

Welcome to a Lost Forty
6225 Fairbanks Avenue
Webster, MN 55088

\$2,900,000
40± Acres
Rice County



Welcome to a Lost Forty
Webster, MN / Rice County

SUMMARY

Address

6225 Fairbanks Avenue

City, State Zip

Webster, MN 55088

County

Rice County

Type

Residential Property, Horse Property, Recreational Land, Hunting Land, Farms

Latitude / Longitude

44.49502 / -93.37927

Taxes (Annually)

\$4,728

Dwelling Square Feet

3,480

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$2,900,000

Property Website

<https://mississippivalleyre.com/property/welcome-to-a-lost-forty-rice-minnesota/116329/>



PROPERTY DESCRIPTION

Some places are beautiful. Some places are private.

And every once in a while, you find a place that feels like it was somehow left behind by the modern world. This is that place.

Welcome to A Lost Forty-an enchanting 40-acre hobby farm that has to be seen to be believed.

It's not simply the 40 acres that make this property extraordinary. It's what lives here. Deer, ducks, geese, pheasants and wild turkeys are part of the daily rhythm. Mature oaks give way to woods, prairie and wetlands, creating an incredibly diverse landscape and an environment that feels remarkably untouched.

It's the kind of place where a morning walk and a cup of coffee can become the best part of your day.

And then there's the setting. The farmhouse sits well back from the road, tucked into the interior of a much larger, relatively undisturbed landscape. The approach is always a bit of a wait-and-see moment. You never quite know what you're going to see on the way in-or what might be standing in the yard when you arrive.

The views are something else. The view from the kitchen alone is worth seeing. Day after day, season after season, the landscape puts on a show. Sunrises. Sunsets. Fog lifting off the wetlands. Changing leaves. Snow-covered fields. Spring green. Summer color. You simply don't get tired of looking at it.

And then there is the privacy. Next-level privacy. The kind that has become increasingly difficult to find. No feeling of being surrounded. No houses staring back at you. Just space, sky, trees and the freedom to enjoy your own little corner of the world.

The farmhouse was designed to belong here-to feel like it has always been part of this classic farmstead setting. The architecture is warm and timeless, with an unmistakable attention to craftsmanship, materials, color and texture. It has character. It has soul. And it feels incredibly comfortable.

Then there's the barn. Wait until you see the barn.

This ridiculously cool, beautifully restored structure has been brought back to life with extraordinary attention to both its structural integrity and its aesthetic character. It's ready for business, entertaining, family gatherings, hobbies-or whatever you can imagine.

And the granary has received the same extraordinary level of restoration. Then come the gardens. Perennial gardens filled with an abundance of color, texture and variety. At times, there is almost too much to take in. Every corner seems to offer another view, another bloom, another reason to slow down and look around.

But in the end, it all comes back to the views. And the lifestyle. This is a place where you can walk out the door with a cup of coffee and spend an hour wandering your own property. Where kids can explore. Where family and friends can gather. Where you can entertain, pursue hobbies, hunt, garden, farm, watch wildlife-or simply sit outside and listen to nothing but the sounds of the land.

There is space here. Quiet. Privacy. Freedom.

And a feeling that is becoming almost impossible to find.

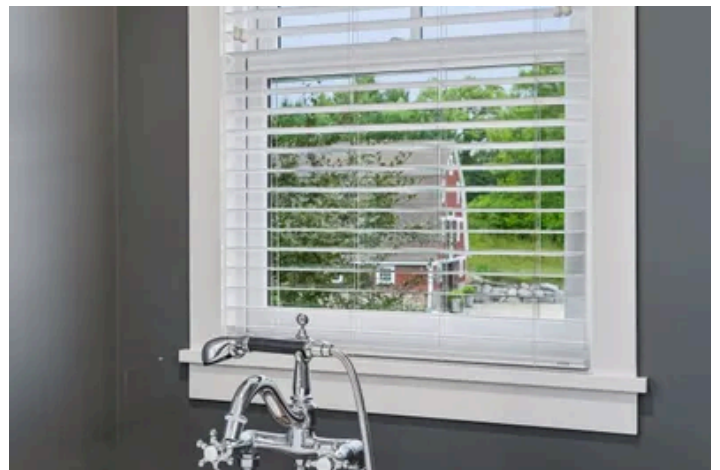
A Lost Forty is more than a property. It's a lifestyle change. A rare, one-of-a-kind 40-acre slice of heaven that offers something increasingly valuable: room to breathe.

