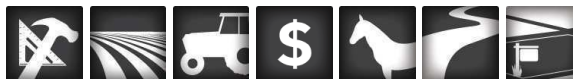


ROCHESTER CITY LIMITS
ACREAGE! BUILD - FARM -
EQUESTRIAN USE -
INVEST

60.19 +/- Acres
Olmsted County, MN
\$361,080

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



Terri Jensen, ALC
Office: 855.384.5263
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:

Rochester city limits acreage! Build - Farm - Equestrian Use - Invest. Two Building Rights Available! Are you looking for country living that has paved, close access to shopping, employment, schools, and amenities Look no further! This Rochester city limits acreage provides enough land to build on; to farm; to add equestrian facilities or to hold for investment for future residential development. Take advantage of today's historic low interest rates for the opportunity to use this land to meet your country dream. View the virtual, interactive LandTour 360 for boundaries, roads, and to see the great location off Hwy 14 for easy access to all-things Rochester.

PARCEL #/ID: 63.11.22.035693, 63.11.21.035691

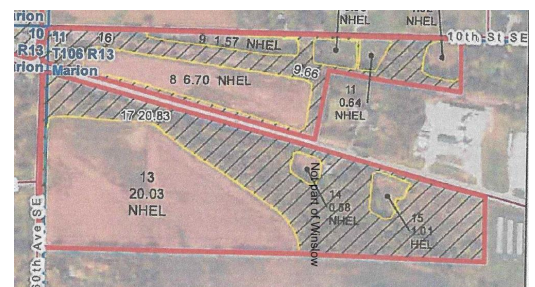
TAXES: \$3,376/year (2020)

ADDRESS:

0 Hwy 14 SE/60th Ave SE
Rochester, MN 55904

LOCATION:

through Rochester, MN on Hwy 14 East; land lies on the NE and SE corners of the junction of US Hwy 14 SE and 60th Ave SE/Chester.



PROPERTY HIGHLIGHTS:

