>				

The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Date created: 10/15/2020

Last Data Uploaded: 10/15/2020 3:40:30 AM

Developed by  **Schneider**
GEOSPATIAL

Docken Land Sec 10-112-21





United States
Department of
Agriculture

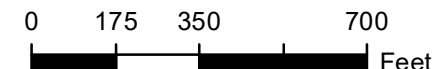
Rice County, Minnesota

Farm 5744

Tract 7247

2020 Program Year

Map Created April 27, 2020



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

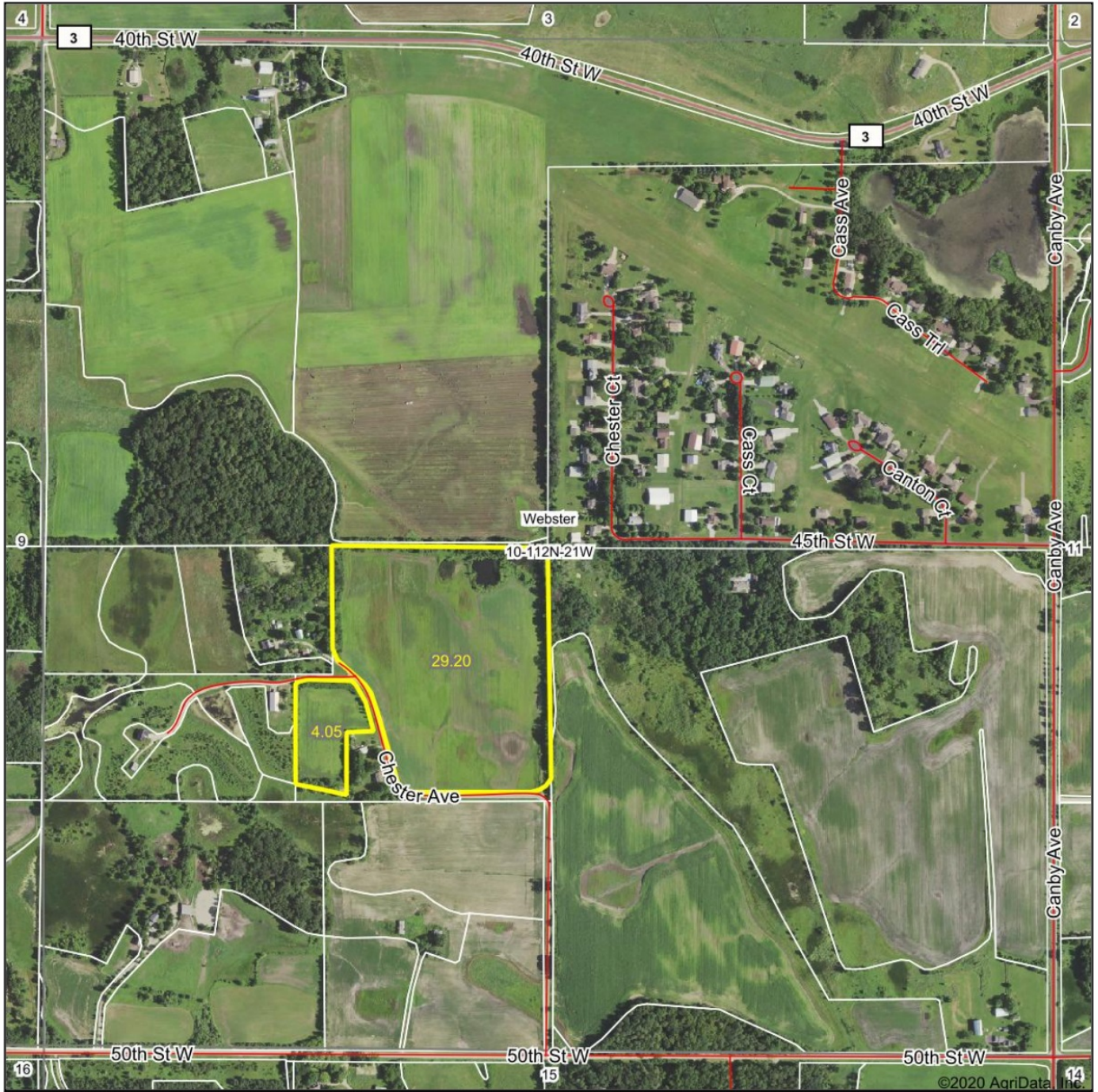
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 28.42 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 reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery 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 determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Aerial Map