And remarkably, this little piece of another world is only 28 miles from Minneapolis-Saint Paul International Airport-roughly 42 minutes away. Close enough to get there. Far enough to feel like you're somewhere else entirely.

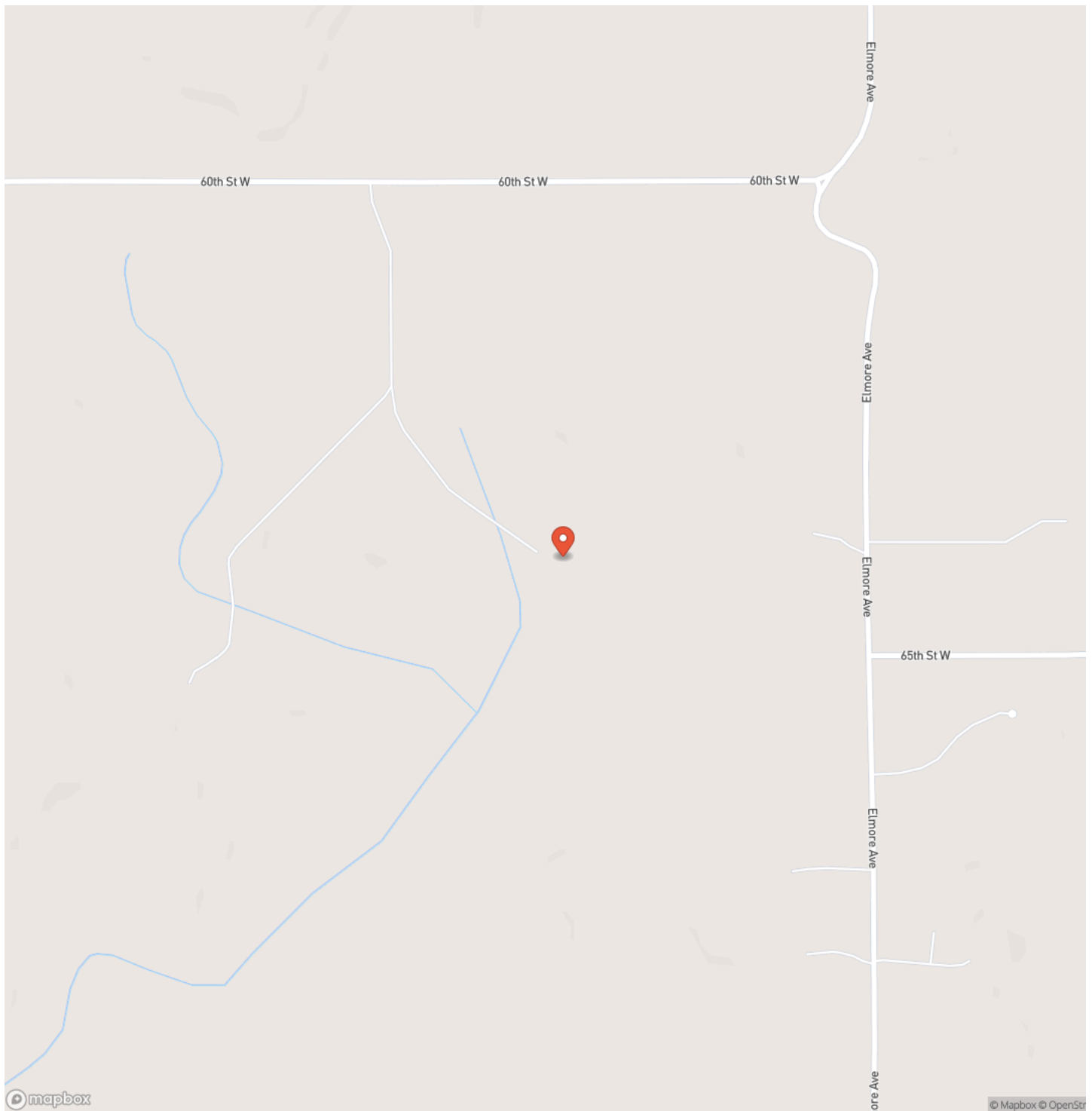
A Lost Forty. Some places you buy. Some places you find.