· *Rochester city limits acreage!*

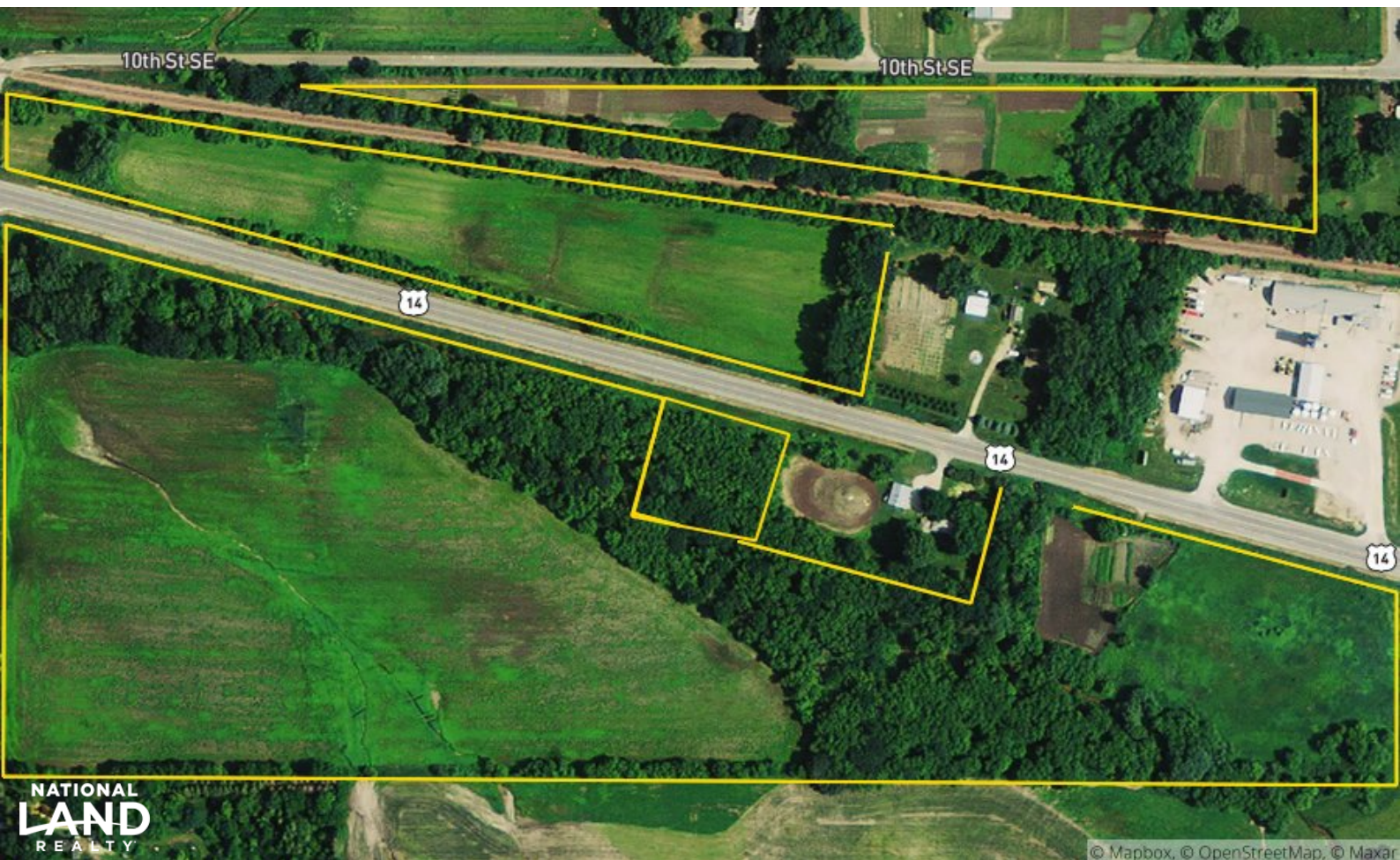
Build - Farm - Equestrian Use - Invest

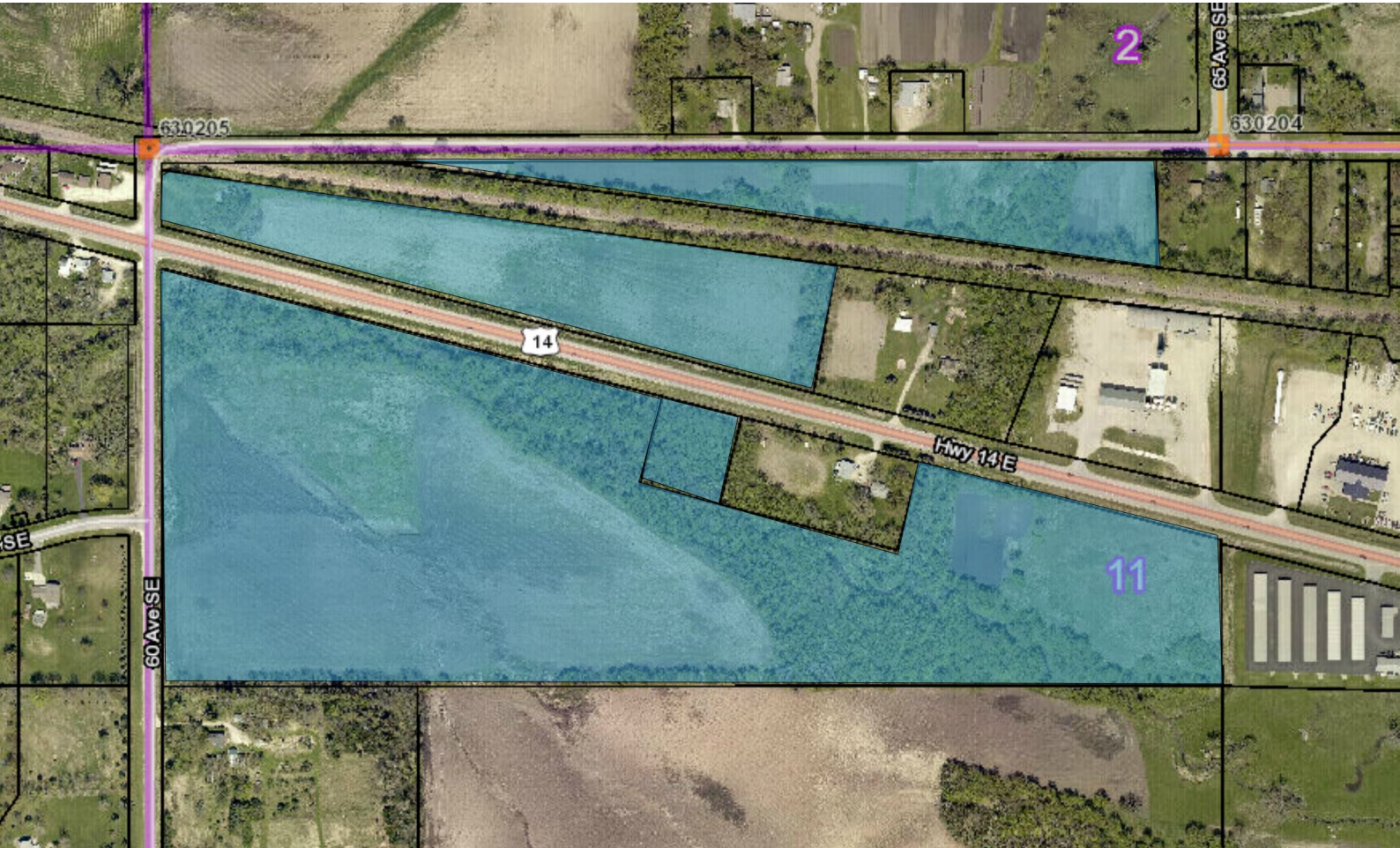
Two building rights available!

