

**Online Only Auction on 10.70 Acre Hobby Farm with 5  
Bedroom Home, Just Northeast of Faribault, MN  
8465 170th Street E.  
Nerstrand, MN 55053**

**\$50,000**  
**10.700± Acres**  
**Rice County**





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Nerstrand, MN / Rice County**

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**SUMMARY**

**Address**

8465 170th Street E.

**City, State Zip**

Nerstrand, MN 55053

**County**

Rice County

**Type**

Residential Property, Horse Property, Farms, Hunting Land

**Latitude / Longitude**

44.339998 / -93.132252

**Taxes (Annually)**

3718

**Dwelling Square Feet**

2816

**Bedrooms / Bathrooms**

5 / 3.5

**Acreage**

10.700

**Price**

\$50,000

**Property Website**

<https://hmauctionandrealty.com/detail/online-only-auction-on-10-70-acre-hobby-farm-with-5-bedroom-home-just-northeast-of-faribault-mn-rice-minnesota/95534/>



**MORE INFO ONLINE:**

[hamiltonauctionandrealty.com](https://hamiltonauctionandrealty.com)

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### **PROPERTY DESCRIPTION**

#### **Online Only Auction on 10.70 Acre Hobby Farm with 5 Bedroom Home, Just Northeast of Faribault, MN**

**Property Location:** 8465 170th Street E., Nerstrand, MN 55053

**Bidding Opens:** Saturday January 17, 2026 at 8:00am

**Bidding Starts Closing:** Tuesday January 27, 2026 at 4:00pm

#### **Open House Dates:**

Saturday January 17, 2026 from 10:00am to 12:00noon

Thursday January 22, 2026 from 4:00pm to 5:00pm

Monday January 26, 2026 from 4:00pm to 5:00pm

#### **Property Highlights**

This well-maintained 10.70± acre hobby farm offers a rare combination of space, versatility, and location. Nestled in the countryside just northeast of Faribault, the property backs up to Nerstrand Big Woods State Park, providing breathtaking views, abundant wildlife, and direct access to miles of scenic trails.

#### **Spacious 5-Bedroom Country Home**

Built in 1953 and thoughtfully updated, this impressive two-story home offers over 4,600 total square feet, with 2,816+ square feet of finished living space. The home is designed for flexibility, featuring a separate live-in suite ideal for extended family, guests, or rental opportunities.

#### **Main Residence Features:**

- Open-concept kitchen, dining, and living area with Asian Walnut hardwood floors
- Spacious kitchen with abundant cabinetry and storage
- Main-floor laundry/mudroom
- Main-floor bathroom with dual vanity and tiled shower
- Upstairs features LVP flooring throughout, four large bedrooms, and a half bath

#### **Live-In Suite Features:**

- Updated open kitchen with stainless steel appliances and quartz countertops
- Living room with wood-burning fireplace and stone surround
- Narrow oak hardwood flooring
- Main-level full bathroom with large linen closet
- Finished basement featuring a 15' x 14' primary bedroom suite with walk-in shower
- LVP flooring throughout basement living space
- Option for separate entrance, allowing privacy from the main home

#### **Mechanical & Utility Updates**

- Conforming mound septic system (2022)
- Slant/Fin CHS-110 on-demand boiler system (2017)
- 115-gallon electric hot water heater (2017)
- New pressure tank (2024)
- Fiber optic internet
- Water softener system - 15 GPM service flow
- 200-amp electrical service
- Septic pump alarm
- Steele-Waseca Cooperative electric service

#### **Outbuildings, Barns and Workshop**

- 68' x 36' two-story barn with milk house
  - o On-demand hot water heater, water softener, and LB White hanging heater



**MORE INFO ONLINE:**

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- o Currently set up for milking two dairy cows
- o Solid, usable condition for livestock or storage
  - 24' x 15' granary, remodeled for workshop or hobby use
- o In-floor heat in basement
- o Insulated and sheetrocked
- o Water and electrical service in place
  - 32' x 28' detached garage with two overhead doors
  - 64' x 32' equipment pole shed with sliding door
  - 56' x 32' pole shed, in need of updates and repairs

#### **Land & Location**

- 5± acres of pasture, suitable for livestock, hay, or crops
- Directly borders Nerstrand Big Woods State Park
- Exceptional setting for outdoor enthusiasts, hobby farmers, and nature lovers

#### **Additional Information**

- Parcel ID: 12.14.2.00.003
- 2025 Property Taxes: \$3,718
- Legal: Part of the North Half of Section 17, Wheeling Township, Rice County, MN

This is a unique opportunity to purchase a versatile country property with room to live, work, and farm—all selling at online auction. Whether you're seeking a hobby farm, multi-generational living, or a peaceful rural retreat, this property checks the boxes.

