

MIDWEST LAND GROUP PRESENTS

115 ACRES IN

FARIBAULT COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

115 +/- ACRE PRIME HUNTING OASIS IN SOUTHERN MINNESOTA

Whitetail hunters - you will have a hard time finding a better hunting piece like this in southern Minnesota. This property is a wildlife magnet and has everything needed to hold a quality deer herd and big bucks, and can accommodate several hunters. It comes equipped with thought-out food plot architecture, box blinds,

good access, security cover, the Maple River running through, and more. Not only is it set up for deer hunting but there is opportunity for pheasant hunting and turkey hunting. Ground like this does not come along often for the outdoor enthusiast. You have to see this unique one-of-a-kind property to believe it.



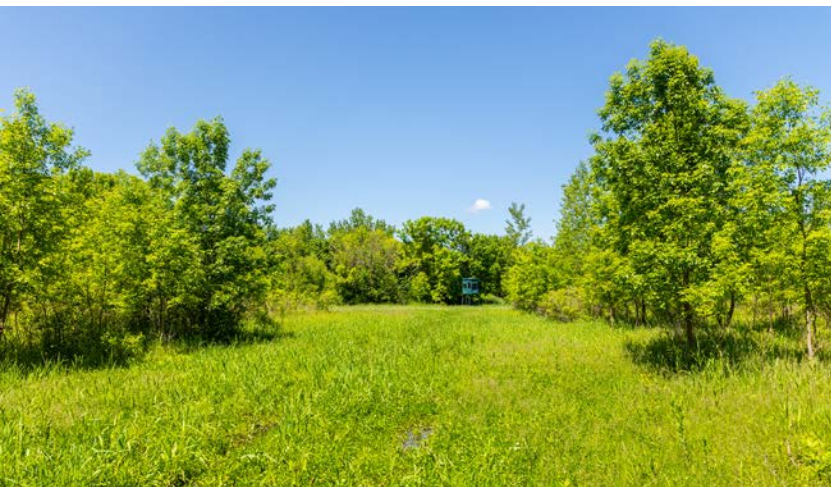
PROPERTY FEATURES

PRICE: **\$499,999** | COUNTY: **FARIBAULT** | STATE: **MINNESOTA** | ACRES: **115**

- Established food plots
- Multiple box blinds included
- Maple River running throughout
- Good access
- Deer hunting history
- Pheasants and turkey
- Excellent cover
- 30 minutes from Iowa border
- Surrounded by thousands of acres of tillable for food
- Turn-key hunting
- Trail cam pictures available



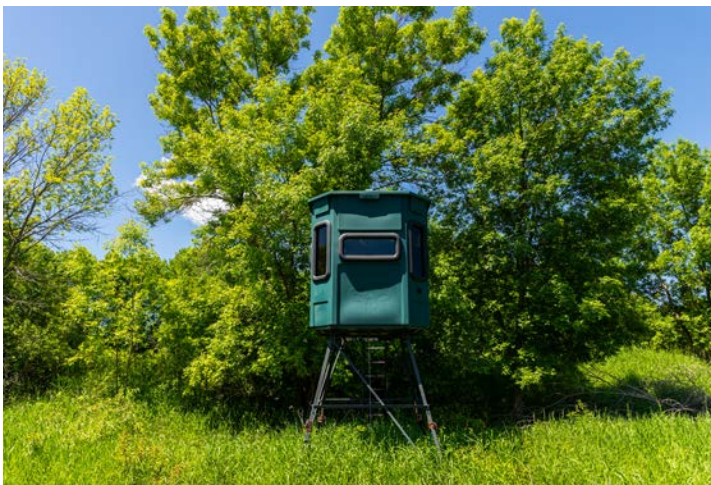
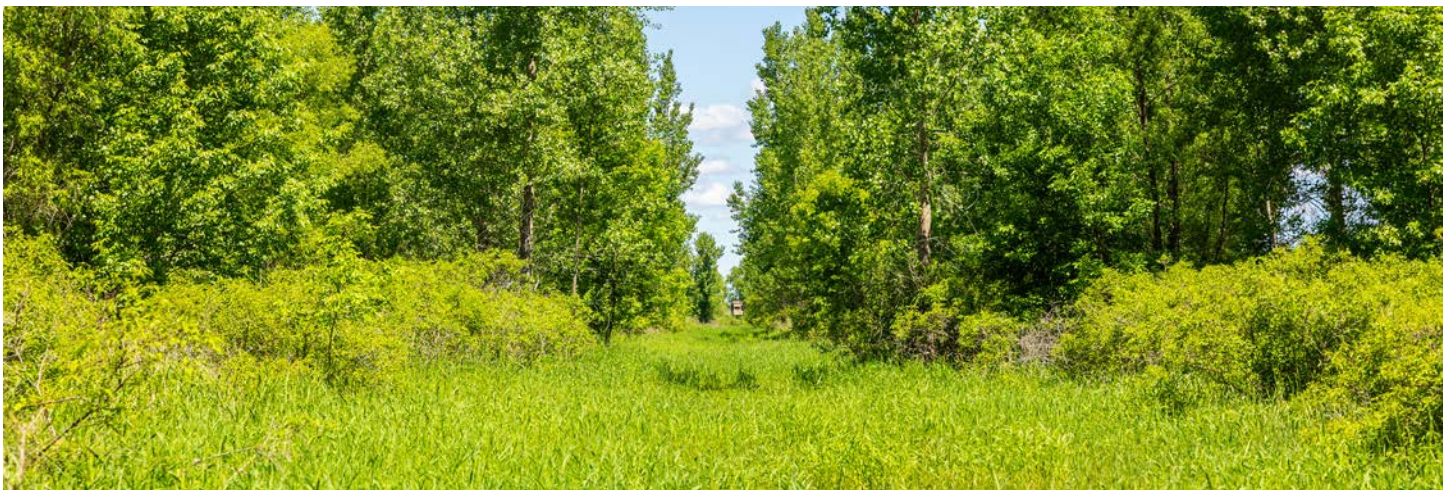
GOOD ACCESS