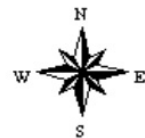
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Map Center: 44° 31' 20.9, -93° 19' 56.51

0ft 807ft 1614ft

10-112N-21W
Rice County
Minnesota



10/14/2020

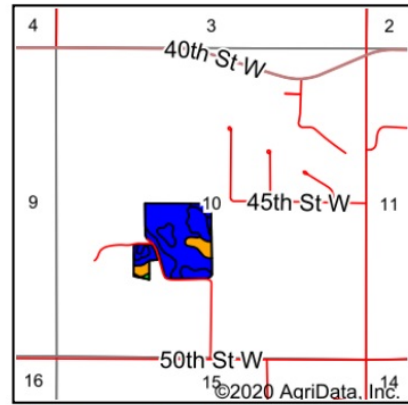
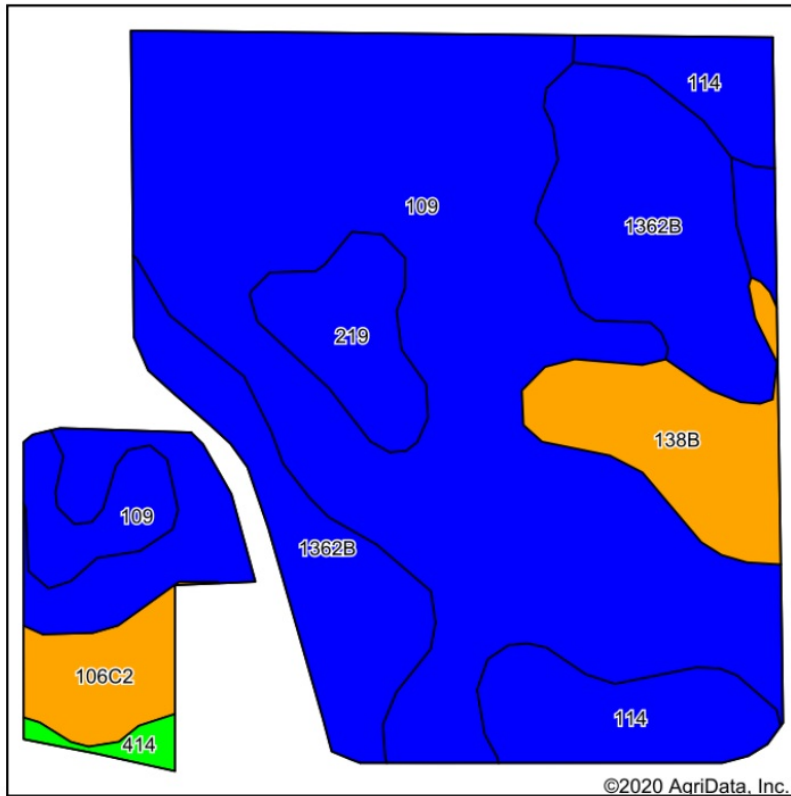
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Minnesota**
 County: **Rice**
 Location: **10-112N-21W**
 Township: **Webster**
 Acres: **33.25**
 Date: **10/14/2020**



