

**FARIBAULT  
RESIDENTIAL  
DEVELOPMENT LAND**

**38.8 +/- Acres**

**Rice County, MN**

**\$543,200**



**National Land Realty**  
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Northfield, MN 55057  
[www.NationalLand.com](http://www.NationalLand.com)



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**OVERVIEW:**

38.80 Acres +/- NOW AVAILABLE in Faribault, Minnesota for residential development! HUGE demand in Faribault for single-family residential development. Less than 1% vacancy which means there is not enough inventory to meet demand! Take advantage of historic low interest rates to purchase and develop -- or purchase to hold as an investment! View additional information under "Property Documents" and use the virtual, interactive LandTour 360 to see the land and surrounding area!

**PARCEL #/ID:** 18.07.1.50.001

**TAXES:** \$2,846/year (2020)

**ADDRESS:**

0 Willow St/Albers Ave  
Faribault, MN 55021

**LOCATION:**

38.80 acres lying north of Marcy Drive; bounded on the west by Willow St/Albers Avenue within the City of Faribault, MN An additional 61.50 acres are also available that are contiguous to this land.



## PROPERTY HIGHLIGHTS:

· 38.80 Acres +/- NOW AVAILABLE in Faribault, Minnesota for residential development!

Additional 61.50 acres also available -- adjacent to the east!

· HUGE demand in Faribault for single-family residential development. Less than 1% vacancy which means there is not enough inventory to meet demand! Take advantage of historic low interest rates to purchase and develop -- or purchase to hold as an investment!

· Housing Summit June, 2019 hosted by Rice County and Cities of Faribault, Northfield, Lonsdale, etc. had panels and speakers composed of employers in the area, county and state personnel, MHFA, and industry professionals.

· Employers bemoaned the lack of housing and the inability then, to:

- Attract/recruit employees
- Retain employees
- Address other workforce issues such as daycare, transportation...

· Land is currently zoned Transitional Urban Development. Faribault Land Use map shows the subject area is planned for "low density residential development".

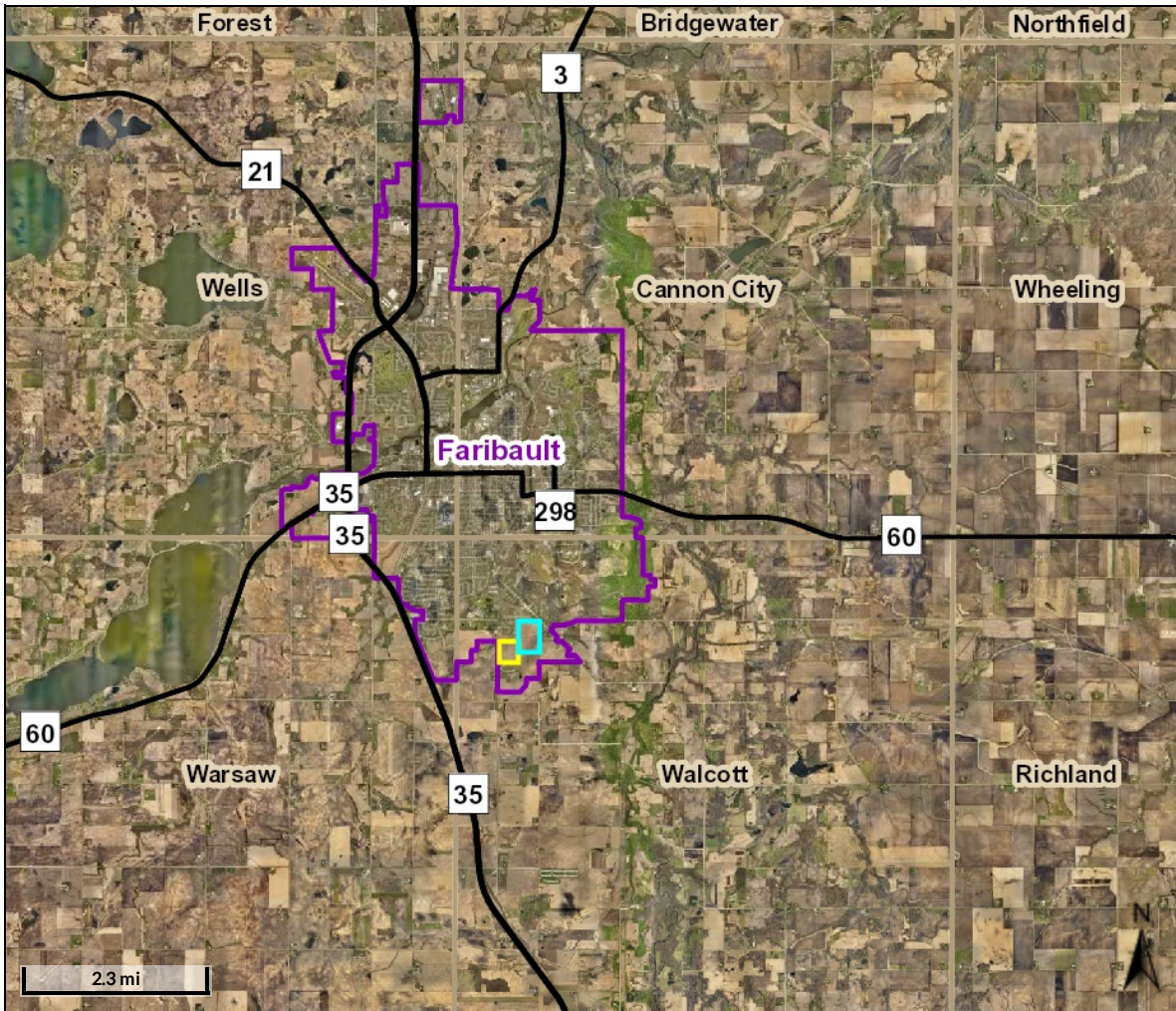
· This 38.80 acres is bounded on the west by Willow St/Albers Ave, which is paved; on the south by Divine Mercy Catholic Church and new residential lots along Mercy Drive; to the north by existing residential development.