MAPLE RIVER RUNNING THROUGHOUT



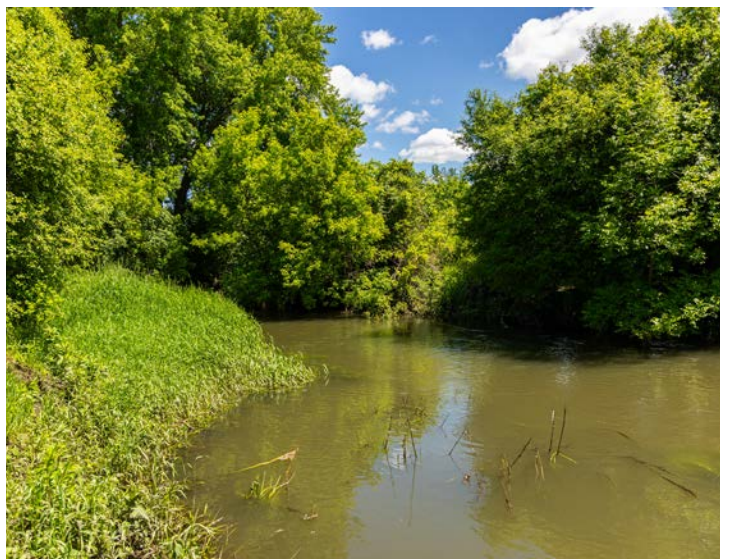
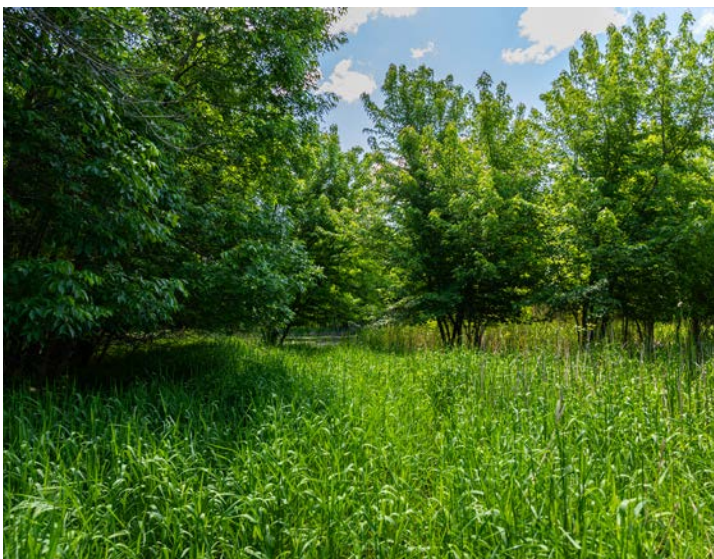
MULTIPLE BOX BLINDS INCLUDED