Maps Provided By:
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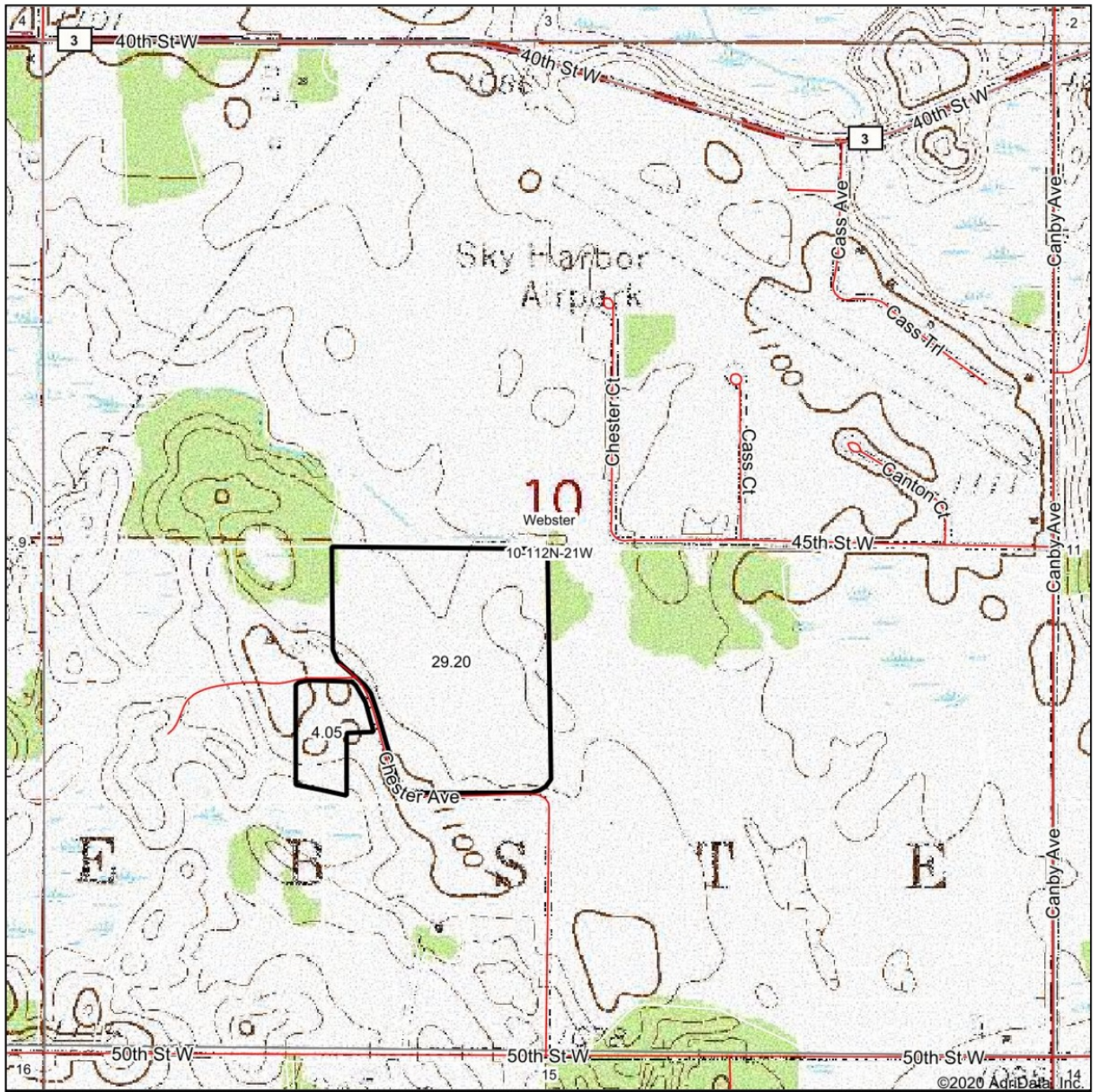
Area Symbol: MN131, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans
109	Cordova clay loam, 0 to 2 percent slopes	17.30	52.0%		IIw	87				
1362B	Angus loam, 2 to 6 percent slopes	7.87	23.7%		IIe	90				
114	Glencoe clay loam, 0 to 1 percent slopes	2.87	8.6%		IIIw	86				
138B	Lerdal clay loam, 2 to 6 percent slopes	2.27	6.8%		IIe	80	4.3	158	71	48
219	Rolfe silt loam, 0 to 1 percent slopes	1.52	4.6%		IIIw	84				
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.18	3.5%		IIIe	76				
414	Hamel loam, 0 to 2 percent slopes	0.24	0.7%		IIw	94				
Weighted Average						86.7	0.3	10.8	4.8	3.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

