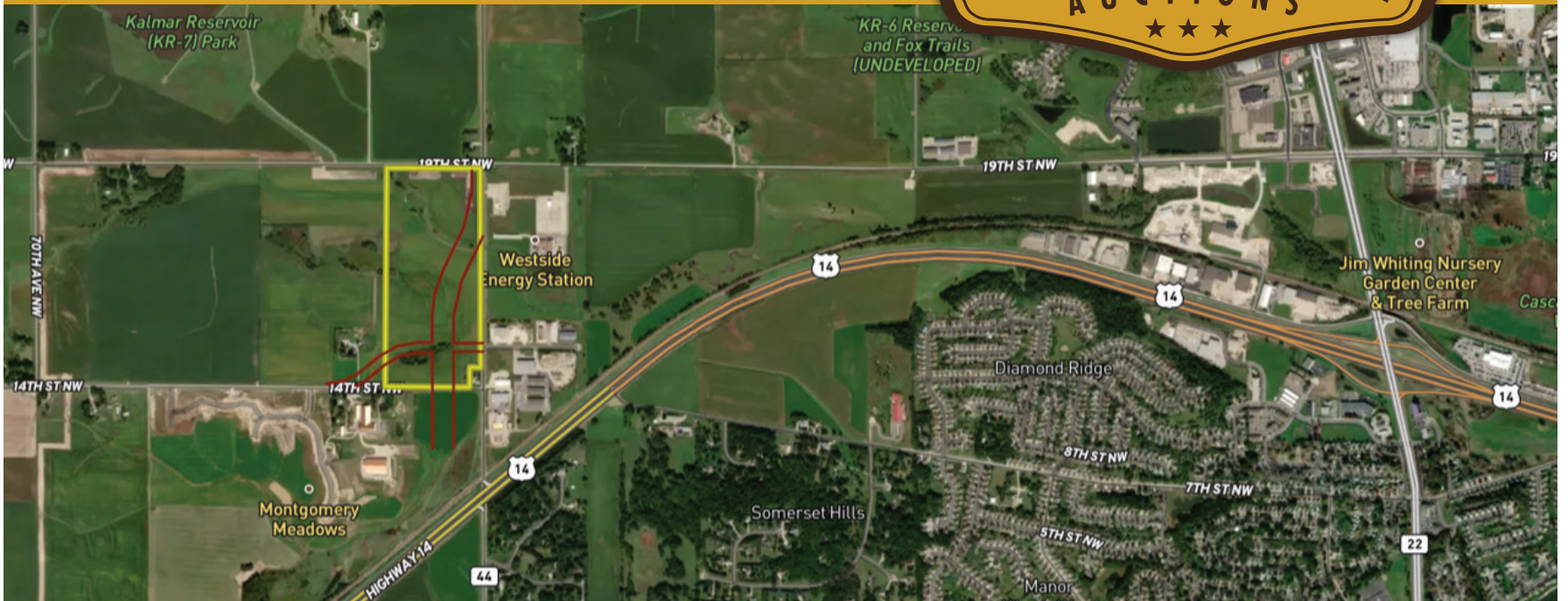


# LAND AUCTION



## ROCHESTER ROUTES HIGHWAY BYPASS THROUGH LAND

### AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

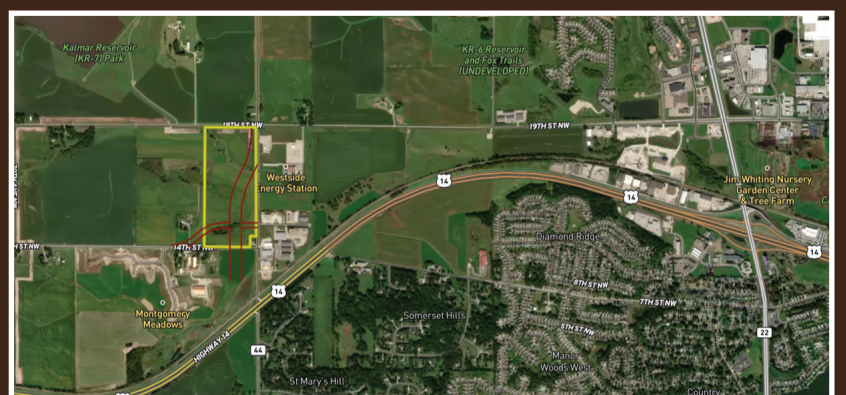
**AUCTION DATE: 2/13/23 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: STAYBRIDGE SUITES**

**2350 COMMERCE DR NW | ROCHESTER, MN 55901**

One-of-a-kind opportunity to own and develop land one mile from Rochester City limits that will be part of Rochester Bypass. The City of Rochester, Olmsted County and the State of MN have this property slated to be an integral part of the Rochester Highway bypass coming from north side of the city on Hwy 52 and heading West on 75th St NW then south on CSAH 44 (44) onto Highway 14, bypassing the City of Rochester. Please see the links below and PDF's showing the plan for the Intersection change from Highway 14 to the new CSAH 44 (old 60th Ave NW). When the intersection project is complete you will have over 3/4 mile of road frontage on CSAH 44, 19th St NW intersection, and 15th St NW intersection. The bypass of the City will yield you access to both sides of CSAH 44. As they always say location, location, location is key to real estate. The location of the new road will be a huge benefit for the future development potential of this property, with tons of road frontage and multiple intersections. According to MNDOT the current traffic count on Hwy 14 is over 30,000 and on CSAH 44 it is 3,000 and those numbers will only increase when this road project is completed. 19th St NW brings you right into West Circle Drive which is a booming area for new business growth. Leashes & Leads is located directly south of this property, Rochester Westside Energy Station is directly East of this property, as well as current other commercial business to the East and Southeast of this property. There is natural gas running along the south side of this property and City water nearby. The West side of Rochester continues to be a great area for development and future expansion of Rochester. When speaking with Olmsted County they say funding for purchasing the area for the new road could happen as early as fall of 2023 and construction could happen as soon as 2024 for the roadway.

The property currently has about 47.5 acres of high-quality tillable acres with an average CPI rating of 92.6. This would be a great option for anyone looking to do a 1031 exchange or diversify their investment portfolio with a



### TRACT 1: 65 ± ACRES

**Deeded acres:** 65 +/- deeded acres

**Soil Types:** Radford Silt lam. Port Byron silt loam, Garwin silty clay loam

**Soil PI/NCCPI/CSR2:** 92.6m CPI

**Taxes:** TBD

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession

**Survey needed?:** Survey will be complete prior to closing

**Brief Legal:** E 1/2 SE 1/4 S25 T107N R15W Olmsted, MN

**PIDs:** Part of parcel ID 752543086804

**Lat/Lon:** 44.0397, -92.5606

**Zip Code:** 55920

PROPERTY LINES ON PHOTOS ARE APPROXIMATE.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821), Jeff Evans, Minnesota Broker, License # 40316820, Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
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