**Terms:** \$10,000 Earnest money, which is non-refundable if the Buyer(s) fails to close on said property. The balance is due and payable in full to the seller on or before March 10, 2026 at which time the Buyer(s) shall receive possession and clear marketable title of the property. All Real Estate is selling in AS-IS condition with no warranties or guarantees expressed or implied. All Real Estate sells with no contingencies whatsoever. All real estate taxes due and payable in the year of 2026 shall be pro-rated to the date of closing. All bidders and buyers must have their finances in order prior to auction date.



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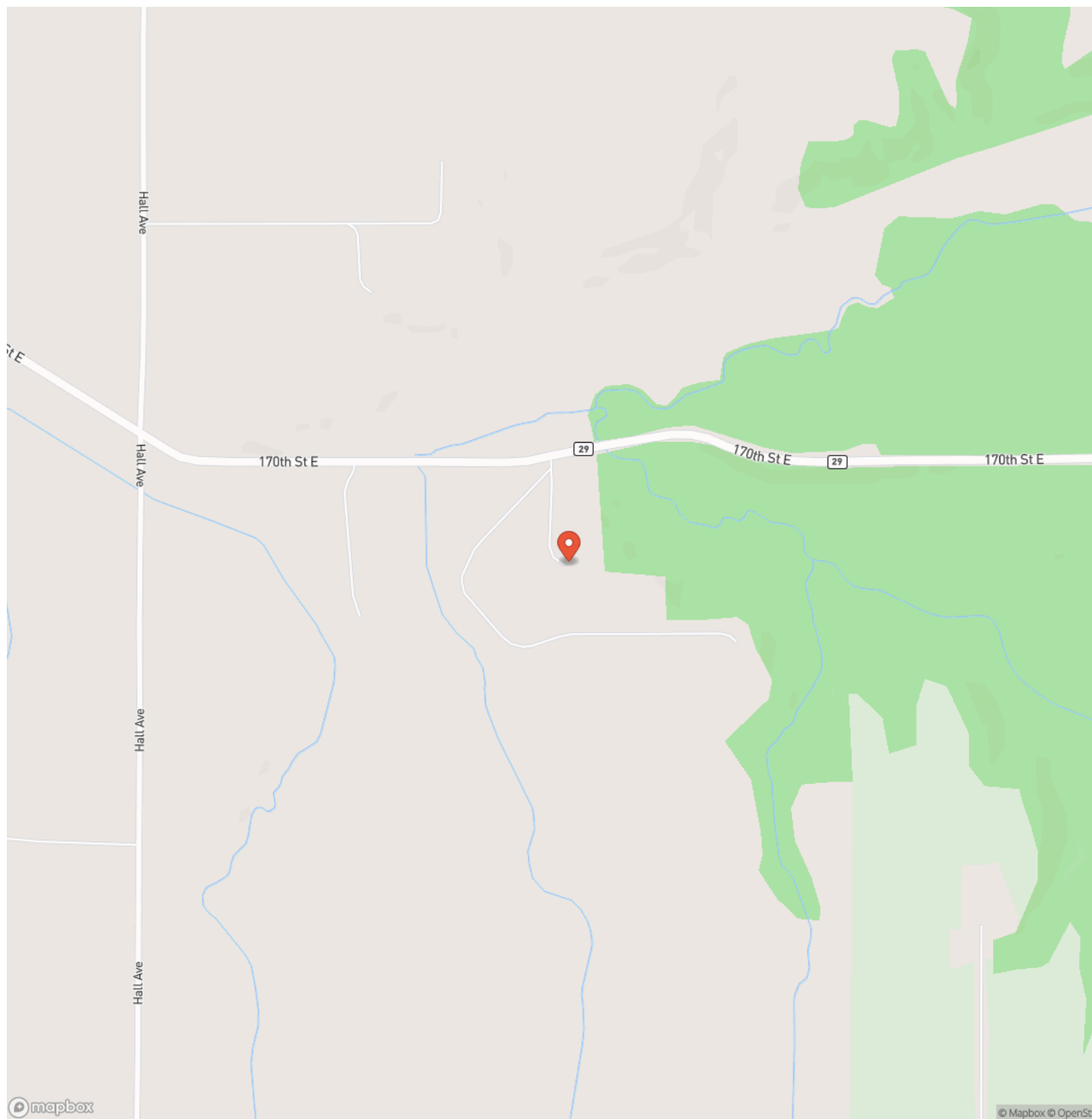
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## Locator Map