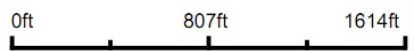
Topography Map



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map center: 44° 31' 20.9, -93° 19' 56.51



**10-112N-21W
Rice County
Minnesota**



10/14/2020

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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 1,078.8

Max: 1,102.7

Range: 23.9

Average: 1,088.1

Standard Deviation: 5.18 ft

0ft 241ft 483ft



10/14/2020

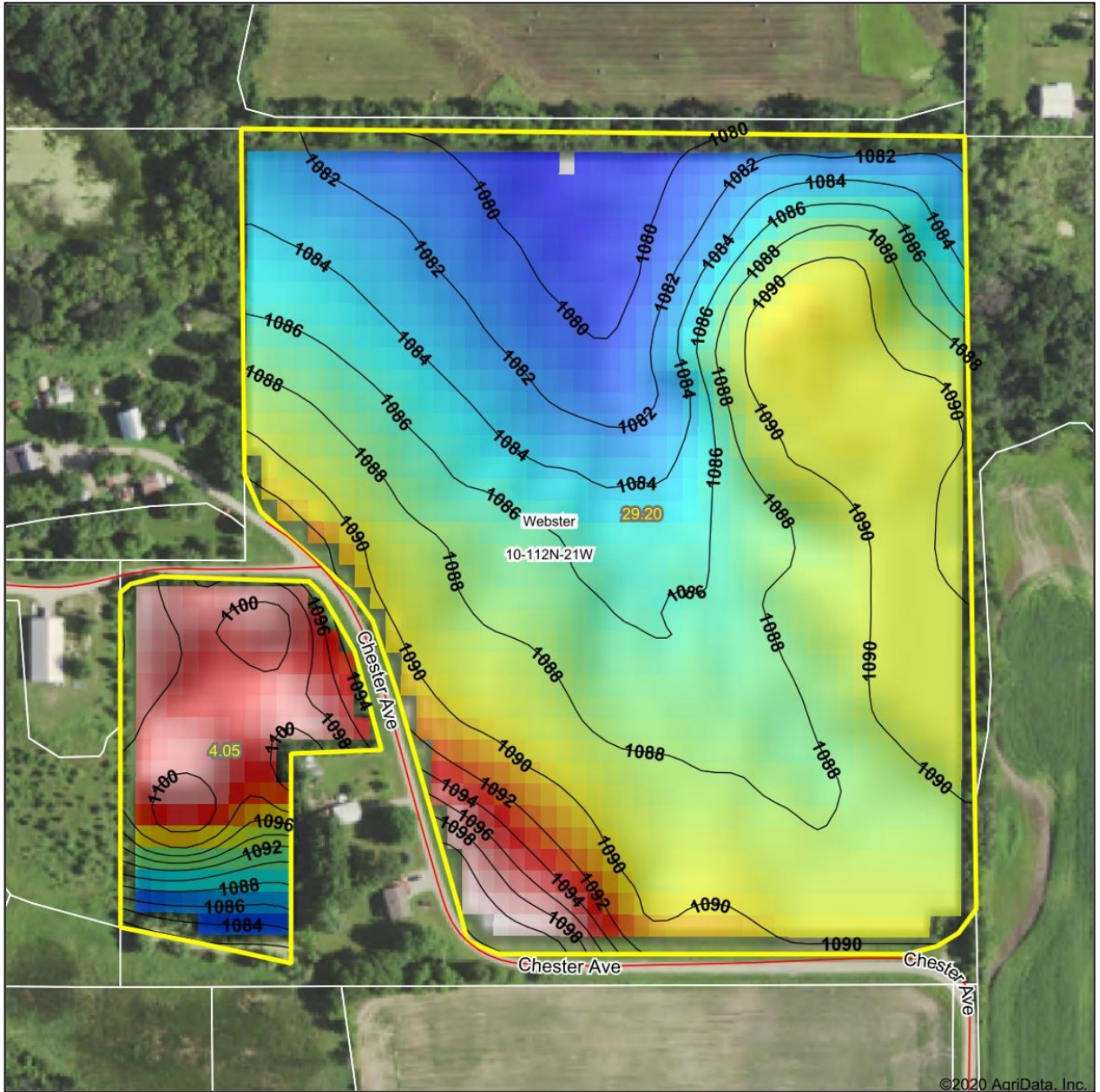
10-112N-21W

Rice County

Minnesota

Map Center: 44° 31' 20.9, -93° 19' 56.51

Topography Hillshade



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Low Elevation High



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Field borders provided by Farm Service Agency as of 5/21/2008.



Source: USGS 10 meter dem

Interval(ft): 2

Min: 1,078.8

Max: 1,102.7

Range: 23.9

Average: 1,088.1

Standard Deviation: 5.18 ft

0ft 241ft 483ft



10/14/2020

10-112N-21W

Rice County

Minnesota

map center: 44° 31' 20.9, -93° 19' 56.51

4 Year Crop History



Owner/Operator:

Date: 10/14/2020

Address:

Farm Name:

Address:

