

**PARCEL 1: +/-7.2 AC BLDG
SITE AT 14264 120TH AVE
NE, SPICER
7.2 +/- Acres
Kandiyohi County, MN
\$95,000**

NEW LISTING

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**OVERVIEW:**

Parcel 1: +/-7.2 acre building site being split from the 200 Acre Farm Offering Tillable Ground, Building Site with Home and Hunting/Rec Land that Abuts State Wildlife Management Area! Purchase the entire farm or see additional listings in four separate parcels: 1) building site; 2) tillable on west side of building site; 3) tillable on east side of building site; 4) hunting/rec land north of tillable land on west side of bldg site. Survey being completed.

PARCEL #/ID: Part of PID 21-032-0070

TAXES: \$2,802,160/year (2021)

ADDRESS:

14264 120th Avenue NE
Spicer, MN 56288

LOCATION:

From Willmar, MN: US-71 N, 3.0 miles; slight right onto MN-23E, 4.3 miles; turn right onto Lake Ave South, 3.1 miles; continue onto 105th Ave NE, 1.0 miles; turn left onto County Rd 4 NE, 0.9 miles; turn right onto 120th Ave NE, subject will be on the left: 14264 120th Avenue NE, Spicer, MN. Building site lies in the middle of the tillable ground on the west and east.



PROPERTY HIGHLIGHTS:

- **Parcel 1: +/-7.2 acre building site being split from the 200 acre farm offering tillable ground, building site with home, and hunting/rec land that abuts a State Wildlife Management Area!**
- Purchase the entire farm or see additional listings in four separate parcels: 1) building site; 2) tillable on west side of building site; 3) tillable on east side of building site; 4) hunting/rec land north of tillable land on west side of bldg site.
- Survey being completed.
- Enjoy the livability of a one story home with south-facing deck to enjoy the summer and winter sun!
- The building site is well-situated about equidistant from Willmar, Spicer and New London with access via mostly paved roads. There is a very short distance to the building site along gravel, all-weather 120th Ave NE; otherwise roads are paved to the cities above.
- Enjoy having room for your vehicles in the triple detached garage with three overhead doors -- two with garage door openers.
- Then, if you want/need room for toys or equipment, there are many outbuildings for storage.
- The building site price reflects as-is condition and reflects there is clean-up of the site that is needed.
- Leverage debt wisely given continued historic low interest rates!
- Call Terri Jensen, ALC (Accredited Land Consultant) at 507-382-0908 with any questions or to schedule a showing.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2167681



**LOCATION MAP SHOWING PROXIMITY
TO CITIES OF NEW LONDON, SPICER;
PROXIMITY TO LAKES**



SITE MAP – COUNTY GIS

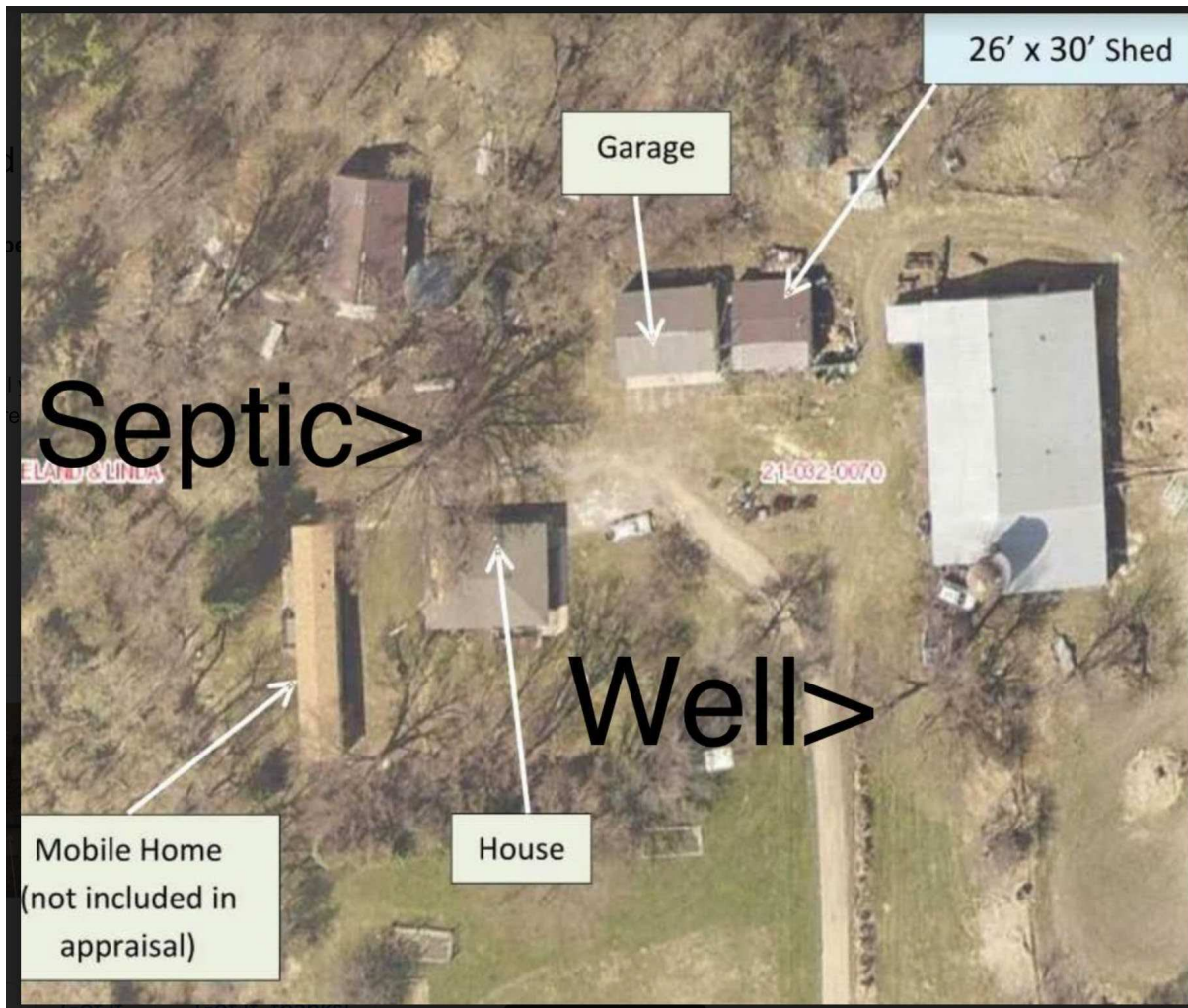
PID's 21-032-0070 (160 acres); and 21-033-0040 (40 acres)