· 61.50 acres lie east of this 38.80 acre parcel -- and which 61.50 acres are also available for residential development. See separate flyer/information for the 61.50 acre parcel.

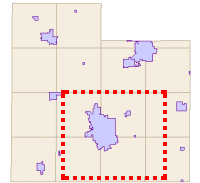
## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1388247](http://www.nationalland.com/viewlisting.php?listingid=1388247)








**Overview**



**Legend**

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

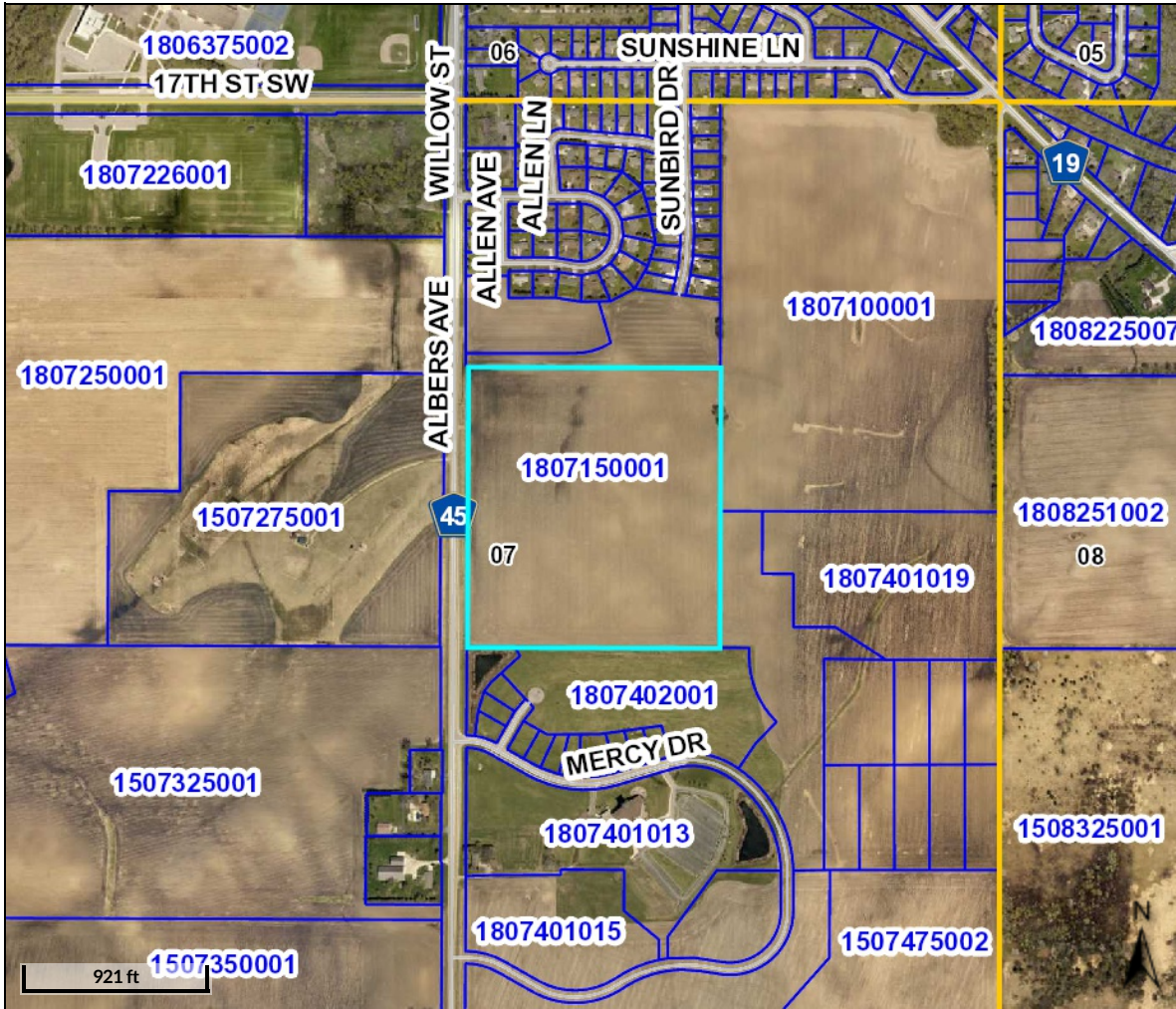
<b>Parcel ID</b>	1807100001	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	DEAN A REINEKE
<b>Sec/Twp/Rng</b>	07/109/020	<b>Class</b>	n/a		300 SAN GABRIEL VILLAGE BLVD #321
<b>Property Address</b>		<b>Acreage</b>	61.5		GEORGETOWN TX 78626
<b>District</b>	FARIBO-SD656-HSP-HRA-EDA				
<b>Brief Tax Description</b>	N3/4 E82R NE4				
	<i>(Note: Not to be used on legal documents)</i>				

