



**TONY MONTGOMERY REALTY & AUCTION COMPANY**

507-259-7502 • 507-421-0232 • [www.tmracompany.com](http://www.tmracompany.com)

## **BARE LAND FOR SALE**

**TBD 375<sup>th</sup> Ave Zumbro Falls, MN 55991**

**Wabasha County, Zumbro Township, Section 30**

**89.44 +/- Acres**

**66.18 +/- Acres Tillable**

**Price: \$699,000**

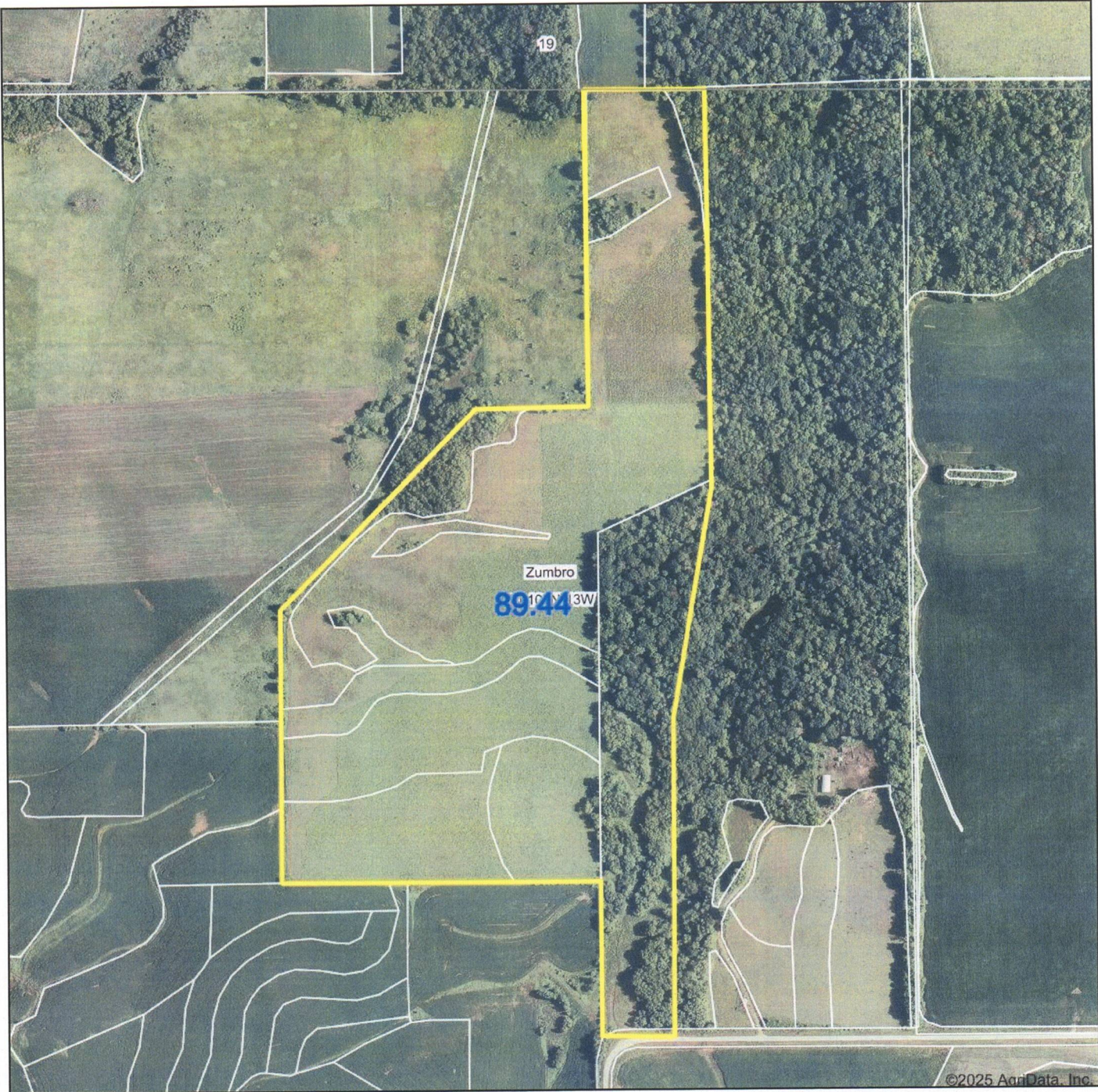
**2025 Real Estate Taxes: \$3,700**

Great farm for sale in Zumbro Falls that offers immediate income with recreational opportunity with serenity if you are looking at building your dream home. This parcel is buildable with site engineering completed for 3 potential home sites, driveway, electricity, well, and septic. Additionally, 2 potentials of <1 acre clay bottom (no liner required) pond sites have been designed with soil boring complete. This 89.44 +/- acre farm offers 66.18 +/- acres of tillable ground with 61.07 +/- acres in a CRP contract that expires in September 2028. Total annual payments on this farm are \$15,223 per year. There is an open 5.11 +/- acre field that offers the opportunity to rent out, run, or use as fantastic food plot area to round out a fantastic recreational property. This property has abundant wildlife on it as it borders approximately 200 + acres of woods to the east and north of the property offering a great funnel for deer and turkey.

