

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

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# GOODHUE COUNTY MINNESOTA



[MidwestLandGroup.com](https://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL LOG HOME ON 45 +/- ACRE HOBBY FARM

Located east of Northfield, Minnesota down a very quiet road, this one-of-a-kind property comprised of 45 +/- acres is the perfect spot for your hobby farm, horses, or cattle. Approximately 22 +/- acres of tillable ground, while not currently certified, has been certified organic as recently as 2020 and has remained chemical-free to this day. The tillable ground is currently used for hay and pasture with hot fencing. Another approximately 1.5 +/- acre fenced pasture and 16 +/- acres of woods with ample deer traffic round out the property. Prairie Creek runs year-round through the woods providing incredible scenery, as well as excellent hunting and trapping opportunities. The beautiful, unfinished log home, erected in 2018 will offer rapid and substantial equity. Once finished, the home will boast over 3,000

square feet of living space. The walk-out basement, with over 9-foot ceilings, in-floor heat, and an outdoor boiler, will host two bedrooms, a  $\frac{3}{4}$  bath, a living area, and a laundry/utility room. On the main floor is the great room with a 20-foot vaulted ceiling, large south-facing windows with spectacular views, kitchen and dining area, with the blueprints calling for an additional full bathroom. The 720 square foot loft overlooking the great room will hold the master bedroom with plenty of extra space for a reading area or anything else you can imagine. An exterior door is located on the north side of the loft for a future outdoor balcony. The home comes with a considerable amount of oak flooring, other building materials, and new appliances so you can get right to work making this dream property your home.





# PROPERTY FEATURES

PRICE: **\$635,250** | COUNTY: **GOODHUE** | STATE: **MINNESOTA** | ACRES: **45**

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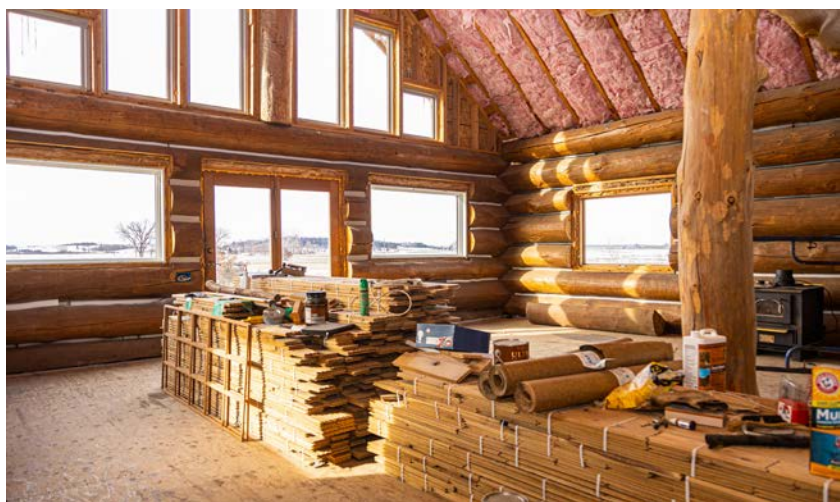
- 22 +/- acres of chemical-free tillable ground
- Hot fencing
- 16 +/- wooded acres
- Year-round water in Prairie Creek
- Excellent hunting
- Gorgeous unfinished log home
- 3 bed, 2 bath
- Walkout basement with high ceilings and in-floor heat
- Outdoor boiler
- Beautiful views and ample privacy
- Storage barn
- 9 Miles to Northfield, MN
- 7 Miles to Dennison, MN
- 8 Miles to Cannon Falls, MN
- Northfield Schools





# 3 BED 2 BATH UNFINISHED LOG HOME

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## OUTDOOR BOILER

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## STORAGE BARN

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45 +/- ACRES





16 +/- WOODED ACRES

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22 +/- ACRES OF CHEMICAL-FREE TILLABLE