The parcels are the base parcels in Rice County.

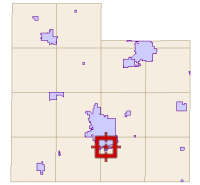
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Date created: 1/29/2020  
 Last Data Uploaded: 1/29/2020 2:32:30 AM




Developed by  **Schneider**  
 GEOSPATIAL



**Overview**



**Legend**

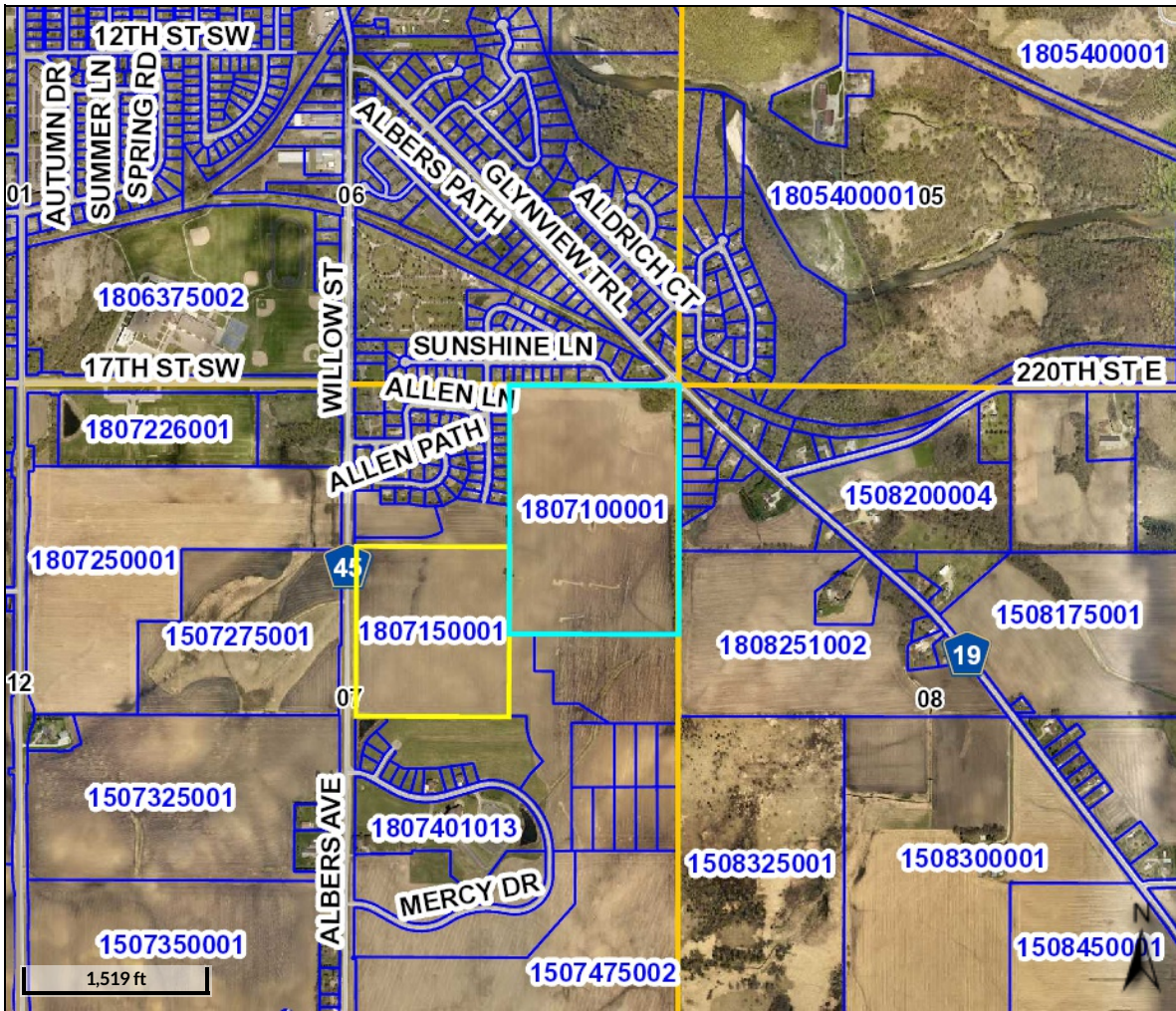
-  Townships
-  Sections
-  Parcels
- Main Roads**
- CITY
- CR
- CSAH
- INT
- OUTSIDE
- OUTSIDE/SAH
- PLAT
- PR
- RAMP
- RAMP/CSAH
- ST HWY
- TA
- TWP
- US HWY
- Roads
- Road Numbers**

