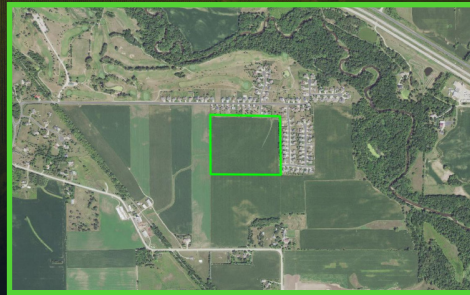


NEW LISTING

LISTING PRICE \$774,960

32.29 ACRES +/- OLMSTED COUNTY, MN



SECTION 4 IN NEW HAVEN TWP

LANDPROZ

SEE WEBSITE FOR MORE INFORMATION - #2469 FARM

PROPERTY DESCRIPTION

This land is located in a prime location, offering various benefits for potential investors!

Firstly, its close proximity to a major highway provides easy accessibility and transportation options for both residents and businesses. Additionally, having the renowned Mayo Clinic nearby adds significant value to the property. The clinic's reputation as a leading medical facility attracts visitors from all over, which can enhance the potential business opportunities or rental prospects for the land.

BRIAN HAUGEN

MN, IA, MO, WI, IL, SD & KS
BROKER / FARM MANAGER

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PROPERTY FEATURES

- 32.29 +/- Deeded Acres
- All tillable
- CPI of 70.4
- Development potential
- Very near to the famous Douglas Trail
- Close to Zumbro River
- Great location just outside of Pine Island, MN
- Very near Highway 52 [The Golden Corridor]
- Pine Island Golf Course nearby
- Excellent tillable farmland with great rental rates
- Minutes from Rochester & Mayo Clinic
- Real Estate taxes \$4,044