

LAND OFFERING

30 \pm Acre Horse Farm



30 \pm Acre Horse Farm | Section 12 Lino Lakes Township | Anoka County, MN

This is truly a Horse Lover's Dream. A unique opportunity to own 29+ acres just off of I35-E in Lino Lakes. Large indoor arena as well as boarding facilities including 53 stalls. Office, living quarters, tack room, outdoor pastures, and loafing sheds along with plenty of grazing area.



Call us for more information or to schedule a showing:

 **507-634-7033**

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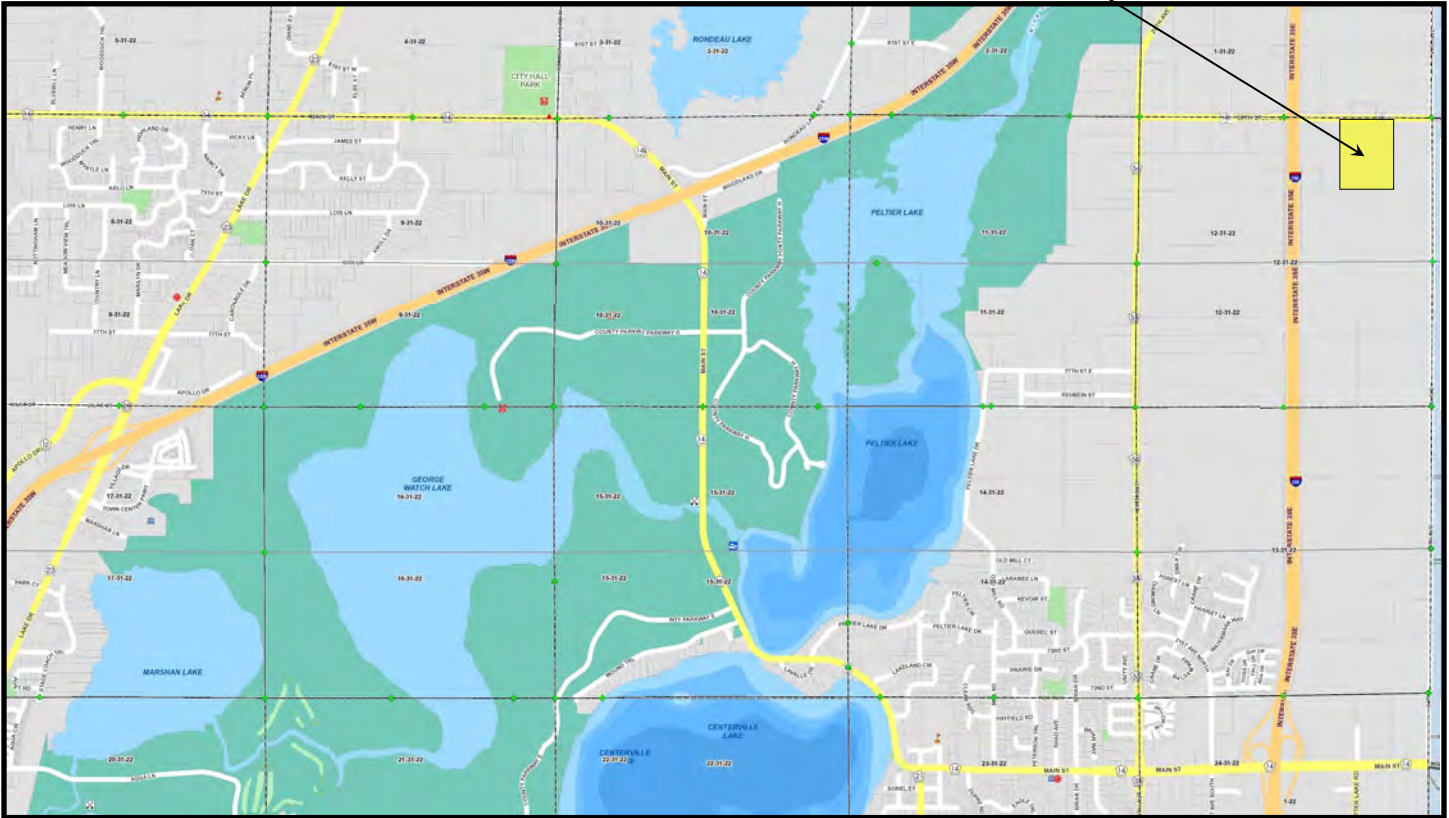
30± Acre Horse Farm

Plat Map with Approximate Borders

T-31-N

LINO LAKES PLAT

R-22-W



Property Address: 2306 East 80th Street
Lino Lakes, MN 55038

Legal: SECT-12 TWP-31 RANGE-022 29.84 AC - THAT
PRT OF E1/2 OF NW1/4 OF NE 1/4 OF SEC 12
TWP 31 RGE 22 LYG E OF W 332 FT THEREOF,
TOG/W NE1/4 OF NE1/4 OF SD SEC EX E 668 FT
THEREOF, EX RD, SUBJ TO EASE OF REC.