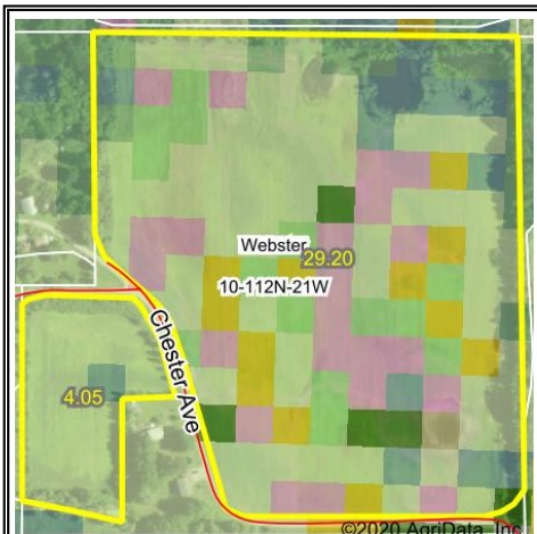
Field ID:

Phone:

Acct. #:

Crop Year: 2019

Crop Year: 2018



Grassland/Pasture
Alfalfa
Other Hay/Non Alfalfa

5 rows not shown



Grassland/Pasture
Alfalfa
Corn

5 rows not shown

Crop Year: 2017

Crop Year: 2016



Grassland/Pasture
Alfalfa
Corn

5 rows not shown



Grassland/Pasture
Alfalfa
Herbaceous Wetlands

2 rows not shown

Map Center: 44° 31' 20.9, -93° 19' 56.51

State: MN

County: Rice

Legal: 10-112N-21W

Twnshp: Webster

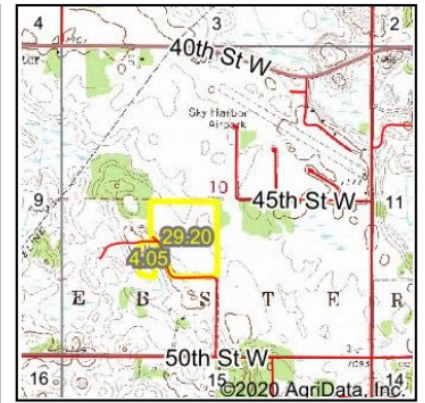
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



Wetlands Map



State: **Minnesota**
 Location: **10-112N-21W**
 County: **Rice**
 Township: **Webster**
 Date: **10/14/2020**

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 Maps Provided By:



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0ft 395ft 790ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	0.57
PUBF	Freshwater Pond	0.54
PABH	Freshwater Pond	0.16
PEM1Cd	Freshwater Emergent Wetland	0.00
Total Acres		1.27

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





NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.