

PIVOT IRRIGATED CROP GROUND
40± ACRES STEARNS COUNTY, MN

LAND FOR SALE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

PRICED AT
\$440,000



Contact Your Listing Agent

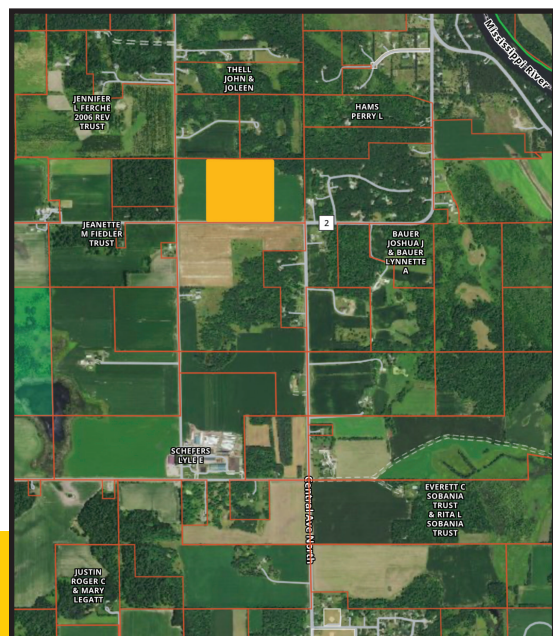
Michelle Weinzetl 763.300.5055

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Information

This 40± acres is approximately one mile from the city limits of St. Stephen, MN. This tract is part of an 80 tract, the 20 acres on the east and west side have been recently sold. The split is contingent upon county final approval. Property to be surveyed and new legal for the remaining 40± acres to be determined. The seller would entertain selling in 2 -20± acre tracts. There are excellent soils with a CPI index of 82. There is an Irrigation system and well on the property, it is currently farmed for the 2023 crop season. If you're looking to develop, build or invest in land this is an opportunity you won't want to miss. Prime 1031 exchange property with upside potential!



Legal

TBD New Survey to be completed and legal to be verified by the title company. It will be a 40± acre tract in the S ½ SW ¼ of Section 12 Township 126 Range 029, Stearns County, MN.

Location

From Saint Stephen follow Hwy 2 north for approximately 1 ½ miles to 420th St. Take a left and head west on 420th St., the tract is on the north side of the road. Watch for the BigIron Realty signs.

2023 Taxes: \$1,240.00 (For the entire 80± acres – new tax amount to be determined upon recorded splits).

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2023 BigIron Realty. All rights reserved.