<b>Parcel ID</b>	1807150001	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	DEAN A REINEKE
<b>Sec/Twp/Rng</b>	07/109/020	<b>Class</b>	n/a		300 SAN GABRIEL VILLAGE BLVD #321
<b>Property Address</b>		<b>Acreage</b>	38.8		GEORGETOWN TX 78626
<b>District</b>	FARIBO-SD656-HSP-HRA-EDA				
<b>Brief Tax Description</b>	S40AC W78AC NE4				
	<i>(Note: Not to be used on legal documents)</i>				

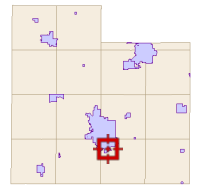
The parcels are the base parcels in Rice County.

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**Overview**



**Legend**

-  Townships
-  Sections
-  Parcels
- Main Roads**
- CITY
- CR
- CSAH
- INT
- OUTSIDE
- OUTSIDE/SAH
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- Road Numbers**

<b>Parcel ID</b>	1807100001	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	DEAN A REINEKE
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<b>Property Address</b>		<b>Acreage</b>	61.5		GEORGETOWN TX 78626
<b>District</b>	FARIBO-SD656-HSP-HRA-EDA				
<b>Brief Tax Description</b>	N3/4 E82R NE4				

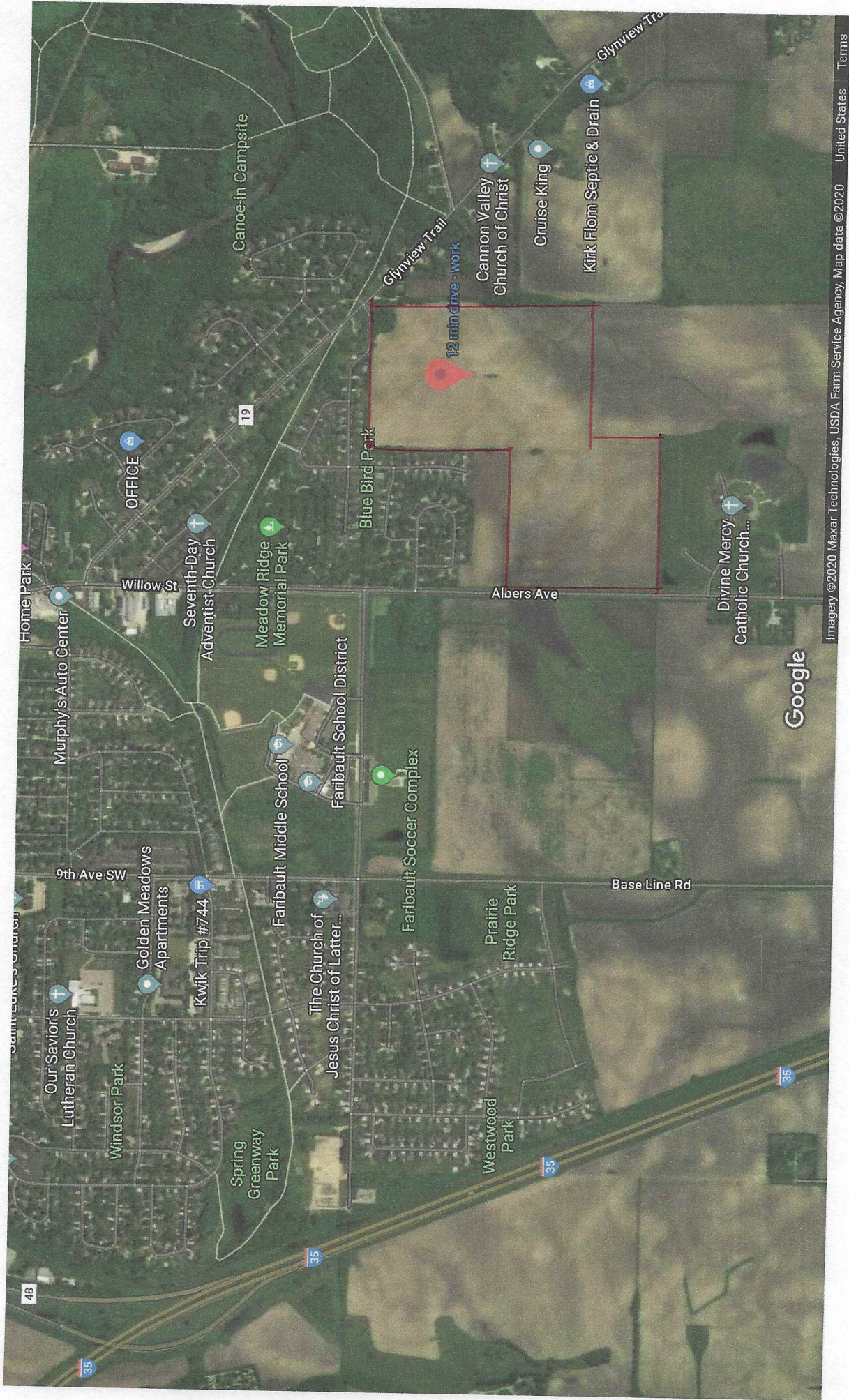
(Note: Not to be used on legal documents)

The parcels are the base parcels in Rice County.