Agent is related to sellers. Listing agent must be present for all showings (24-hr required notice). Sellers require proof of funds or pre-approval letter prior to showing. Buyer/buyer's agent to verify measurements. All information deemed reliable, but no guaranteed.

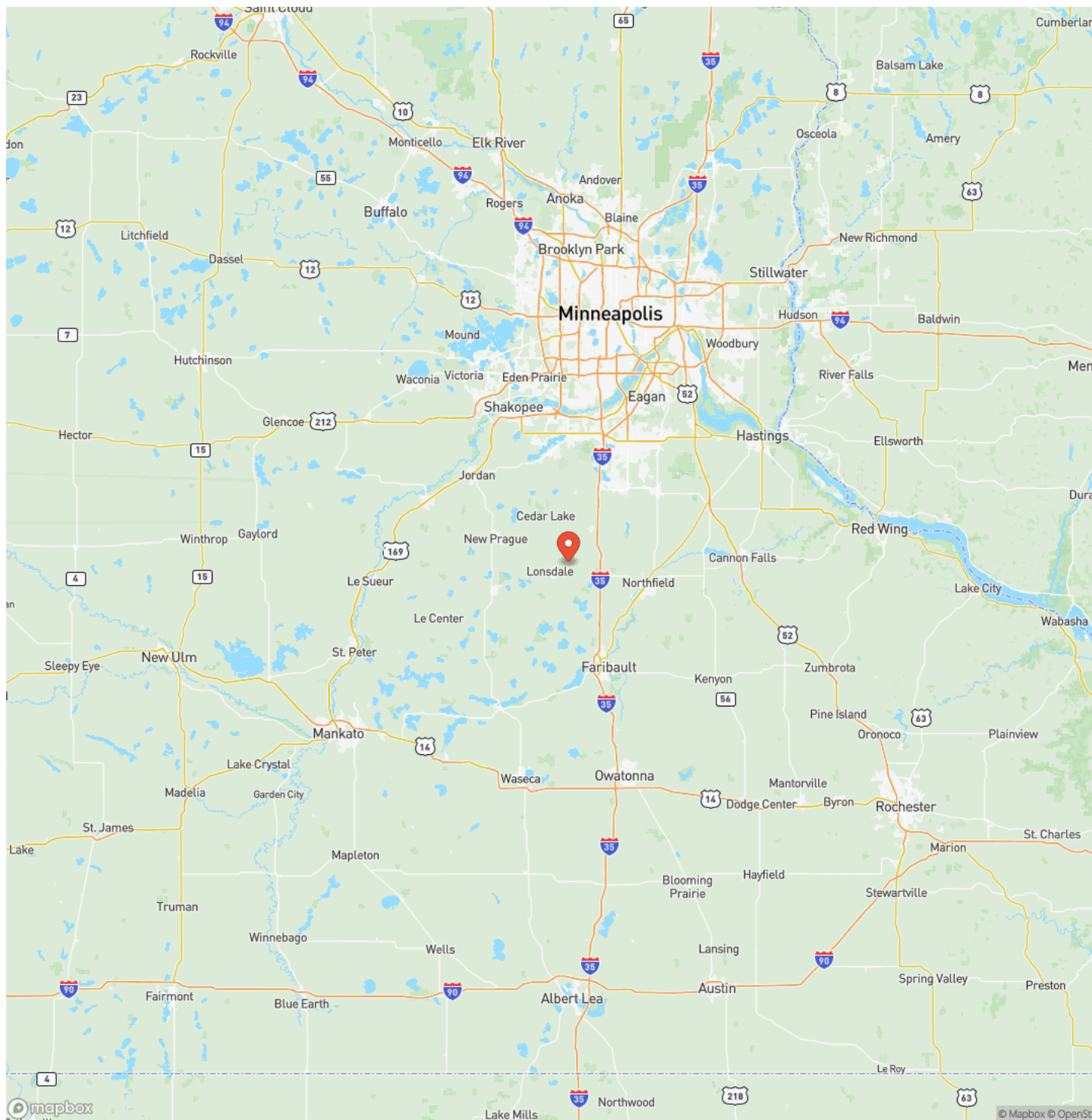
