

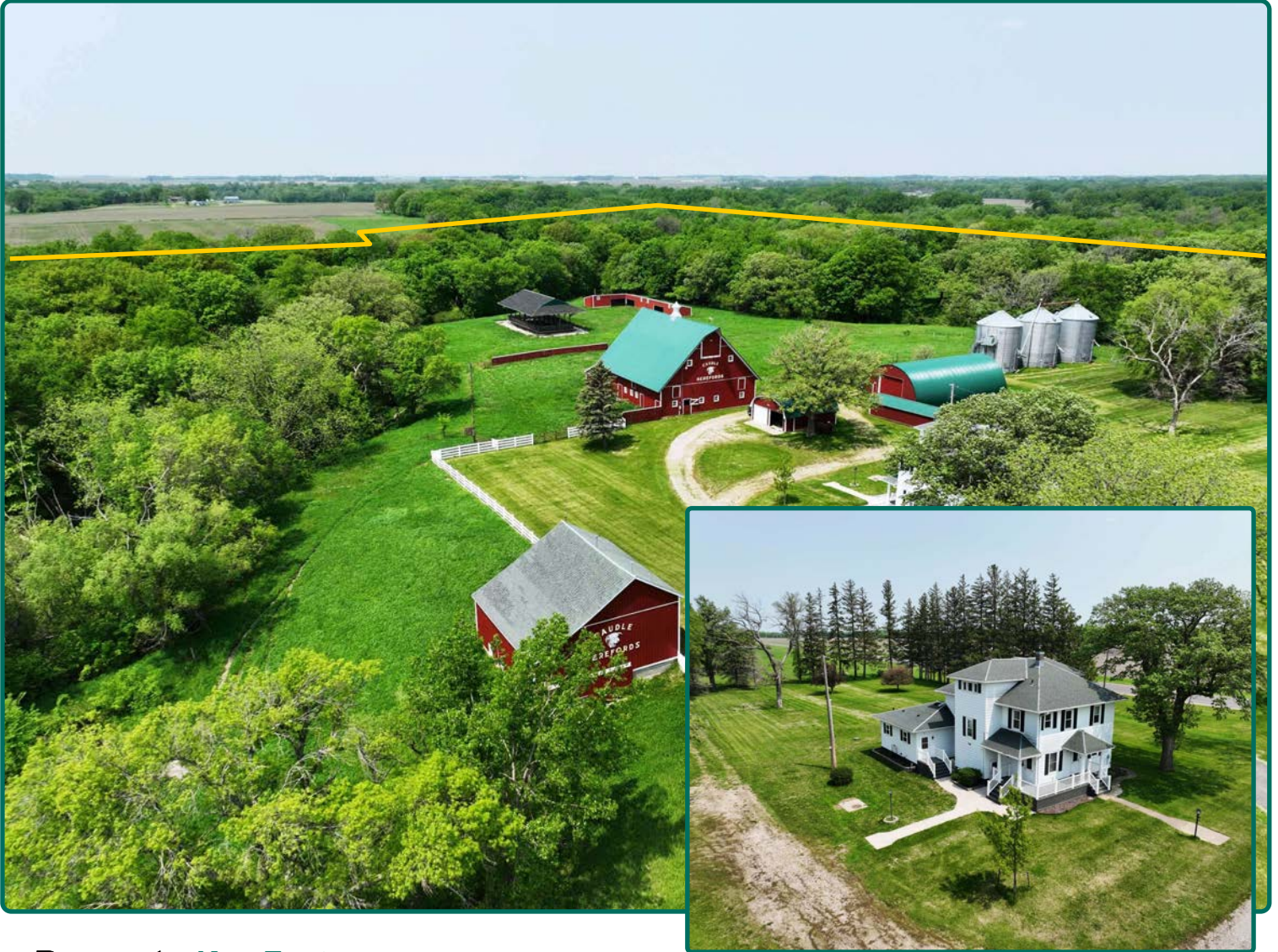
# Acresage For Sale

**ACREAGE:**

**49.36 Acres, m/l**

**LOCATION:**

**Faribault County, MN**



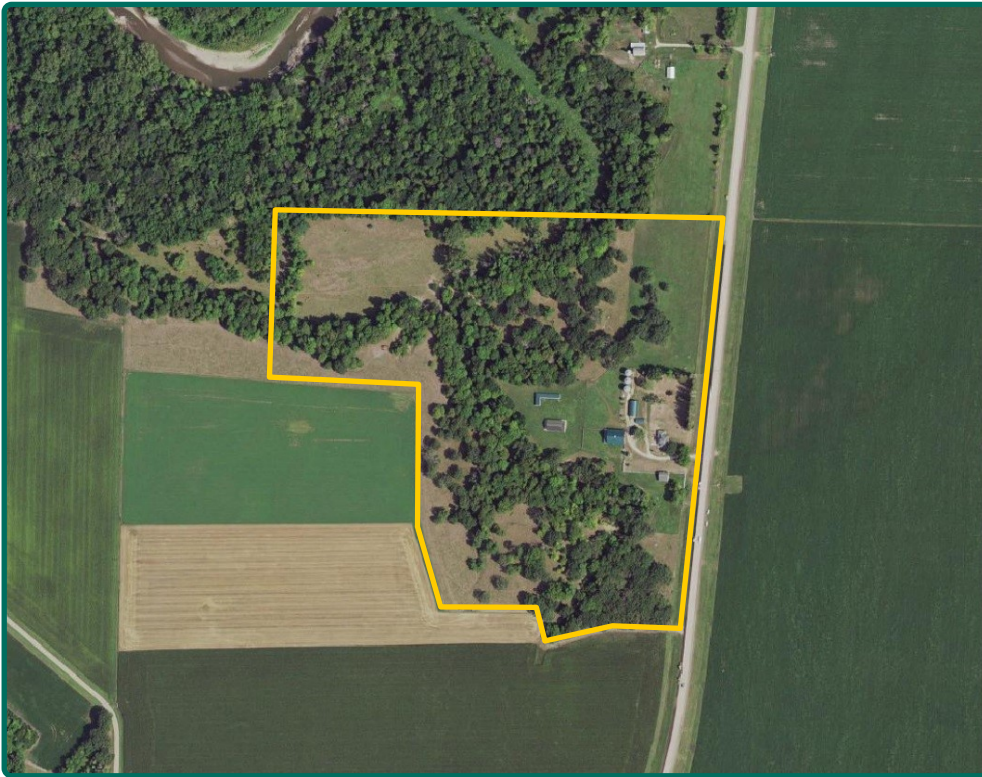
## Property Key Features

- Historic, Well-Maintained Livestock Farm
- Rolling Oak Savanna Pasture with Artesian Well
- Two-Story 2,900+ Sq. Ft. Country-Style Farmhouse

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<b>Total Living SF:</b>	<b>2,978</b>
<b>Bedrooms:</b>	<b>4</b>
<b>Bathrooms:</b>	<b>2.5</b>
<b>Year Built:</b>	<b>1918</b>
<b>ADDRESS:</b>	
23323 US Hwy. 169	
Winnebago, MN 56098	

## Property Information

**49.36 Acres, m/l**

### Location

From Winnebago: Go north on US Hwy. 169 for 3.8 miles. The property is on the west side of the road.

### Legal Description

Part of E½ SE¼ in Section 10 and Part of W½ SW¼ in Section 11, all in Township 104 North, Range 28 West of the 5th P.M., Faribault Co., MN. (Winnebago Twp.)

### Price & Terms

- \$575,000
- Earnest money due on acceptance of offer; balance due in cash at closing.

### Possession

Full possession upon closing.

### Real Estate Tax

Taxes and Special Assessments  
Payable in 2023  
Ag Hmstd Taxes: \$1,612.00\*  
Special Assessments: \$53.00\*  
Total 2023 Real Estate Taxes: \$1,665.00\*  
Net Taxable Acres: 49.36  
Tax Parcel ID #s: 200110500 & 200100400  
*\*Taxes estimated pending tax parcel split. Faribault County Treasurer/Assessor will determine final tax figures.*

### Land Description

Level to rolling. Steep ravines lead to the bottomland pasture.

### Drainage

Some tile. No tile maps available.

### Drainage Easement

Property contains 3 tile outlets from adjacent properties. Buyer must agree to drainage agreement prior to closing. Contact agent for details.

### Water & Well Information

A well, drilled in 1994, is located approximately 100 yards north of the house. An artesian flowing well is located in the north central portion of the pasture, which flows into a small creek. Multiple water hydrants have been placed strategically through the farm. Septic system is county compliant.