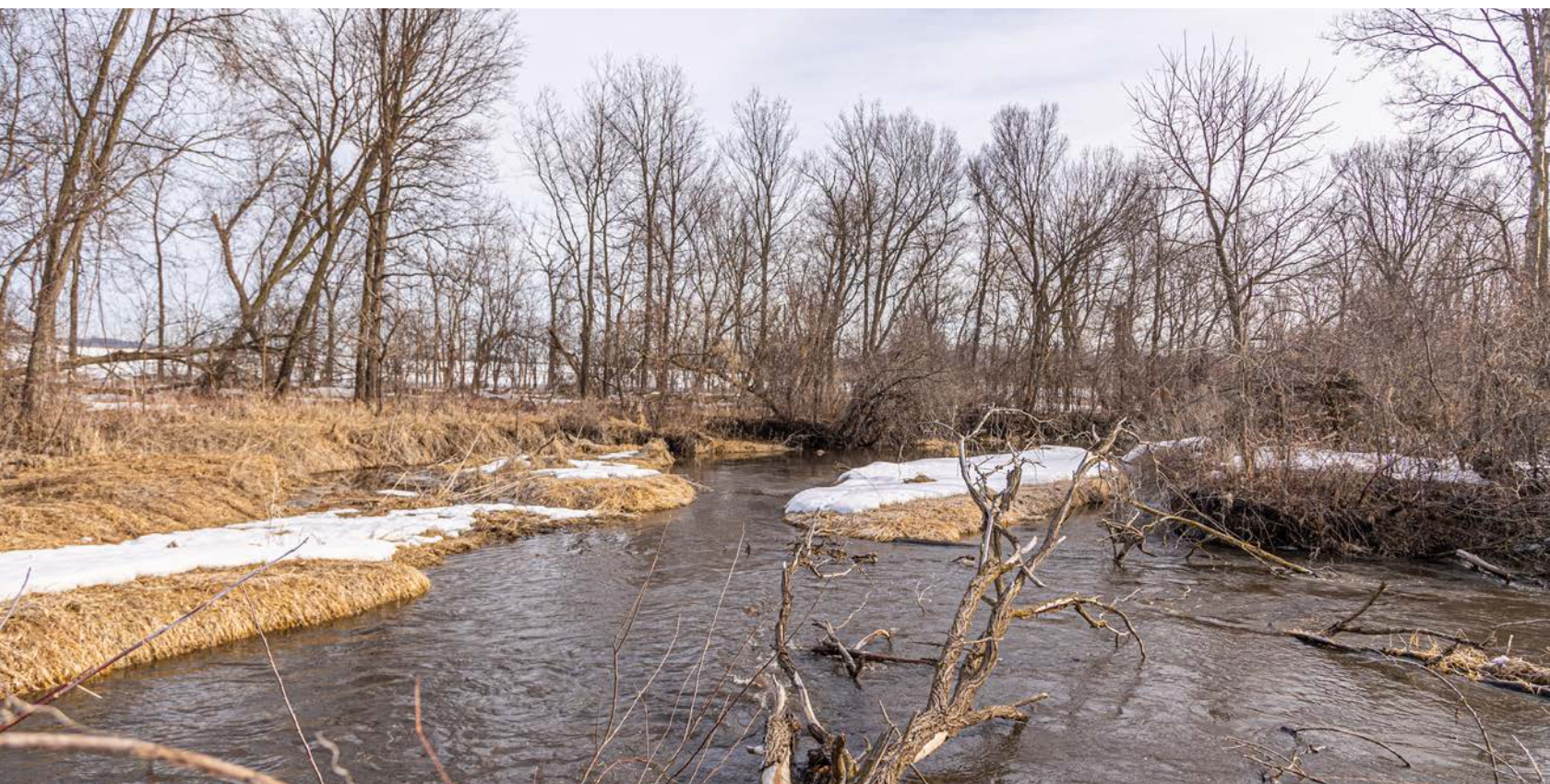
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# YEAR-ROUND WATER IN PRAIRIE CREEK

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# HOT FENCING

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# BEAUTIFUL VIEWS AND AMPLE PRIVACY

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Maps Provided By:



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Map Center: 44° 27' 21.3, -93° 1' 0.36