- Are you looking for country living that has paved, close access to shopping, employment, schools, and amenities? Do you want enough land to build your dream home, add an outbuilding, add an equestrian facility, farm, or raise farmers' market produce?
- Look no further! This Rochester city limits acreage provides the opportunity to build your dream home; to farm; to add an equestrian facility or to hold for investment for future development.
- The woods and creek along the south side of Hwy 14 provide a great view, as well as sound and wind barrier.

Hwy 14 provides great access to all-things Rochester.

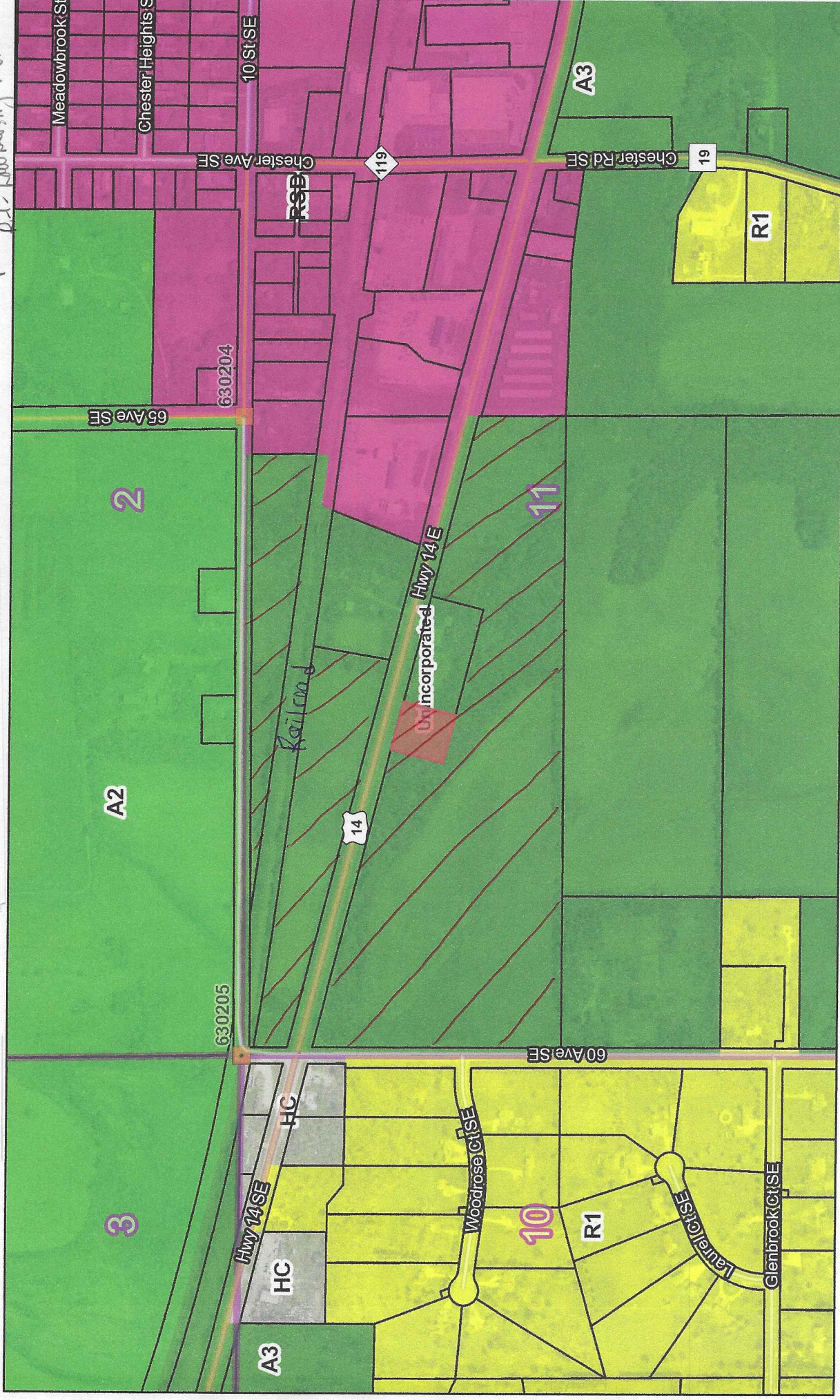
- This country acreage is currently zoned A-3, Agricultural, which allows all of the above: build your home; farm; add an equestrian facility; or hold for future residential development.
- This land is currently utilized for corn/bean rotation and growing farmer's market produce: melons, flowers, onions, raspberries...
- Take advantage of today's historic low interest rates to purchase this land. Enjoy the country -- with great access to shopping, amenities, schools and employment!
- *View the virtual, interactive LandTour 360* for boundaries, roads, and to see the great location off Hwy 14 for easy access to all-things Rochester.
- Call Terri Jensen, ALC, today for any additional information you may need to purchase this great city limits acreage! Mobile: 507-382-0908 or email Terri at tjensen@nationalland.com



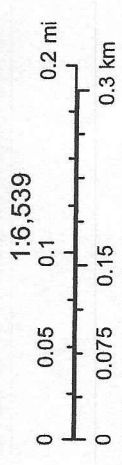


1.26 Ac PID 63.11.21.035691

RSD - Rural Service Center District
P.D. - Low Density Residential



December 12, 2018



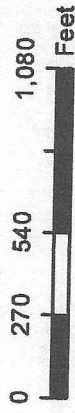
Rochester-Olmsted County Planning Dept. GIS Division, Roche
Utilities and Rochester Public Works Dept.
Rochester-Olmsted County Planning Dept. GIS Division.
Rochester-Olmsted County GIS