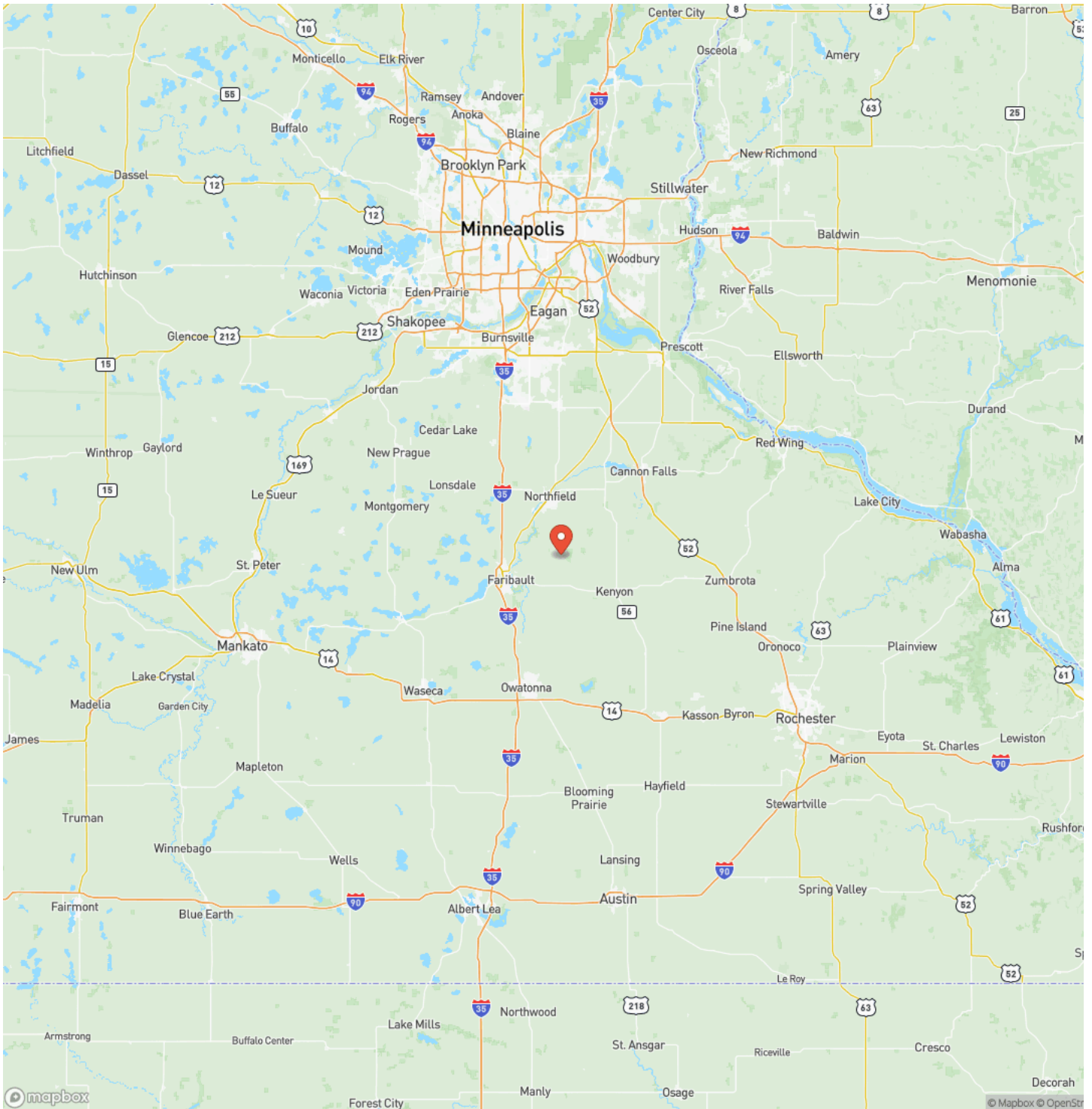


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## Satellite Map





## Online Only Auction on 10.70 Acre Hobby Farm with 5 Bedroom Home, Just Northeast of Faribault, MN Nerstrand, MN / Rice County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Adam Engen

## Mobile

(507) 213-0647

## Office

(507) 789-5421

## Email

adam@hmauction.com

**Address**

633 2nd Street

## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





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After hitting Register For Auction, please contact the auction company with your banks Pre-Approval letter or available funds letter. This will be needed to obtain your bidding number to bid on this property. If you are the successful bidder you will be contacted for signing a purchase agreement, which will need to be completed within 24 hours after the close of the auction. Please email questions to [info@maringauction.com](mailto:info@maringauction.com) or call 800-801-4502.

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POSSESSION: Possession will be at closing, unless otherwise agreed to in writing and agreeable by buyer(s) and seller(s).

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WELL/SEPTIC INFORMATION: The buyer(s) is responsible for complying with any county requirements for transfer on the well or septic. The current septic system is in compliance status with Rice County. Well and septic is being sold "as is, where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

ENVIRONMENTAL DISCLAIMER: The seller(s), auctioneer(s), and broker do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer(s) is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

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PROPERTY SOLD WITHOUT WARRANTY: All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees, or agents The property will be sold AS IS & without any warranties or representations, express or implied.



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