PID: 12-31-22-11-0006

Property Tax: \$7,277.40 payable in 2021

Gross Acres: 29.84± **Tile:** None

Tillable Acres: 16.06± **CPI:** 91.2

Corn Base: 5.6 acres

PLC Yield: 96 per Chisago County FSA Office Record



Offered at: \$1,400,000



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Additional Land and Building Information



LAND

2306 East 80th Street - Lino Lakes, MN 55038

- **Lot Size:**
29.840 Acres

STRUCTURE

- **Year Built:** 1975
- **Foundation Size:** 1600 Sq Ft
- **Above Ground Finished Size:** 3200 Sq Ft
2 Stories



OUTBUILDINGS



- **Storage Shed:** 54 ft X 50 ft



- **Tack Room:** 19 ft X 23 ft

STALLS / STABLES

- **53 Stalls:** 12 ft X 12 ft
10 ft X 12 ft
- **Stables:** 200 ft X 35 ft



All measurements are approximate.

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Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 45° 11' 41.05, -93° 1' 30.44

12-31N-22W
Anoka County
Minnesota

0ft 427ft 854ft

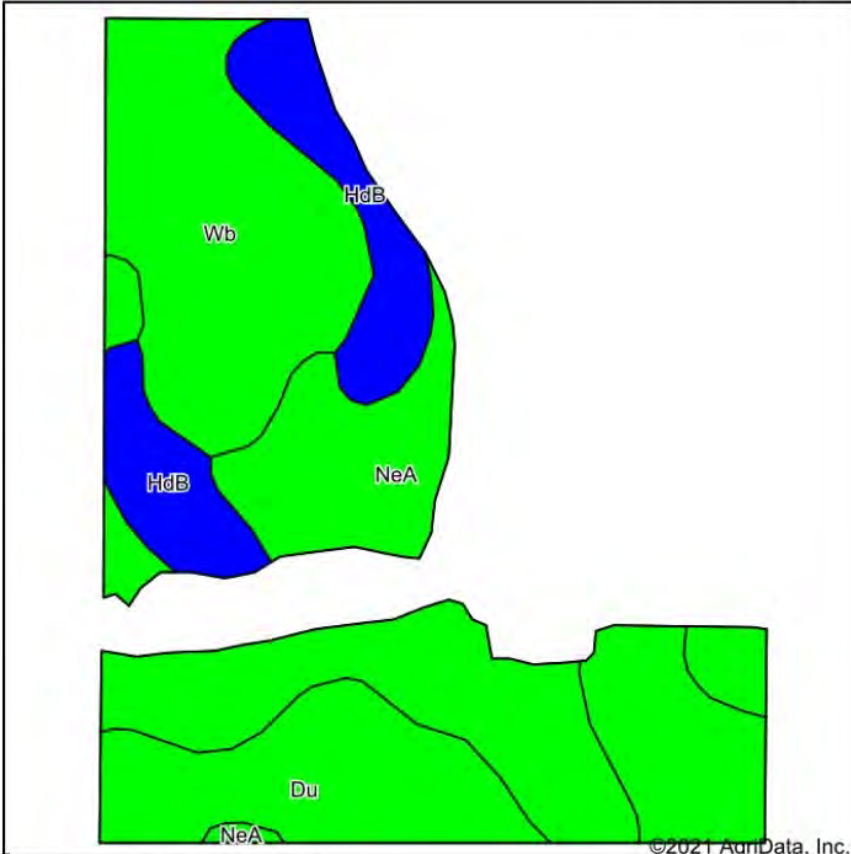


5/28/2021

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Soils Map



State: **Minnesota**
County: **Anoka**
Location: **12-31N-22W**
Township: **Lino Lakes**
Acres: **16.06**
Date: **9/21/2021**

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Soils data provided by USDA and NRCS.