Note: All information contained herein this brochure is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with the owners, do not guarantee any of the information as to its accuracy. It is the perspective purchaser's responsibility to do their own "due diligence" in form of investigation as to any information they may rely on to purchase this property.



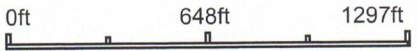
Rhee Aerial Map Zumbro Falls Farm



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Boundary Center: 44° 13' 4.97, -92° 25' 20.71



30-109N-13W  
Wabasha County  
Minnesota



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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5/5/2025

Field borders provided by Farm Service Agency as of 5/21/2008.



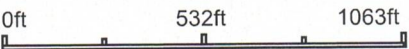
Rhee Tillable Acres Aerial Map



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Boundary Center: 44° 13' 8.18, -92° 25' 20.71



**30-109N-13W**  
**Wabasha County**  
**Minnesota**

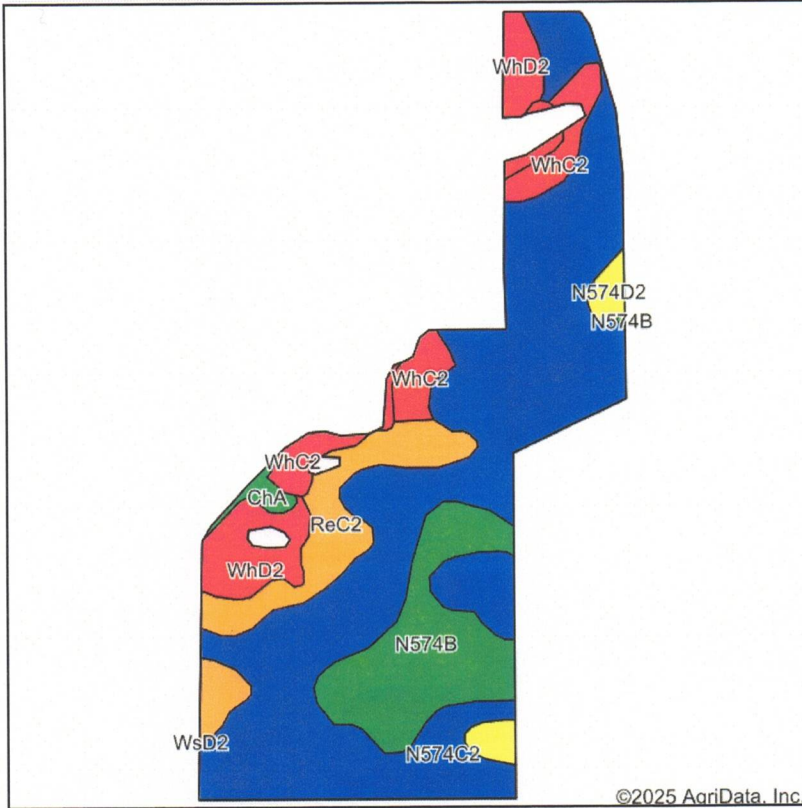
5/5/2025

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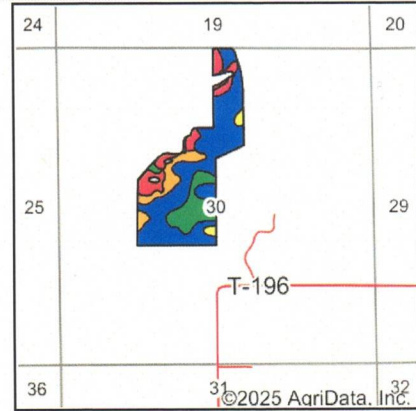
Field borders provided by Farm Service Agency as of 5/21/2008.