Zoning M

Farm 1020
Tract 1581

2018 Program Year

Map Created March 29, 2018



- 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

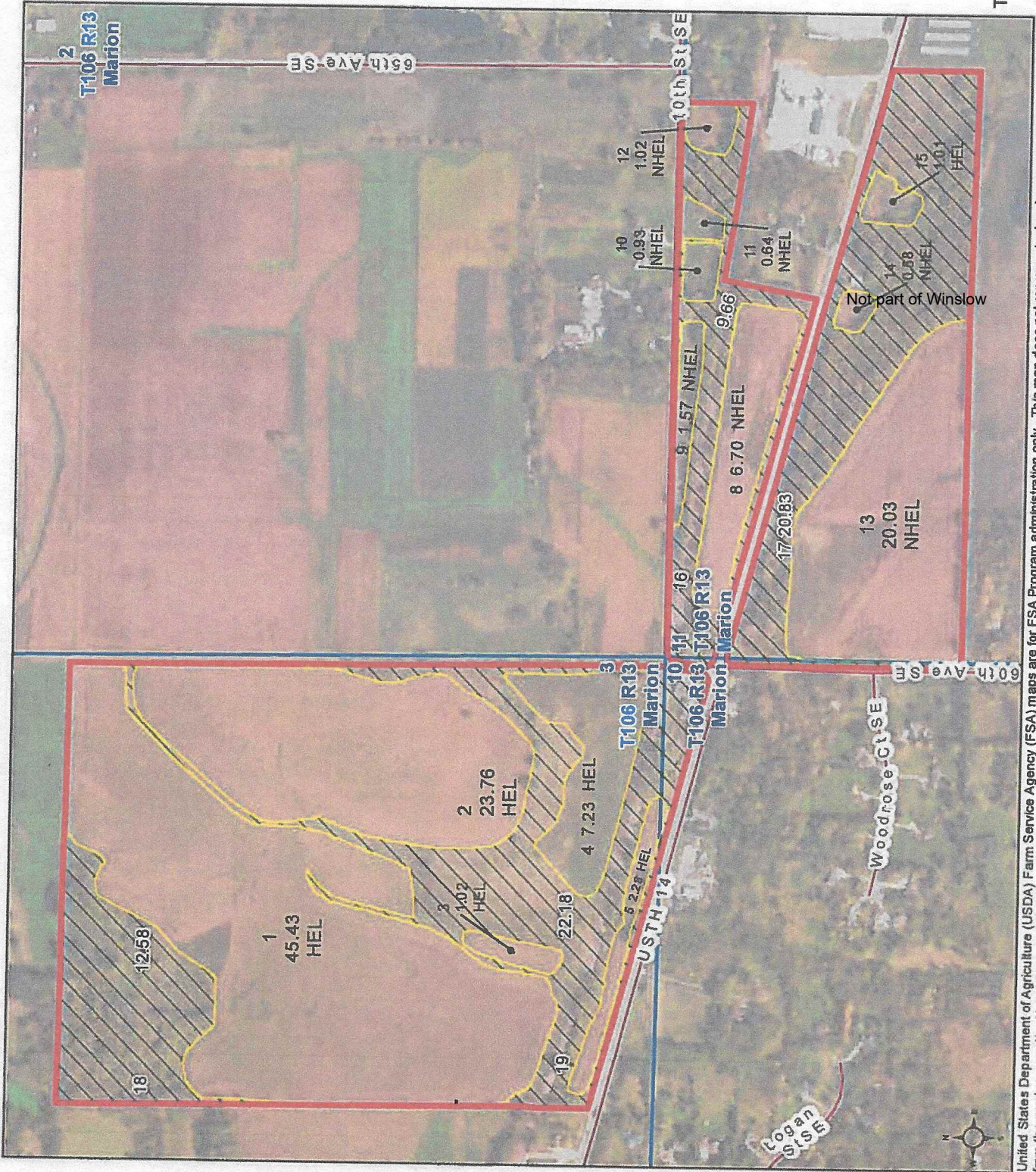
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