Lundberg Trust/Leland & Linda and Gerald Lundberg



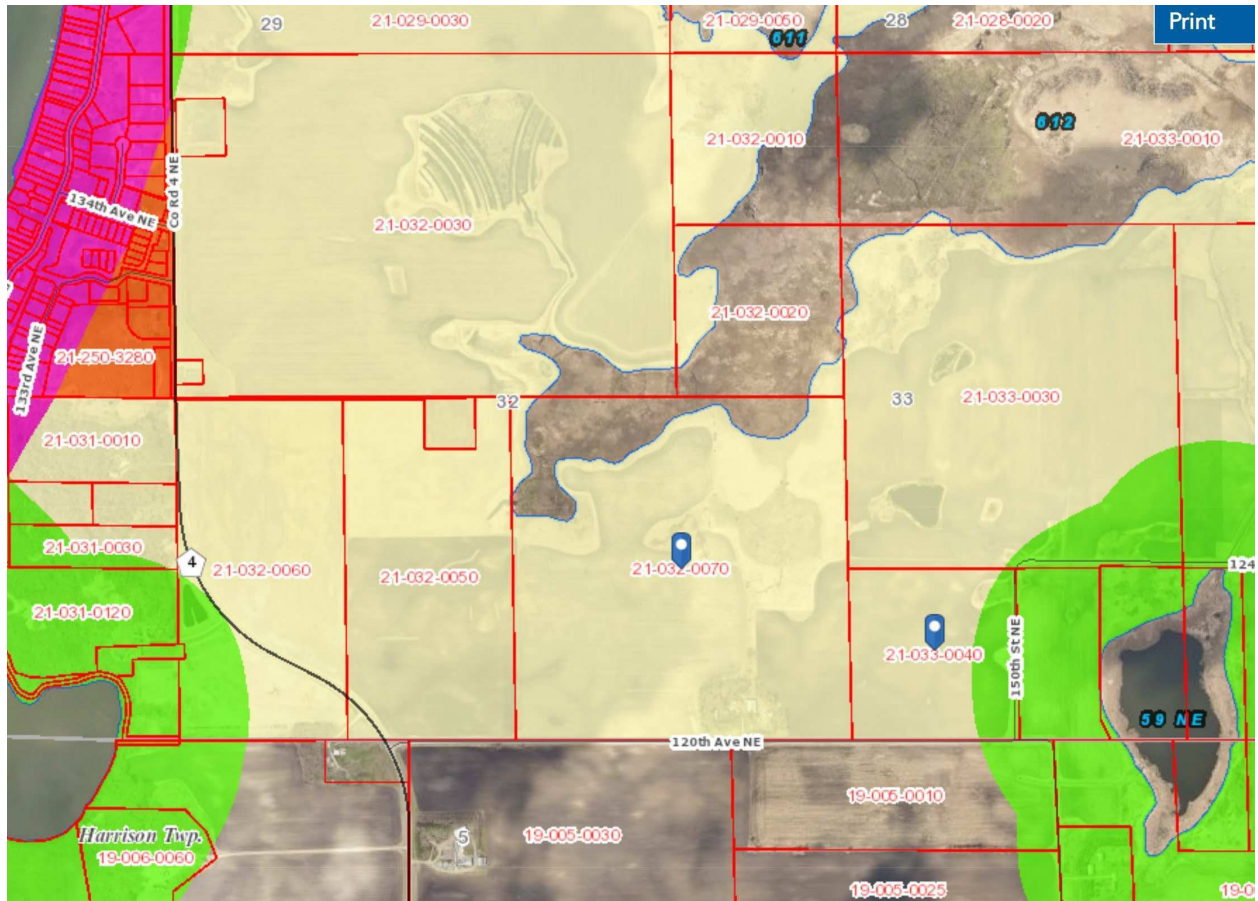
LOCATION MAP

Well & Septic, 14260 120th Ave NW, Spicer, MN



NOTE: mobile home will be removed first week or so in November, 2021

ZONING MAP – both parcels



-0070: A-1 Ag Preservation – in brown along northerly boundary
A-2 General Ag – in light yellow balance of the parcel