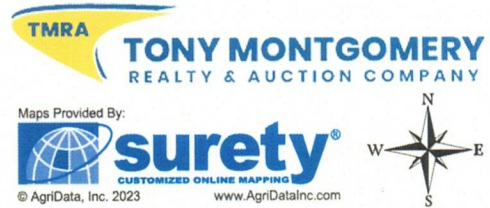
# Rhee Tillable Acres Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Wabasha**  
 Location: **30-109N-13W**  
 Township: **Zumbro**  
 Acres: **66.18**  
 Date: **5/5/2025**



Area Symbol: MN157, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Corn silage Tons	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	38.64	58.4%		IIle	81					79
N574B	Downs-Hersey complex, 2 to 6 percent slopes	9.61	14.5%		Ile	91					83
ReC2	Renova silt loam, 6 to 12 percent slopes, moderately eroded	6.70	10.1%		IIIle	71	5	1	4	2	62
WhD2	Whalan silt loam, 12 to 18 percent slopes, moderately eroded	4.46	6.7%		IVe	33			8		34
WhC2	Whalan silt loam, 6 to 12 percent slopes, moderately eroded	4.09	6.2%		IIIle	43			8		39
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	1.44	2.2%		IVe	69					71
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.63	1.0%		IIw	92					84
WsD2	Whalan silt loam, shallow, 12 to 18 percent slopes, moderately eroded	0.61	0.9%		VIIs	22			8		21
<b>Weighted Average</b>					<b>2.96</b>	<b>75.2</b>	<b>0.5</b>	<b>0.1</b>	<b>1.5</b>	<b>0.2</b>	<b>*n 71.7</b>

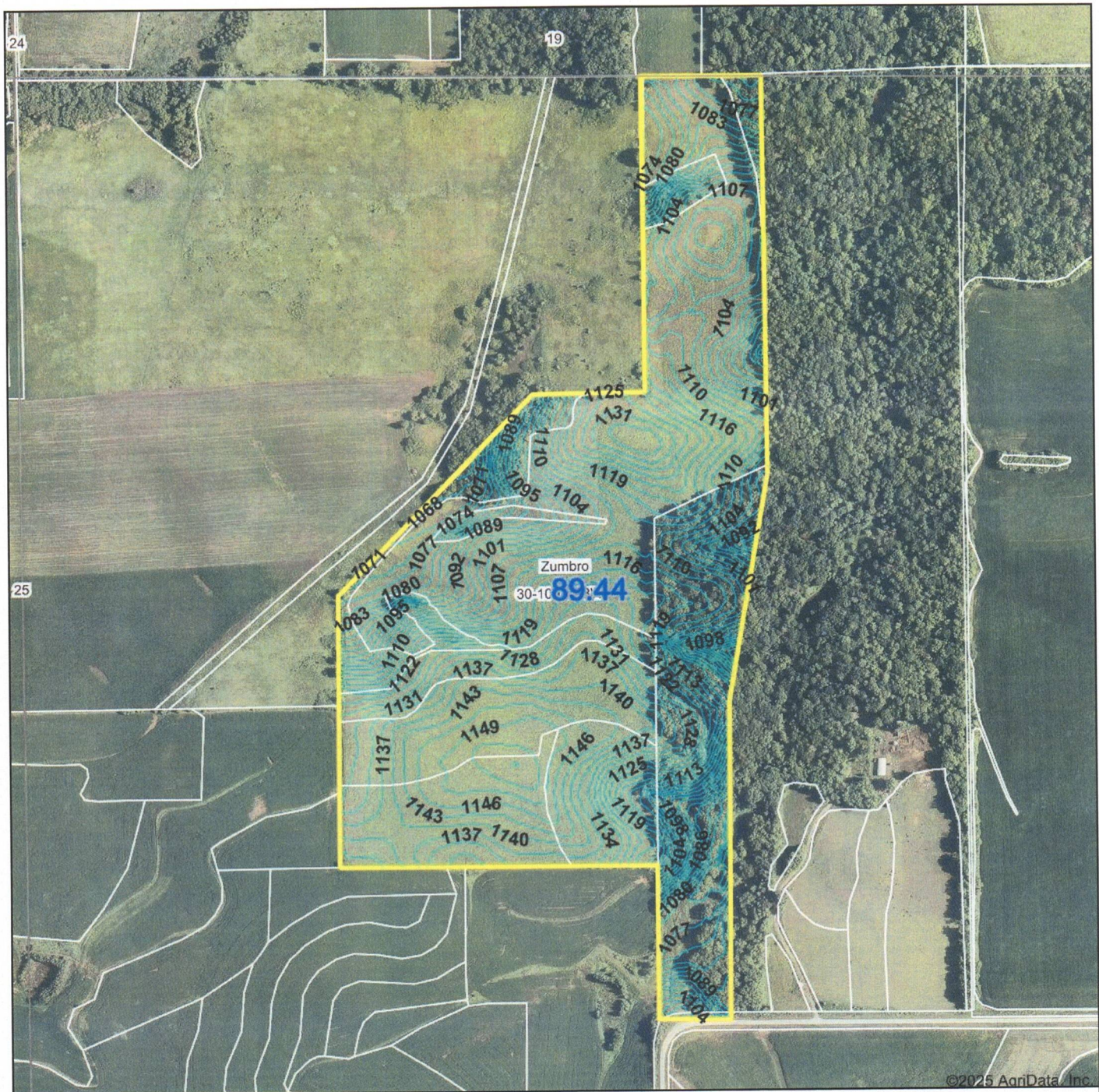
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Rhee Topography Contours