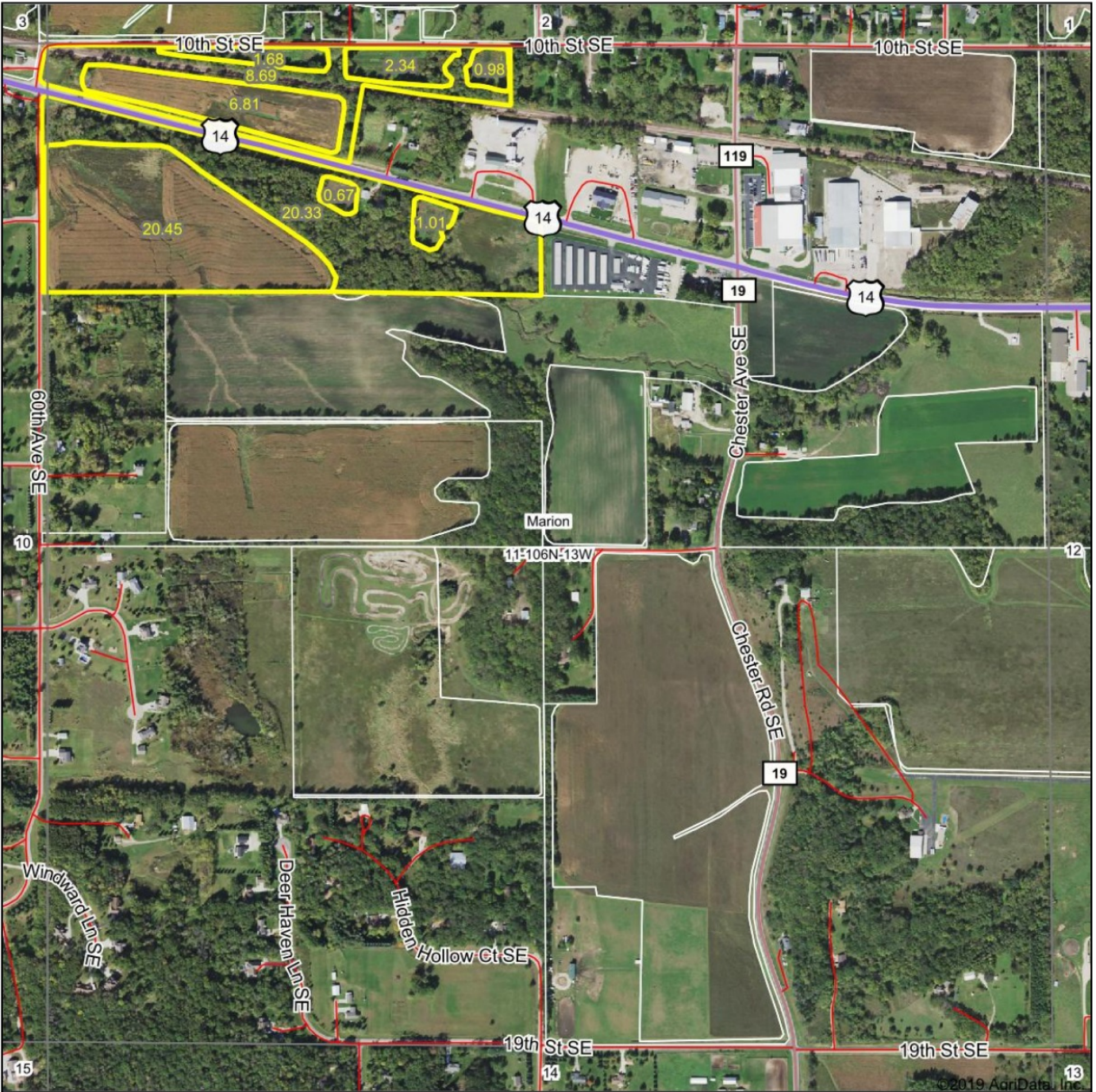
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions


Tract Cropland Total: 112.20 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 2017 NAIP imagery.