-0040: A-2 General Ag – in light yellow for westerly 2/3rd's of parcel; green area along the easterly line is RM – Resource Management



United States
Department of
Agriculture

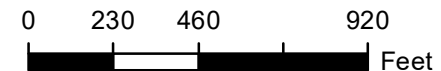
Kandiyohi County, Minnesota

Farm 986

Tract 2466

2021 Program Year

Map Created April 21, 2021



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

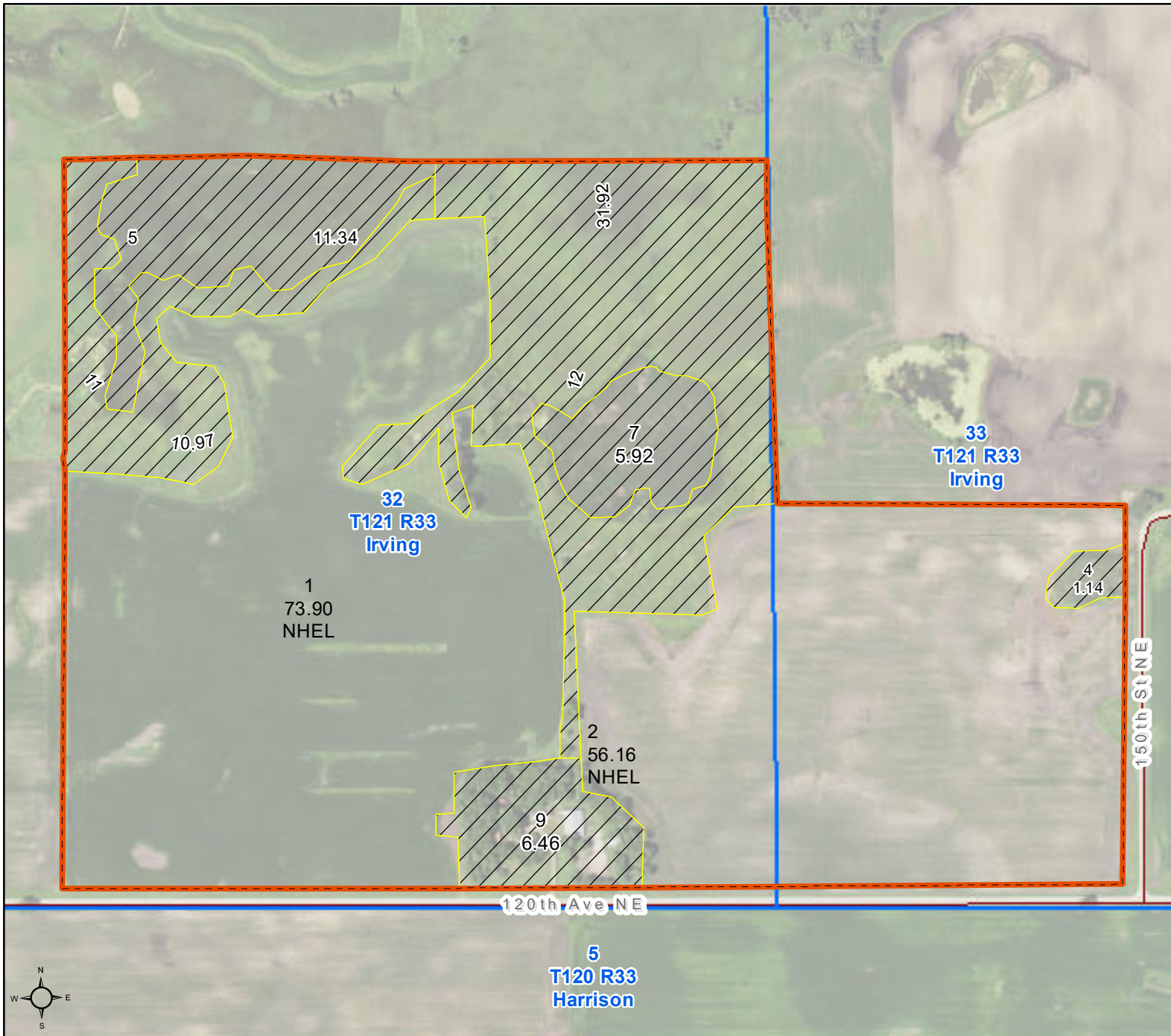
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 130.06 acres



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