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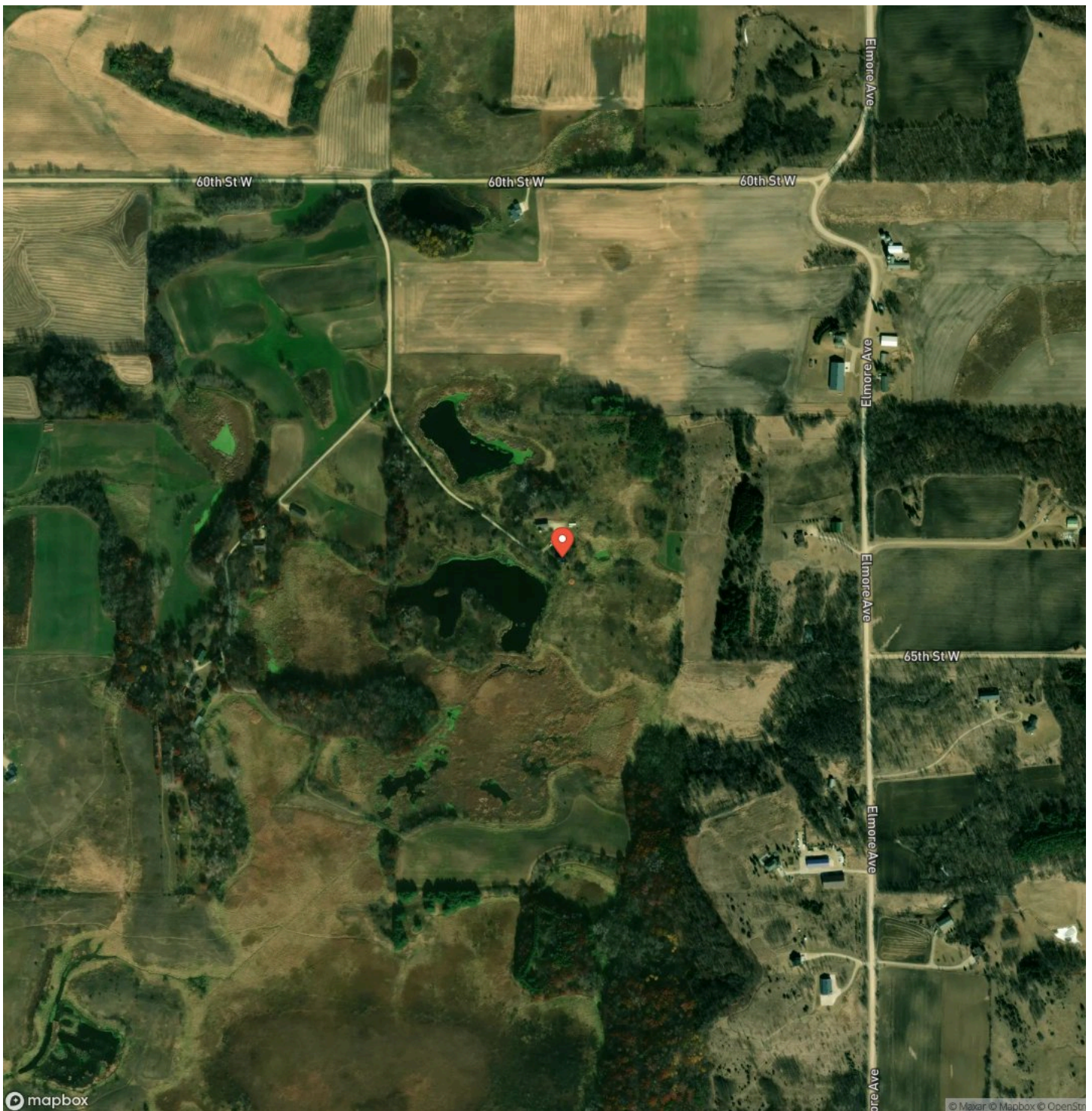
Locator Map



Locator Map



Satellite Map



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NOTES

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Mossy Oak Properties - Mississippi Valley Real Estate

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