Aerial Map





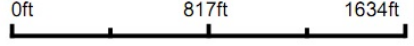

AMERICA'S FASTEST-GROWING PRIVATE COMPANIES




map center: 43° 59' 58.09, -92° 20' 55.74

11-106N-13W
Olmsted County
Minnesota

0ft 817ft 1634ft

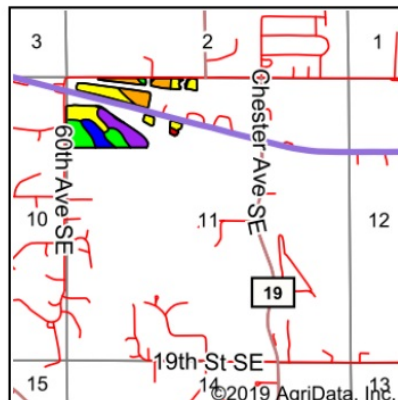
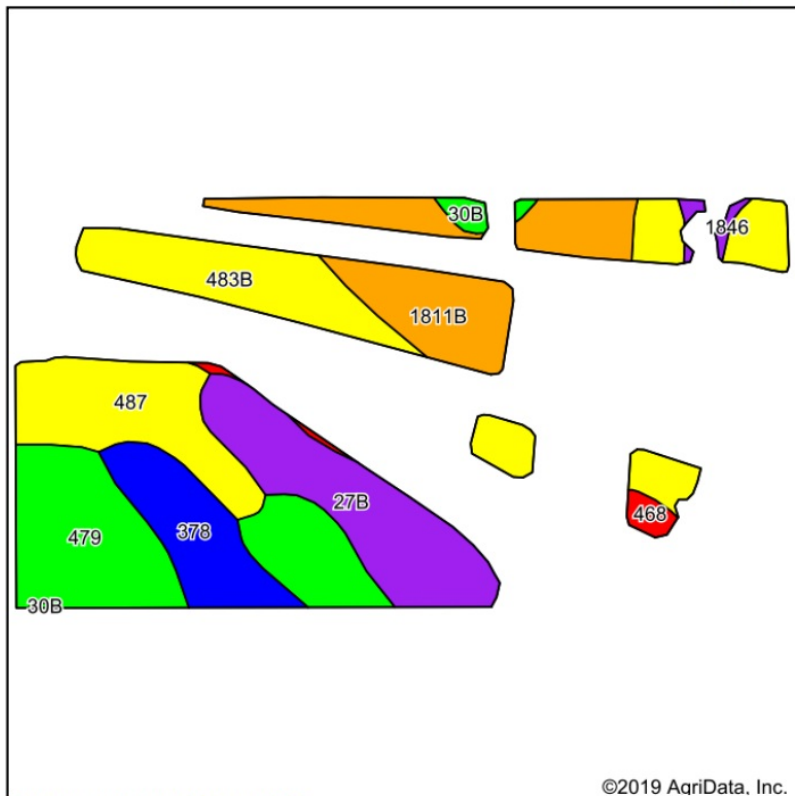



2/20/2019

Maps Provided By:  **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **11-106N-13W**
 Township: **Marion**
 Acres: **33.94**
 Date: **2/20/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