TMRA  
**TONY MONTGOMERY**  
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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,063.1

Max: 1,155.1

Range: 92.0

Average: 1,113.9

Standard Deviation: 21.85 ft

0ft 649ft 1299ft



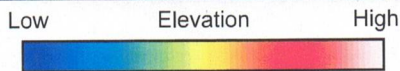
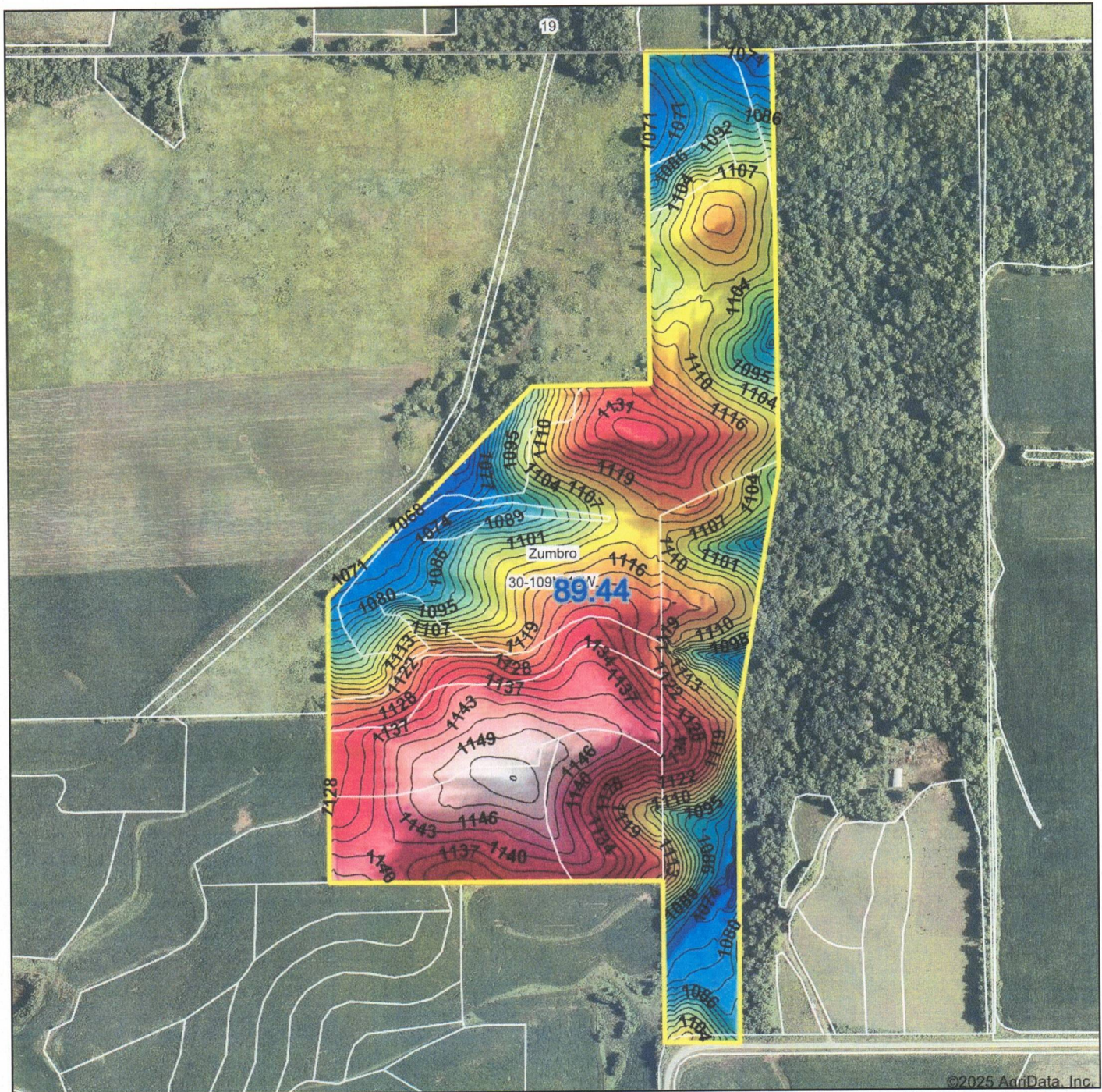
5/5/2025