Area Symbol: MN003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Soybeans
NeA	Nessel fine sandy loam, 1 to 4 percent slopes	5.51	34.3%		Moderately well drained	Ile	92	4.5	162	46
Wb	Webster loam	4.14	25.8%		Poorly drained	Iliw	94		165	47
Du	Dundas loam	4.06	25.3%		Poorly drained	Iliw	91		160	46
HdB	Hayden fine sandy loam, 2 to 6 percent slopes	2.35	14.6%		Well drained	Ile	85	4.5	150	43
Weighted Average							91.2	2.2	160.5	45.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

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FSA Map

Farm 7012
Tract 6195

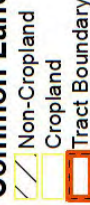
2021 Program Year

Map Created April 14, 2021



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

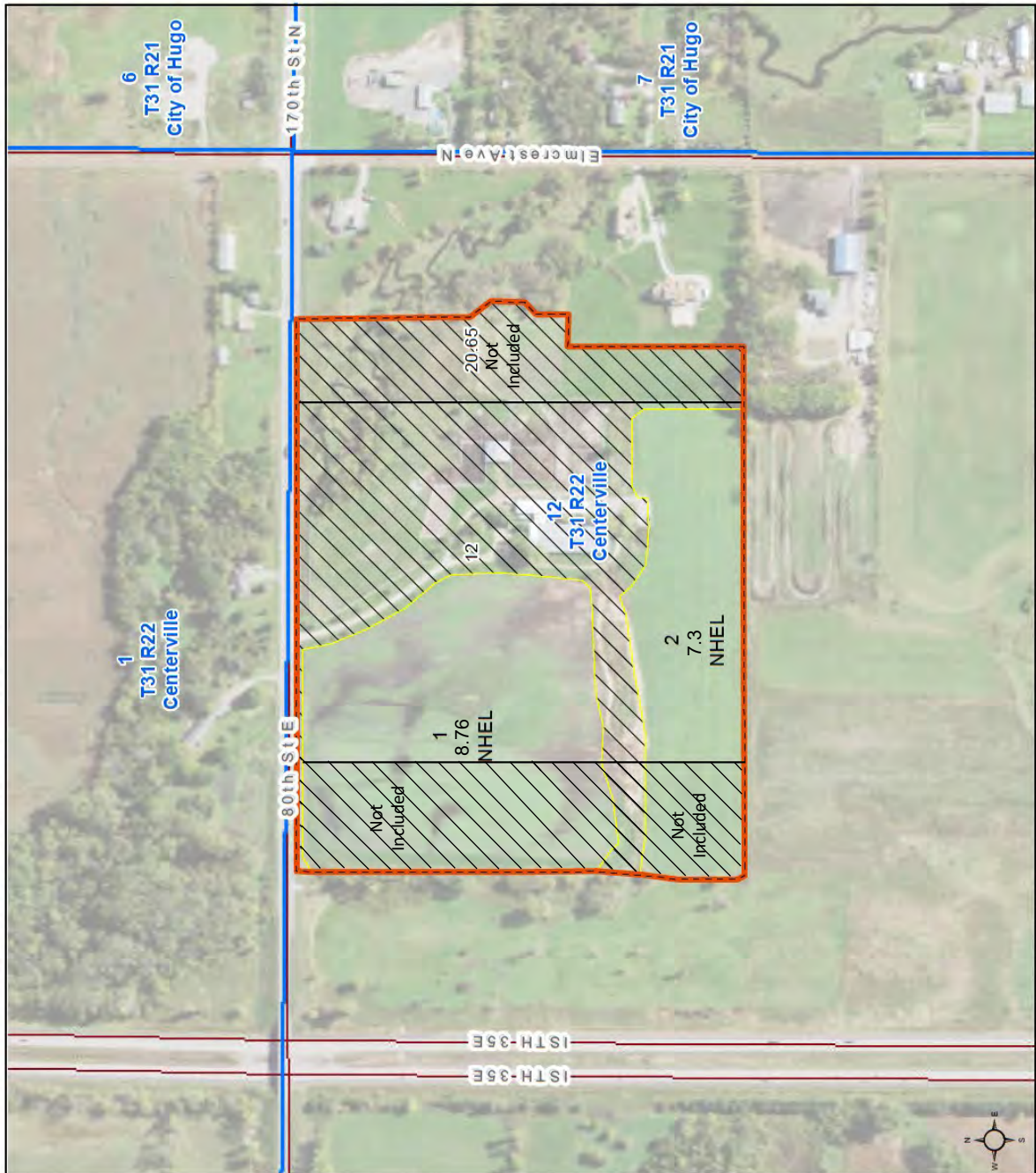
Common Land Unit



Wetland Determination Identifiers

- Restricted Use (red circle)
- Limited Restrictions (yellow triangle)
- Exempt from Conservation (green square)
- Compliance Provisions (green square)