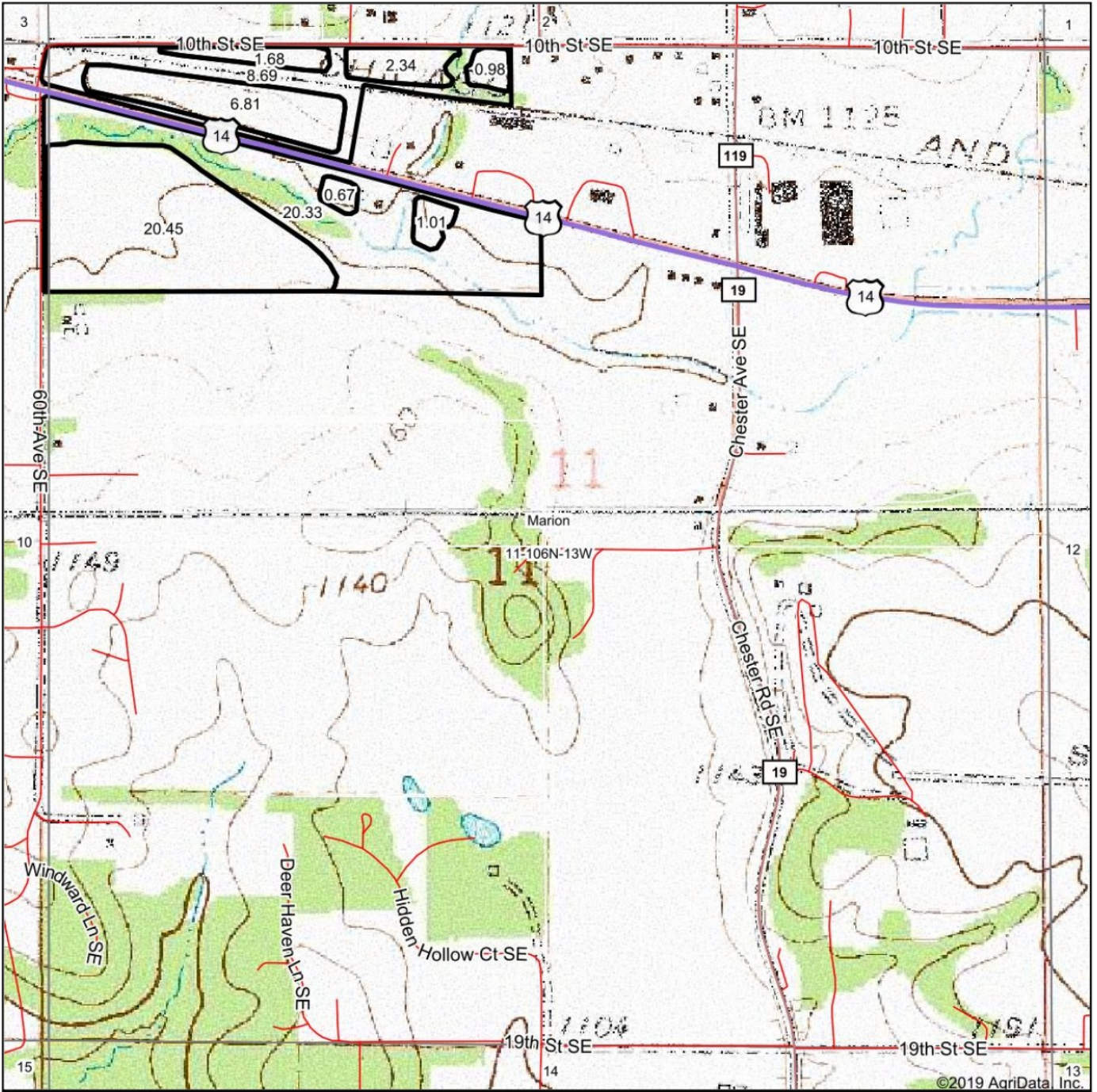
Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 13													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Cor n	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
479	Floyd silt loam, 1 to 4 percent slopes	7.10	20.9%		Ilw	100							
483B	Waukee loam, 2 to 5 percent slopes	6.86	20.2%		IlS	66							
1811B	Lamont-Racine complex, 2 to 6 percent slopes	5.68	16.7%		Ille	79		5.7	163	84			47
27B	Dickinson sandy loam, 2 to 6 percent slopes	5.46	16.1%		Ille	60		4.4	124	70			36
487	Hoopeston sandy loam	4.52	13.3%		IlS	64		4.6	132	76			38
378	Maxfield silty clay loam, 0 to 2 percent slopes	3.23	9.5%		Ilw	83							
468	Otter silt loam, channeled	0.48	1.4%		Vlw	20							
30B	Kenyon loam, 2 to 5 percent slopes	0.37	1.1%		Ile	97	11	6.6	210	3.9	91	6.6	61
1846	Kato silty clay loam, depressional	0.24	0.7%		Illw	57		3.3	117		62		34
Weighted Average						75.3	0.1	2.4	67.9	*	36.9	0.1	19.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



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NATIONAL LAND REALTY



map center: 43° 59' 58.09, -92° 20' 55.74

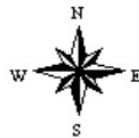
0ft 817ft 1634ft

Maps Provided By:



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**11-106N-13W
Olmsted County
Minnesota**



2/20/2019

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