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## Dwelling

There is a 2,978 sq. ft., 4 bedroom, 2½ bath, two-story classic country farmhouse, built in 1918, on the property. Addition added in 2013. Home features include:

- Two fireplaces
- Forced air LP heat
- Central air
- Fiber internet outside of the house
- Kitchen: newer granite countertops and resurfaced oak cabinets
- Main bath: walk-in tile shower with in floor heat
- Large laundry room
- Exterior: aluminum lap siding, beautiful landscaping, and maintenance free decking on a partial wrap around deck

## Buildings/Improvements

- 26' x 58' Hay Shed
- 1,700 sq. ft. L-Shaped Cattle Shed
- 28' x 24' Double Garage
- 36' x 60' Machine Shed
- Poultry/Storage Shed
- 52' x 54' Barn (1915)
- 36' x 36' Barn (1873)
- 3 Grain Bins ( 27,000 Bu. Total Capacity)

The barns and outbuildings have been well-maintained. All grain bins have aerated floors and one grain bin has a 1,000 Bu. dryer located at the top of the bin.

## Feed Lot Permit

The farm has a compliant feed lot permit for a maximum of 89 animal units. Contact agent for details.

## Pasture

The pasture features a beautiful pastoral mix; open hardwoods with oak trees as well as open grassland in the high ground. Steep ravines lead to a meadow in the pasture bottom. The pasture fence has been well maintained.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Southeast looking Northwest



West looking East



Northeast looking Southwest



East looking West



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From the Hwy looking West



Barn and Double Garage



Cattle Shed



Machine Shed



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Machine Shed, Garage and Barn



Grain Bins - 27,000 Bu. Capacity



East View of the House



West View of the House



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Main Floor Bedroom



Living Room



Main Floor Laundry Room



Walk-in Tiled Shower



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