ESTABLISHED FOOD PLOTS



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



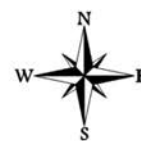
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Boundary Center: 43° 48' 19.92, -93° 50' 42.12

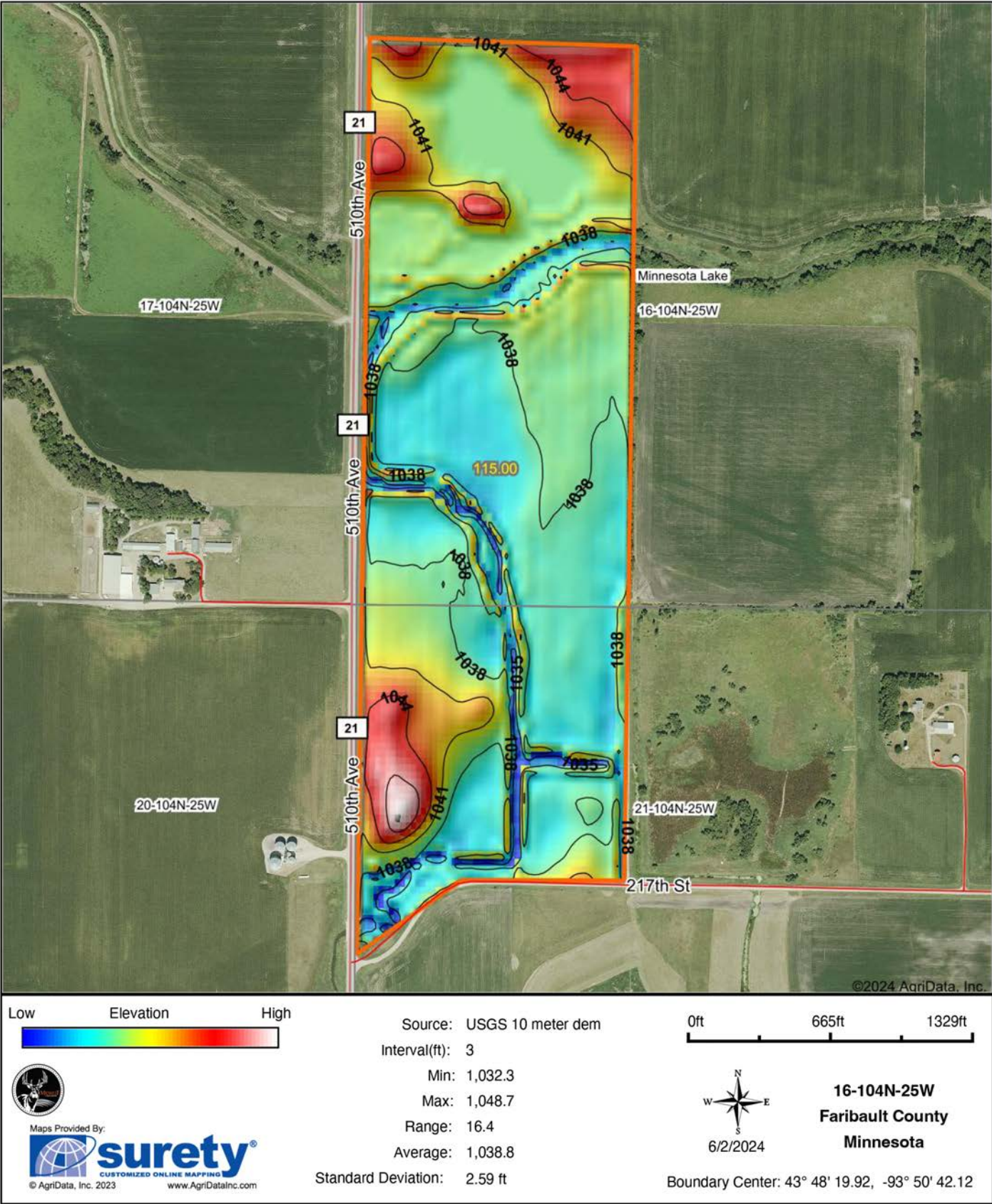
16-104N-25W
Faribault County
