

LAND AUCTION



77 AC± | 2 TRACTS | OLMSTED CO, MN

AUCTION:

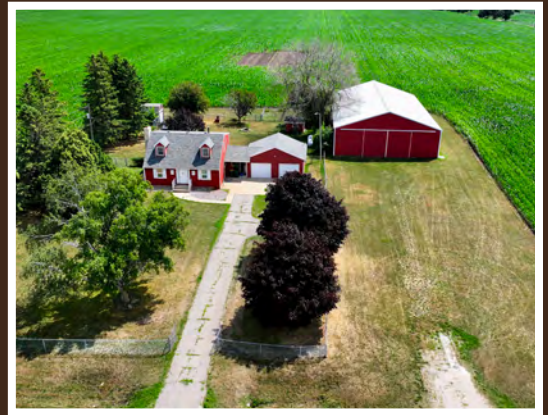
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/11/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: EAGLES CLUB
917 15TH AVE SE | ROCHESTER, MN 55904**

**OPEN HOUSE: 8/30/23 | 4:00 - 6:00 PM
VIOLA ROAD NE, ROCHESTER, MN 55906**

Opportunity awaits! This property is in the Rochester Urban Service Area and is the path of future development. The property is currently zoned by Haverhill Township but is in the path of Rochester development. You will find. 1970's built 4-bedroom 2-bathroom home with 2 car garage and 90'x54' machine shed located on the West end of the farm. Under the current township zoning you could split the property and build 2 more homes on the acreage. The property sits right on Viola Rd which is a hard surface county road that is well maintained. There is 71.75+/- tillable acres that would be a great addition to any farming operation or will provide good income for an investor looking to add to their portfolio. This property would be a solid option for anyone looking to complete a 1031 exchange. The property is only a few minutes to downtown Rochester and the Mayo Clinic.



TRACT 1: 5 ± ACRES

Just minutes from downtown Rochester and Mayo Clinic you will find this 5 acre homestead on a hard surfaced road. The home features 4 bedrooms and 2 bathrooms with a total of 2500+/- sq ft with about 1700 finished plus a 2 car attached garage. There is a main level bedroom and bathroom and 3 bedrooms and 1 bathroom upstairs. There is a fence around the yard. There is a giant 90'x54' machine shed with a gravel floor to store all your toys and equipment. There are 2.65+/- acres tillable that you can rent for income, turn into pasture to raise your own animals or for horses. The property is right in the path of future Rochester development and will be a great investment. The property is being sold AS-IS. Buyer will be responsible for the cost of any septic requirements by Olmsted County. If the property is purchased as a split from the entire farm the county will require one of the two driveways to be removed, this will be the buyer's expense to take care of.



TRACT 2: 72 ± ACRES

Look no further if you are on the search for a solid investment opportunity. This farm is located just minutes from downtown Rochester and Mayo Clinic. It is right in the path of future Rochester development and just outside city limits, less than 2 miles to Century High School on a hard surfaced county rd. It is currently under Haverhill Township zoning which would allow you build up 2 two homes on the property currently, however the property sits in the direction of future development making it prime for a solid long-term investment with 69.1+/- tillable acres that is available for farming in 2024. This would be a solid addition to any farming operation or anyone looking to do a 1031 exchange. Land is a great hedge against inflation and this property has a ton of upside potential. Come build your dream house or hold and watch your investment grow. If the property is purchased as a split from the entire farm the county will require the field road on the curve to be relocated along the north side of the property for better sight lines, this will be the buyer's expense to take care of.

TRACT 3: RECOMBINE OF TRACT 1 AND 2

Opportunity awaits! This property is in the Rochester Urban Service Area and is the path of future development. The property is currently zoned by Haverhill Township but is in the path of Rochester development. You will find. 1970's built 4-bedroom 2-bathroom home with 2 car garage and 90'x54' machine shed located on the West end of the farm. Under the current township zoning you could split the property and build 2 more homes on the acreage. The property sits right on Viola Rd which is a hard surface county road that is well maintained. There is 71.75+/- tillable acres that would be a great addition to any farming operation or will provide good income for an investor looking to add to their portfolio. This property would be a solid option for anyone looking to complete a 1031 exchange. The property is only a few minutes to downtown Rochester and the Mayo Clinic.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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