Tract Cropland Total: 16.06 acres



United States
Department of
Agriculture

Chisago County, Minnesota



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Photos



Aerial view of 2306 E 80th St - Lino Lakes, MN



Aerial view of Buildings



Gravel Drive

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Hardwood Creek Farm



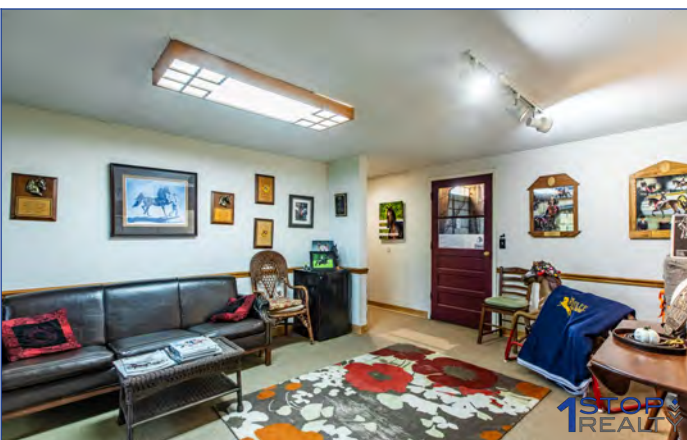
Hay Storage and Shop



Parking Area



Waiting Area



Waiting Area



Viewing Room

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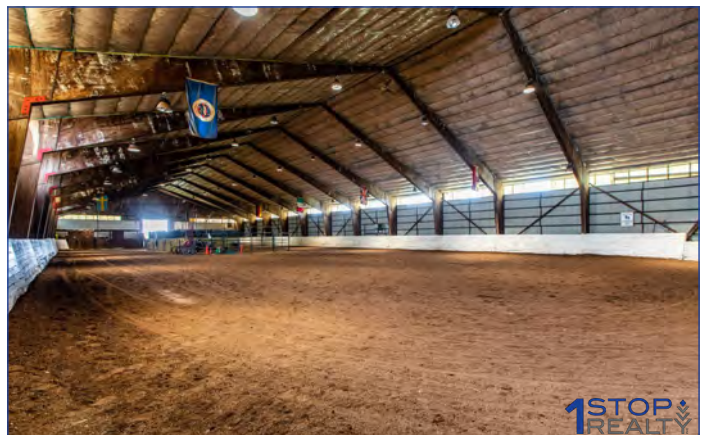
Breezeway to Stables and Arena



Indoor Arena



Indoor Arena



Indoor Arena



Tack Room



Tack Room

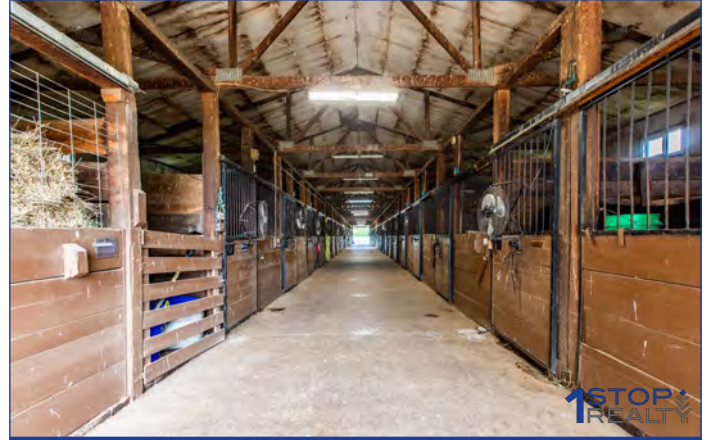
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Wash Rack



Stables



Outdoor Paddock

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Outdoor Paddock



SW Corner of Arena



North Side of Arena/Apartment



North End of Stables



Aerial View from North



Aerial View from South

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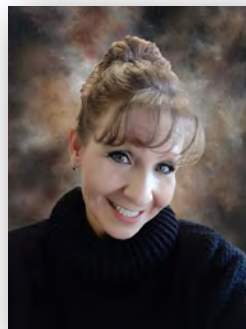
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