**5-111N-18W**  
**Goodhue County**  
**Minnesota**

0ft 279ft 558ft



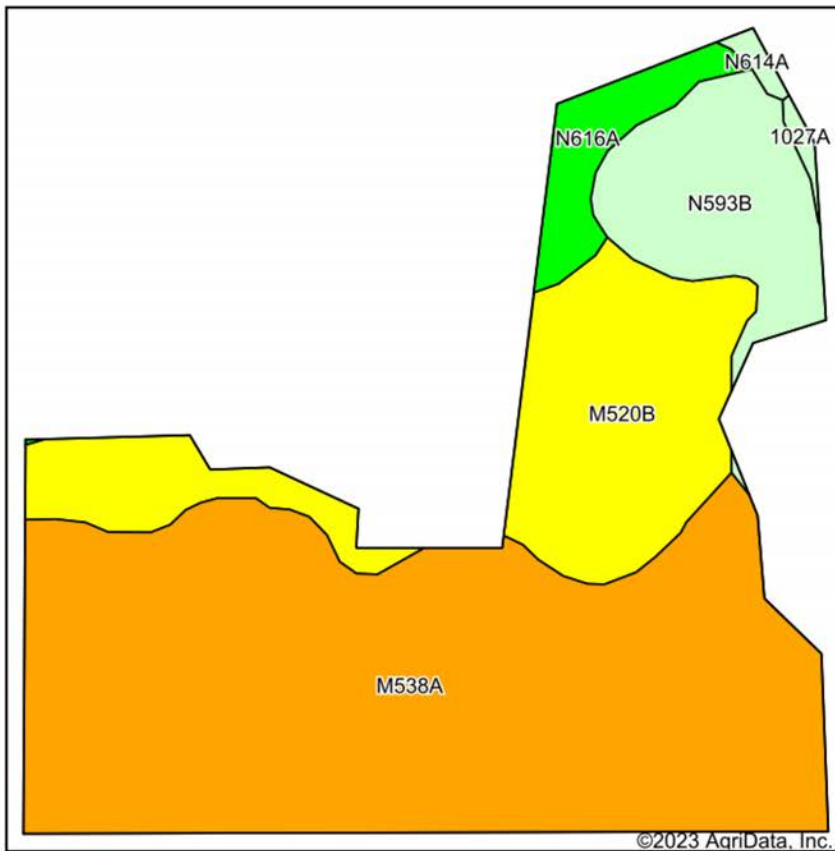
2/27/2023



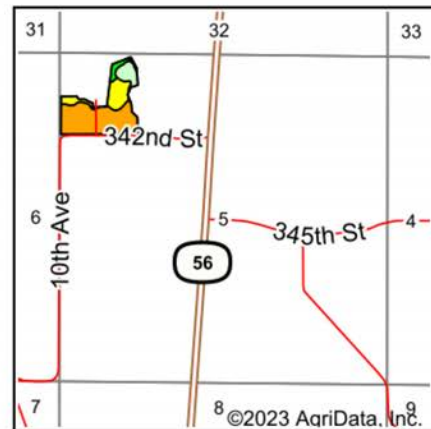
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# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Goodhue**  
 Location: **5-111N-18W**  
 Township: **Warsaw**  
 Acres: **20.29**  
 Date: **2/27/2023**



Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN049, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
M538A	Waukegan silt loam, 0 to 2 percent slopes	12.57	62.0%		> 6.5ft.	Well drained	IIs	75	71	71	60	45
M520B	Rasset sandy loam, 0 to 6 percent slopes	4.50	22.2%		> 6.5ft.	Well drained	IIIs	61	54	54	44	28
N593B	Sparta loamy sand, 0 to 6 percent slopes	2.18	10.7%		> 6.5ft.	Excessively drained	IVs	39	30	30	30	27
N616A	Littleton silt loam, 0 to 2 percent slopes, occasionally flooded	0.86	4.2%		> 6.5ft.	Somewhat poorly drained	IIw	96	85	75	57	82
N614A	Kalmarville-Radford complex, 0 to 3 percent slopes, frequently flooded	0.10	0.5%		> 6.5ft.	Poorly drained	Vw	20	60	51	44	59
1027A	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	0.08	0.4%		> 6.5ft.	Poorly drained	Vw	31	75	75	33	60
Weighted Average							2.46	68.5	*n 63.4	*n 62.9	*n 52.9	*n 41