Minnesota

0ft 813ft 1626ft

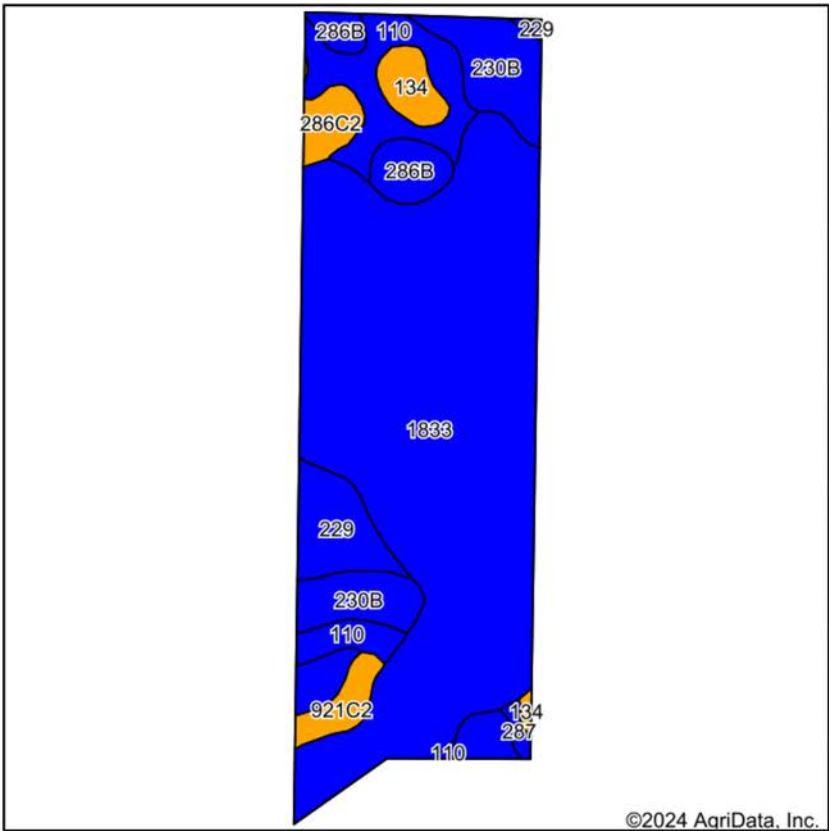


6/2/2024

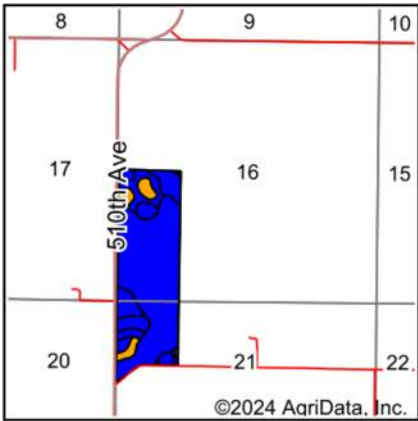
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Faribault**
Location: **16-104N-25W**
Township: **Minnesota Lake**
Acres: **115**
Date: **6/2/2024**



Maps Provided By:

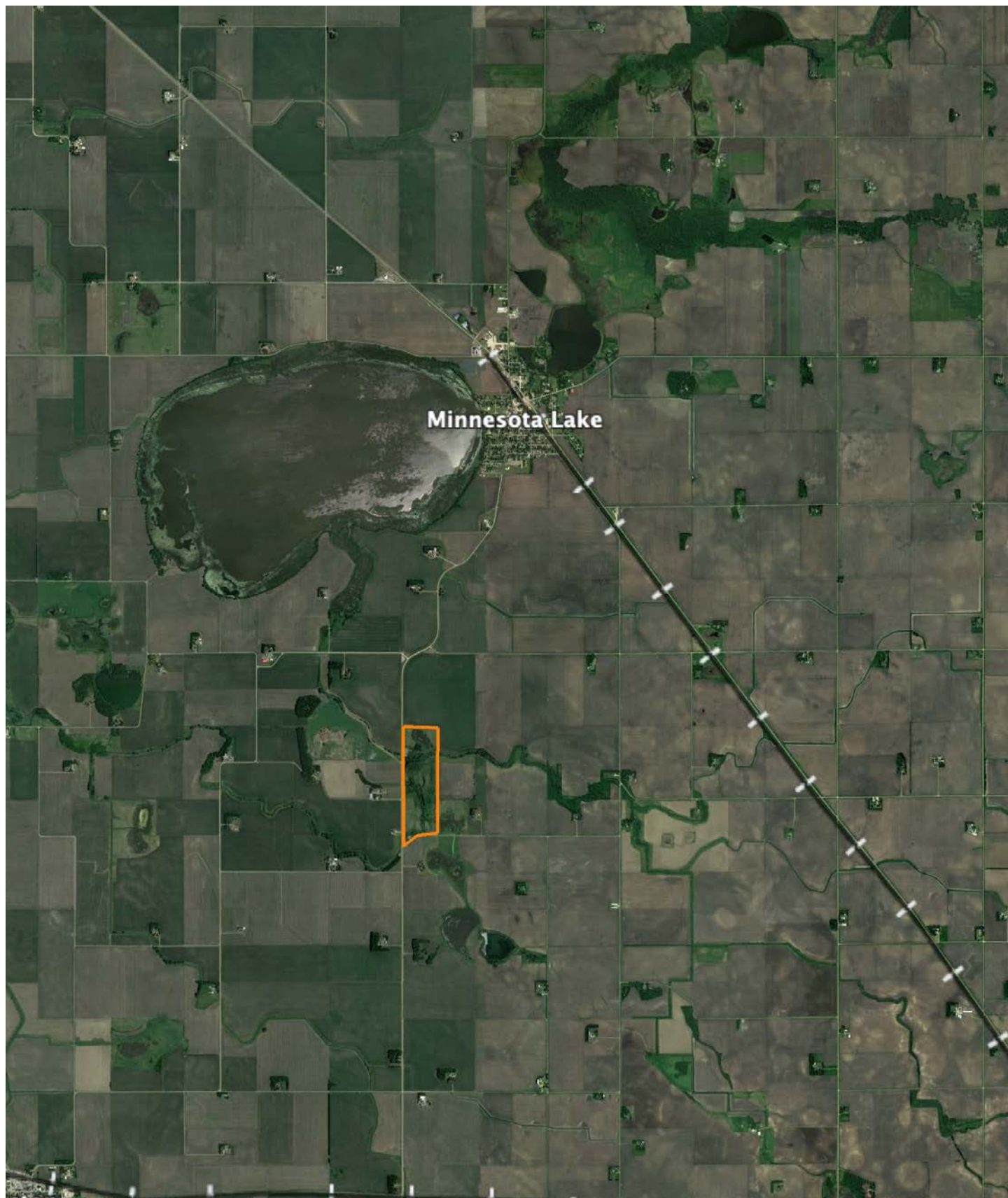


Area Symbol: MN043, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	74.83	65.0%		Ilw	83	70	83	
230B	Kamrar clay loam, 2 to 6 percent slopes	11.34	9.9%		Ile	79	79	70	
110	Marna silty clay loam, 0 to 2 percent slopes	10.01	8.7%		Ilw	77	77	72	
286B	Shorewood silty clay loam, 3 to 6 percent slopes	5.54	4.8%		Ile	83	83	68	
229	Waldorf silty clay loam, 0 to 2 percent slopes	5.24	4.6%		Ilw	70	65	68	
134	Okoboji silty clay loam, 0 to 1 percent slopes	2.74	2.4%		Illw	77	74	74	
286C2	Shorewood silty clay loam, 6 to 12 percent slopes, eroded	2.32	2.0%		Ille	80	80	59	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.32	2.0%		Ille	71	69	71	
287	Minnetonka silty clay loam	0.55	0.5%		Ilw	83	83	70	
230A	Guckeen silty clay loam, 1 to 3 percent slopes	0.11	0.1%		Ilw	80	80	74	
Weighted Average					2.06	*n 81	*n 72.2	*n 78.3	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

A native of Minneapolis and currently rooted in Rogers, Tony Arendt's connection to Minnesota is profound. Those cherished childhood moments hunting and fishing with his father sowed a love for the land that only deepened over time. Educated at Breck School and Indiana University, with a focus on Communications & Culture, Tony seamlessly combines his understanding of land with the art of effective communication and marketing.

His passion for bowhunting, encompassing everything from strategizing food plots to chasing trophy whitetails, showcases Tony's dedication and meticulous approach to land. Leveraging expertise in food plot design, crop rotation, and land optimization, he ensures every parcel reaches its potential.

But what truly sets Tony apart is his genuine dedication to his clients. Drawing from his prior health and wellness background, he champions exceptional service, underscored by attentive listening. He understands the profound legacy of land investment, a wisdom passed down from his grandfather, and mirrors this in his dealings, making him an agent of trust.

As a proud member of The Minnesota Forestry Association and with strong community ties, including his wife Christy and their three children, Tony embodies sustainability and midwestern values.

With Tony Arendt, you're partnering with more than an agent; you're collaborating with a legacy-bearer who lives the land, prioritizes your vision, and commits to realizing your dreams.



TONY ARENDT, LAND AGENT
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