

±50 Acres Farm Land In Faribault MN



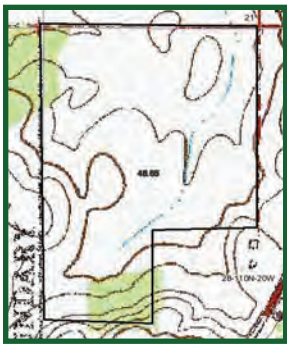
±50 Acres Cropland with Woods Cannon City Township, Rice County, MN
Contiguous and Adjacent to the City Limits of Faribault, MN
Zoned Agricultural - Excellent Soils

**OFFERED FOR
\$300,000**

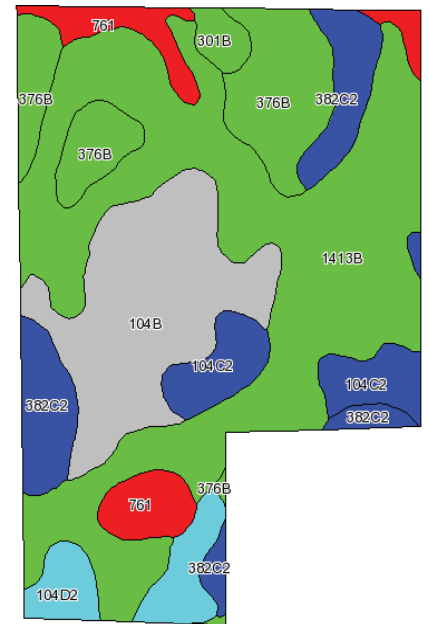


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The tillable land can be leased out for \$150-\$200 per acre per year. Rice County Real Estate taxes are \$2,380.00 (payable 2009) estimated to be \$2,800.00 (payable in 2010). The farm can be used for horses or other livestock.



The property is free and clear, has two areas of woods. The parcel is located within the urban reserve boundary of the City of Faribault which prevents large lot subdivision until annexed into the City and platted.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index
1413B	Littleton silt loam, till substratum, 1 to 4 percent slopes	21.2	43.3%		Ile	100
104B	Hayden loam, 2 to 6 percent slopes	8.6	17.7%		Ile	85
376B	Moland silt loam, 1 to 4 percent slopes	5.8	12.0%		Ile	98
382C2	Blooming silt loam, 6 to 12 percent slopes, eroded	4.4	9.0%		IIIe	75
761	Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded	2.8	5.8%		VIw	20
104C2	Hayden loam, 6 to 12 percent slopes, eroded	2.8	5.8%		IIIe	71
104D2	Hayden loam, 12 to 18 percent slopes, eroded	2.4	5.0%		IVe	62
301B	Lindstrom silt loam, 2 to 6 percent slopes	0.6	1.3%		Ile	99
Weighted Average						86.5



Rice County PID 1128225001



Tillable Acreage



Wooded Acreage

OFFERING A UNIQUE VIEW OF REAL ESTATE