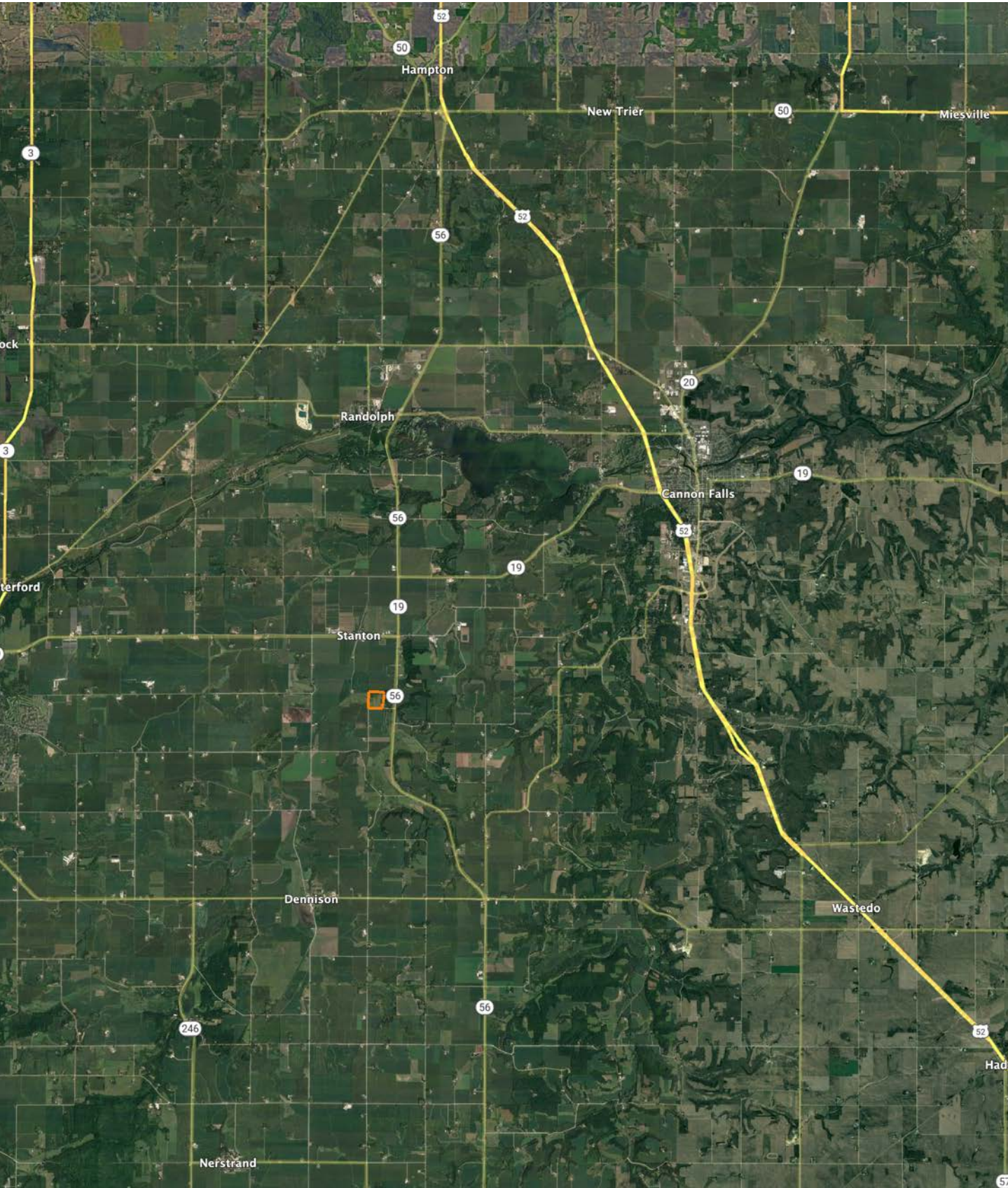
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# OVERVIEW MAP





# AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel, and son, Isaac. If you're in the market to buy or sell Western Wisconsin, be sure to give Dan a call.



**DAN MOZDREN,** LAND AGENT  
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## MidwestLandGroup.com

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