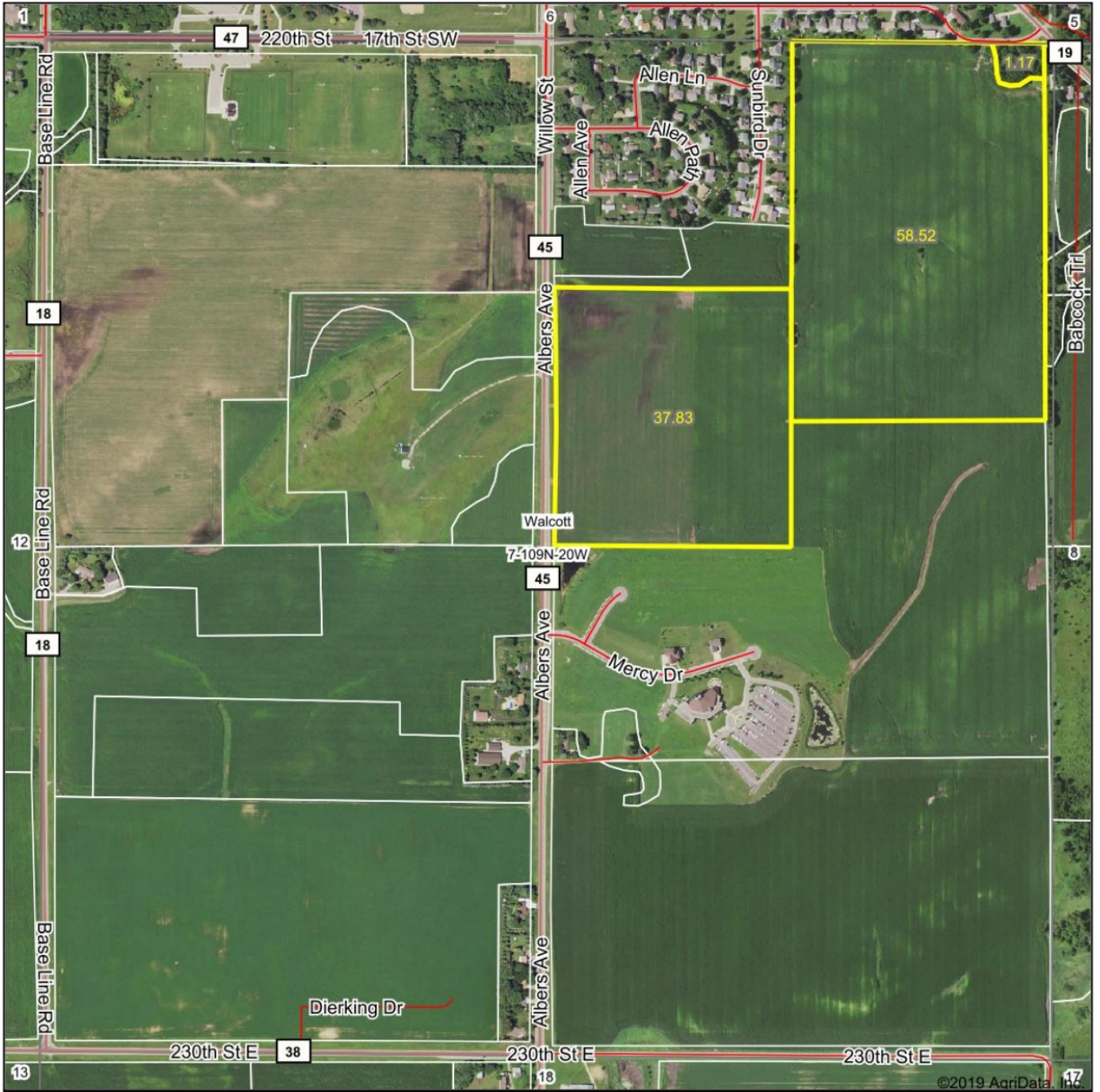
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Date created: 1/29/2020  
 Last Data Uploaded: 1/29/2020 2:32:30 AM

GOOGLE MAP – AERIAL VIEW



# Aerial Map



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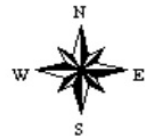
**NATIONAL LAND REALTY**



Map Center: 44° 15' 41.92, -93° 16' 21.68

0ft 810ft 1621ft

**7-109N-20W  
Rice County  
Minnesota**



1/29/2020

Maps Provided By:

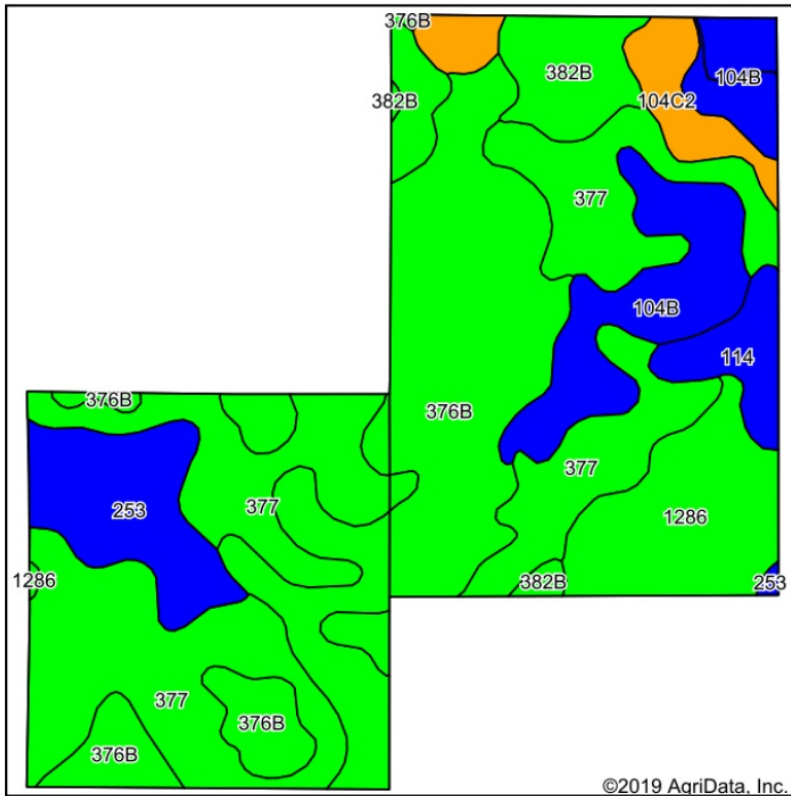


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Field borders provided by Farm Service Agency as of 5/21/2008.

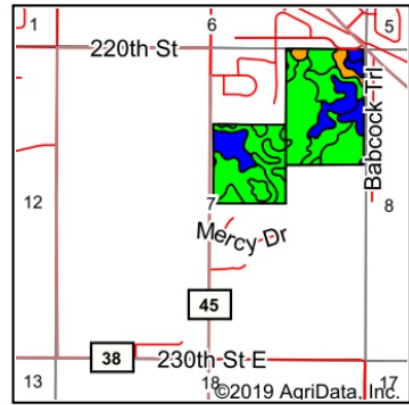


# Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Minnesota**  
 County: **Rice**  
 Location: **7-109N-20W**  
 Township: **Walcott**  
 Acres: **97.52**  
 Date: **1/29/2020**