**30-109N-13W**  
**Wabasha County**  
**Minnesota**

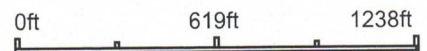
Boundary Center: 44° 13' 4.97, -92° 25' 20.71



# Rhee Topography Hillshade



Source: USGS 3 meter dem  
Interval(ft): 3



**30-109N-13W**  
**Wabasha County**  
**Minnesota**

Boundary Center: 44° 13' 4.97, -92° 25' 20.71

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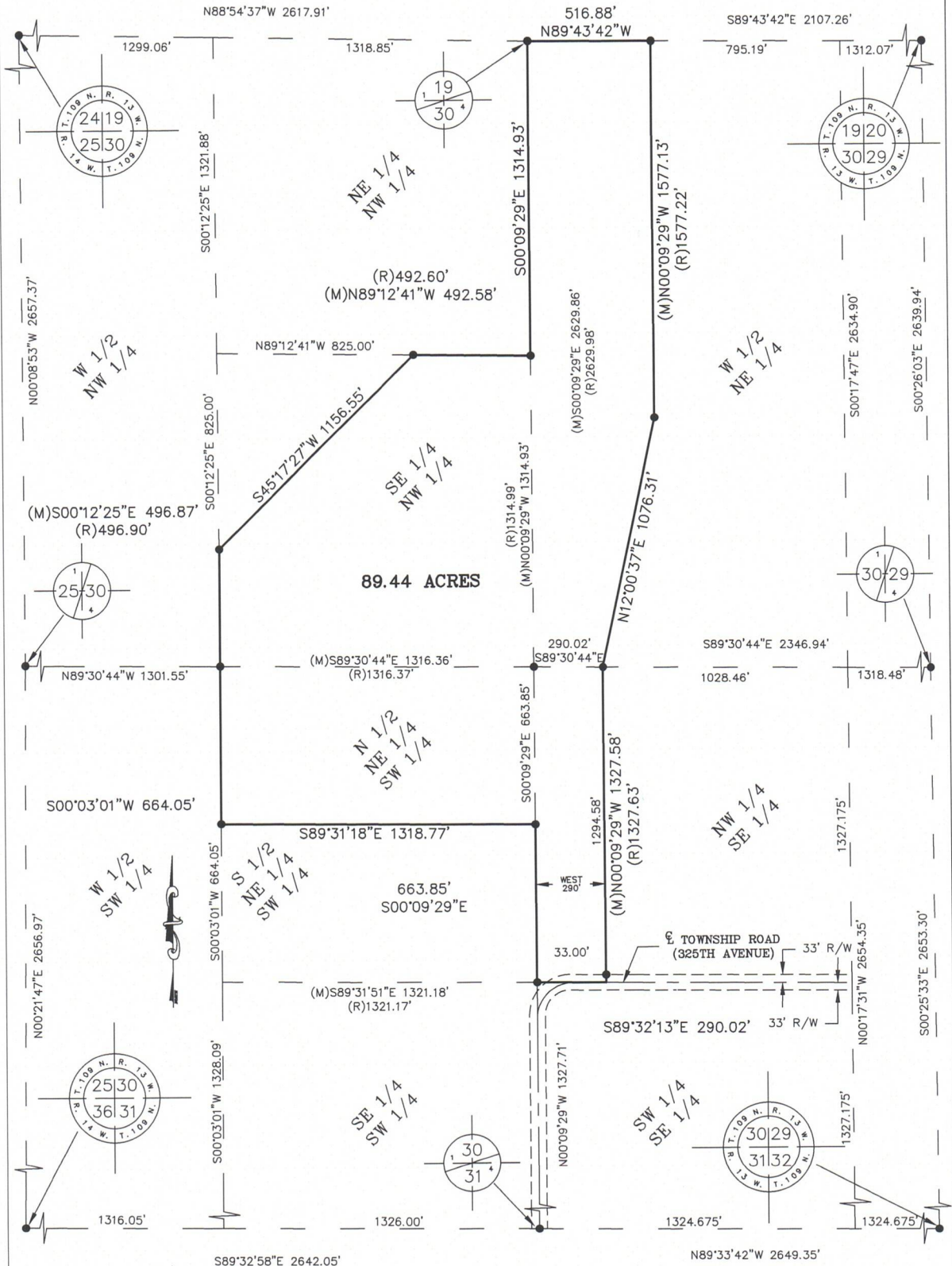
© AgriData, Inc. 2023  
Field borders provided by Farm Service Agency as of 5/21/2008.