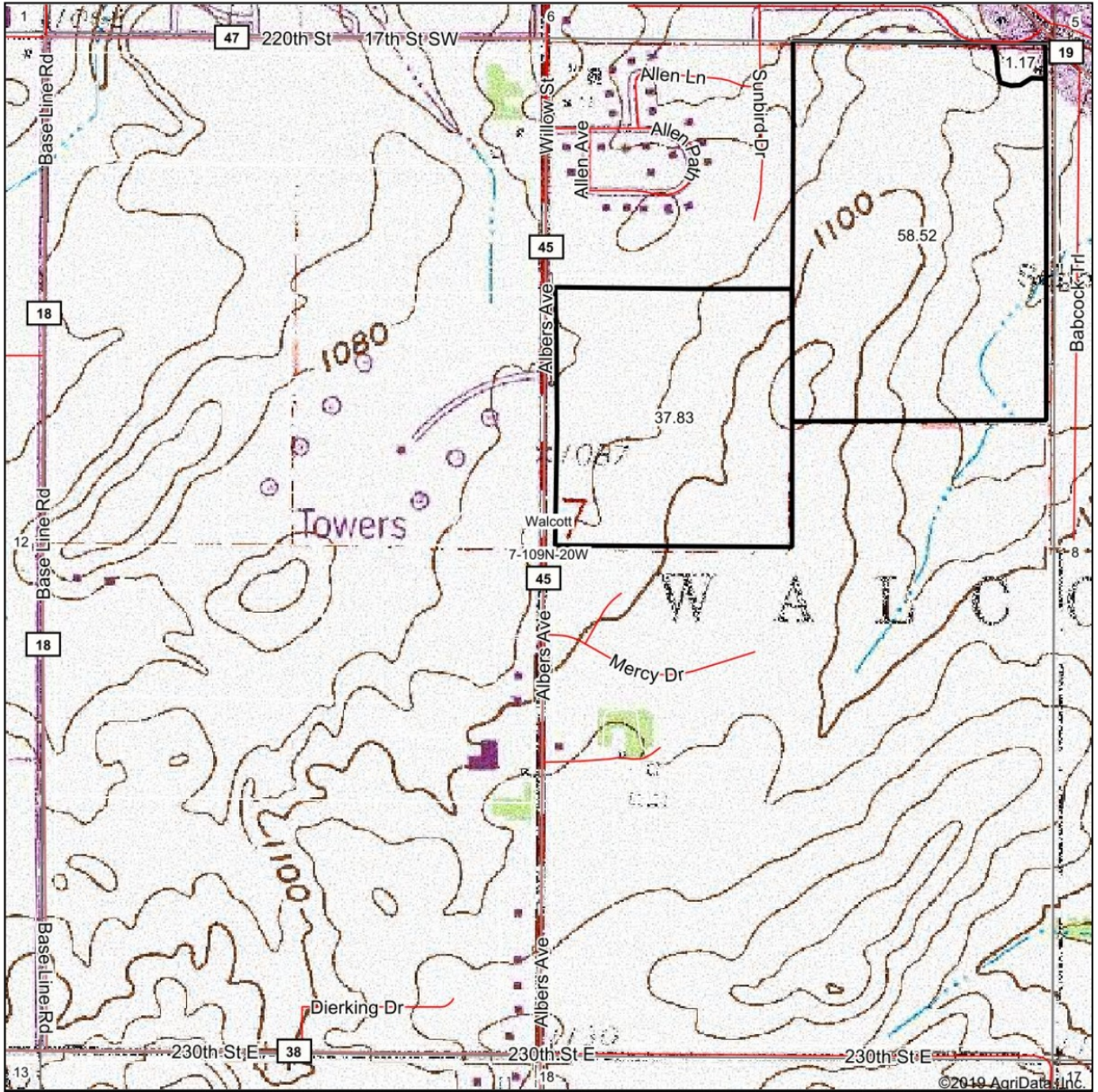


Area Symbol: MN131, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans
377	Merton silt loam, 1 to 3 percent slopes	33.25	34.1%		I	99	6.4	196	94	59
376B	Moland silt loam, 1 to 4 percent slopes	28.68	29.4%		IIe	98	6.1	194	92	59
104B	Hayden loam, 2 to 6 percent slopes	9.90	10.2%		IIe	85				
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	8.08	8.3%		IIw	91	4.4	180	76	55
253	Maxcreek silty clay loam, 0 to 1 percent slopes	6.85	7.0%		IIw	88	4.5	174	78	53
382B	Blooming silt loam, 2 to 6 percent slopes	4.23	4.3%		IIe	91	6	180	90	55
104C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	3.80	3.9%		IIIe	71				
114	Glencoe clay loam, 0 to 1 percent slopes	2.73	2.8%		IIIw	86				
<b>Weighted Average</b>						<b>94</b>	<b>4.9</b>	<b>158.8</b>	<b>74.8</b>	<b>48.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# Topography Map



©2019 AgriData, Inc.

map center: 44° 15' 41.92, -93° 16' 21.68

0ft 810ft 1621ft

**NATIONAL LAND REALTY**

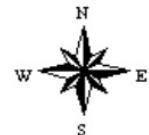


Maps Provided By:



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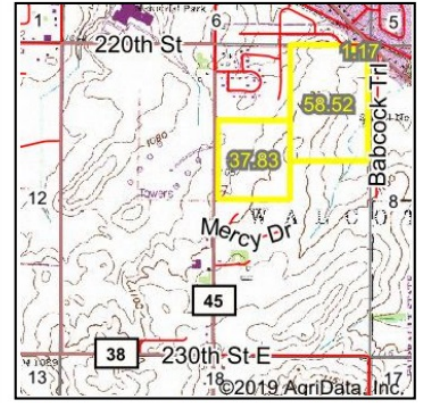
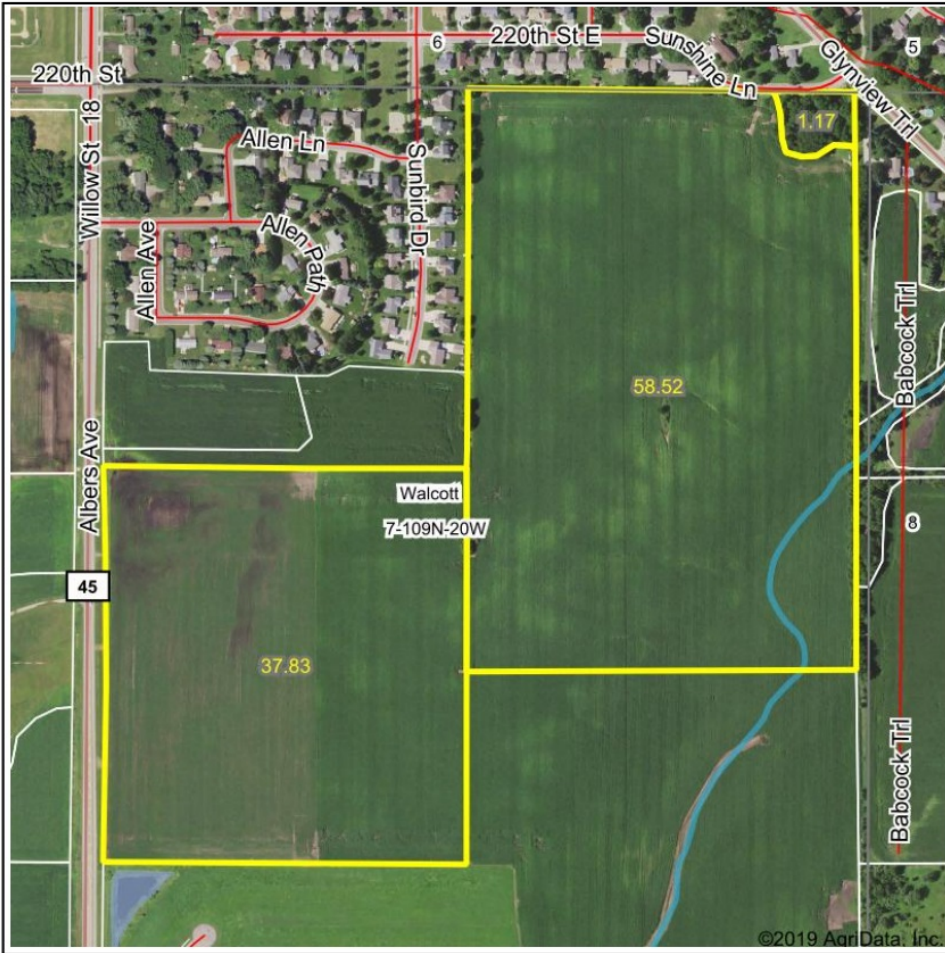
**7-109N-20W  
Rice County  
Minnesota**