Min: 1,063.1  
Max: 1,155.1  
Range: 92.0  
Average: 1,113.9  
Standard Deviation: 21.85 ft



# CERTIFICATE OF SURVEY

SECTION 30  
T. 109 N., R. 13 W.



- FOUND MONUMENT
- (M) MEASURED
- (R) RECORDED

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

*Geoffrey G. Griffin*  
Geoffrey G. Griffin  
DATE 9/9/2023 REG. NO. 21940

**G-Cubed**

14070 Hwy 52 S.E.  
Chatfield, MN 55923

ENGINEERING  
SURVEYING  
PLANNING  
Ph. 507-867-1666  
Fax 507-867-1665  
www.ggg.io

DATE OF SURVEY: 7-27-2023

Prepared For:

Peter and Laura Rhee

3554 75th ST NE

Rochester, MN 55906

SHEET 1 OF 2 FILE NO: 23-211

# CERTIFICATE OF SURVEY

SECTION 30  
T. 109 N., R. 13 W.

## LAND DESCRIPTION:

The North One—Half of the Northeast Quarter of the Southwest Quarter of Section 30, Township 109 North, Range 13 West, Wabasha County, Minnesota and that part of the Southeast Quarter of the Northwest Quarter of said Section 30 described as follows:

Beginning at the northeast corner of the Southeast Quarter of said Northwest Quarter; thence North 89°12'40" West, Wabasha County Coordinate System NAD83 (1996 Adjustment), along the north line of the Southeast Quarter of said Northwest Quarter, 492.60 feet to a point being 825.00 feet east of the northwest corner thereof; thence South 45°17'29" West, 1156.55 feet to a point on the west line of the Southeast Quarter of said Northwest Quarter being 825.00 feet south of the northwest corner thereof; thence South 00°12'22" East, along said west line, 496.90 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter; thence South 89°30'39" East, along the south line of the Southeast Quarter of said Northwest Quarter, 1316.37 feet to the southeast corner thereof; thence North 00°09'23" West, along the east line of the Southeast Quarter of said Northwest Quarter, 1314.99 feet to the point of beginning.

And:

The West 290.00 feet of the Northwest Quarter of the Southeast Quarter of Section 30, Township 109 North, Range 13 West, Wabasha County, Minnesota. Being subject to an easement for the Township Road right of way over the southerly boundary thereof.

And:

That part of the West One—Half of the Northeast Quarter of Section 30, Township 109 North, Range 13 West, Wabasha County, Minnesota described as follows:

Beginning at the northwest corner of said Northeast Quarter; thence South 00°09'23" East, Wabasha County Coordinate System NAD83 (1996 Adjustment), along the west line of said Northeast Quarter, 2629.98 feet to the southwest corner of said Northeast Quarter; thence South 89°30'39" East, along the south line of said Northeast Quarter, 290.02 feet; thence North 12°00'42" East, 1076.31 feet; thence North 00°09'23" West, parallel with the west line of said Northeast Quarter, 1577.22 feet to the north line of said Northeast Quarter; thence North 89°43'26" West, along said north line, 516.88 feet to the point of beginning.

Containing in all 89.44 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA



Geoffrey G. Griffin

DATE 8/9/2023 REG. NO. 21940

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