1/29/2020

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

# Wetlands Map



State: **Minnesota**  
 Location: **7-109N-20W**  
 County: **Rice**  
 Township: **Walcott**  
 Date: **1/29/2020**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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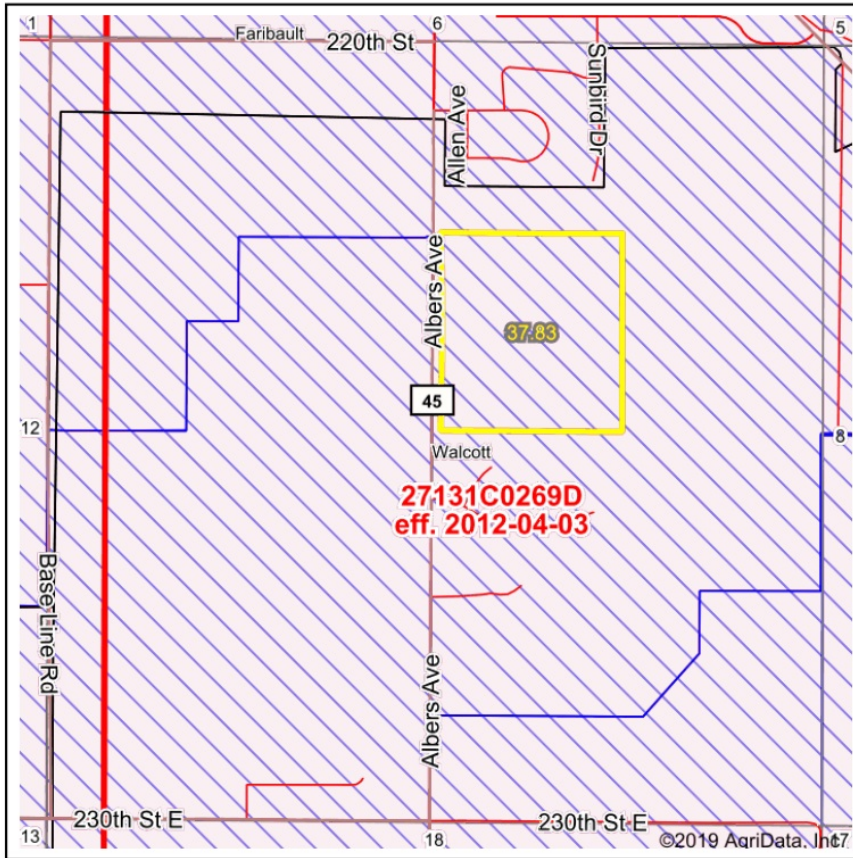
0ft                      1178ft                      2356ft

Classification Code	Type	Acres
R4SBC	Riverine	0.39
Total Acres		0.39

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

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

# FEMA Report



State: MN                      Acres: 37.83  
 County: Rice                      Date: 1/29/2020  
 Location: 7-109N-20W  
 Township: Walcott

**NATIONAL LAND REALTY**  
 AMERICA'S FASTEST-GROWING PRIVATE COMPANIES  
**Inc 5000**  
 Maps Provided By: **surety**  
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Name	Number	County	NFIP Participation	Acres	Percent
City of Faribault	270404	Rice	Regular	37.83	100%
<b>Total</b>				37.83	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	37.83	100%
<b>Total</b>			37.83	100%

Panel	Effective Date	Acres	Percent
27131C0269D	4/3/2012	37.83	100%
<b>Total</b>		37.83	100%

Flood related information provided by FEMA

