

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



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

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/>



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Nerstrand, MN / Rice County**

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

- 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.

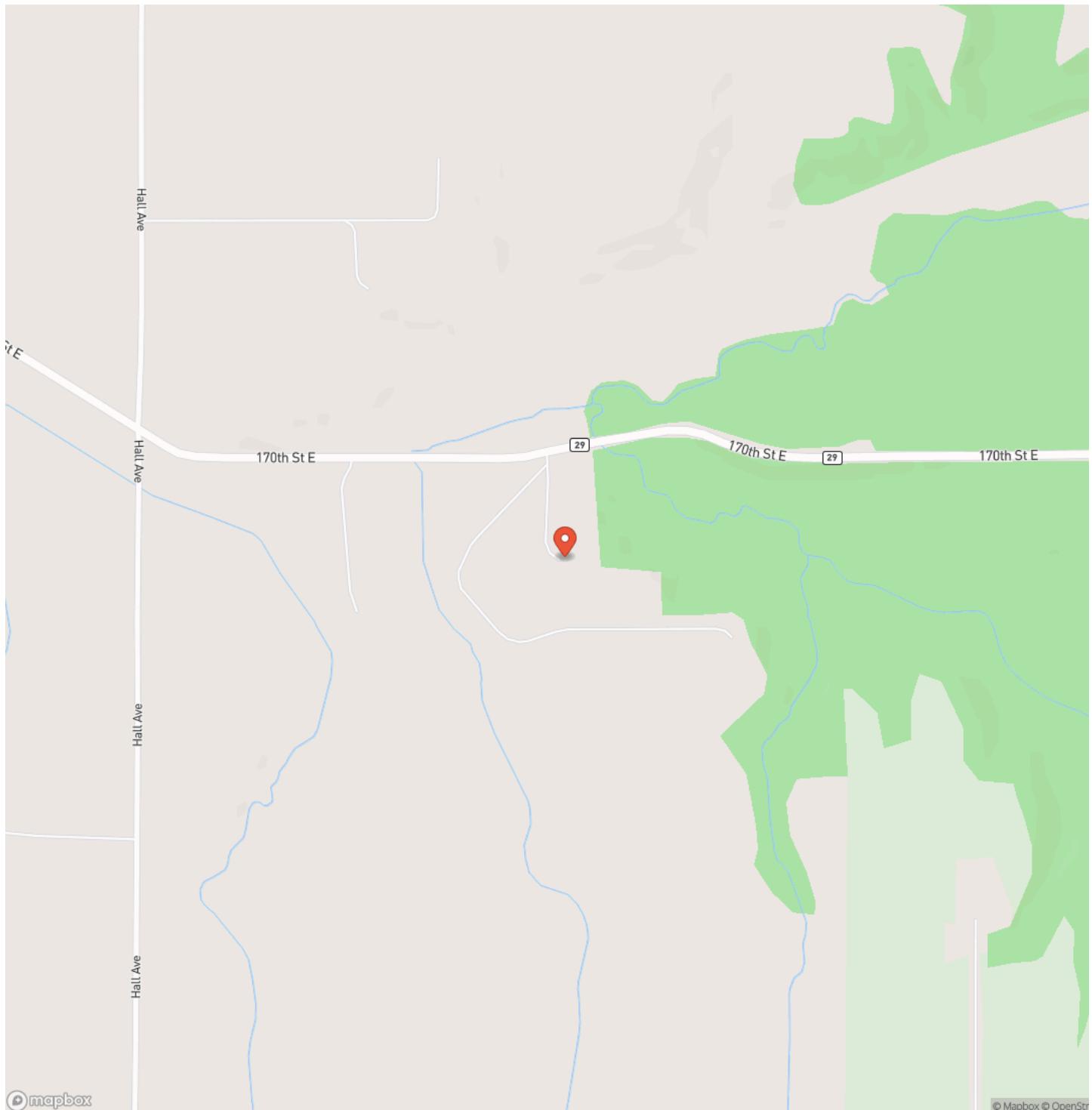
Terms: \$10,000 Earnest money, which is non-refundable if the Buyer(s) fails to close on said property. The balance is due and payable in full to the seller on or before March 10, 2026 at which time the Buyer(s) shall receive possession and clear marketable title of the property. All Real Estate is selling 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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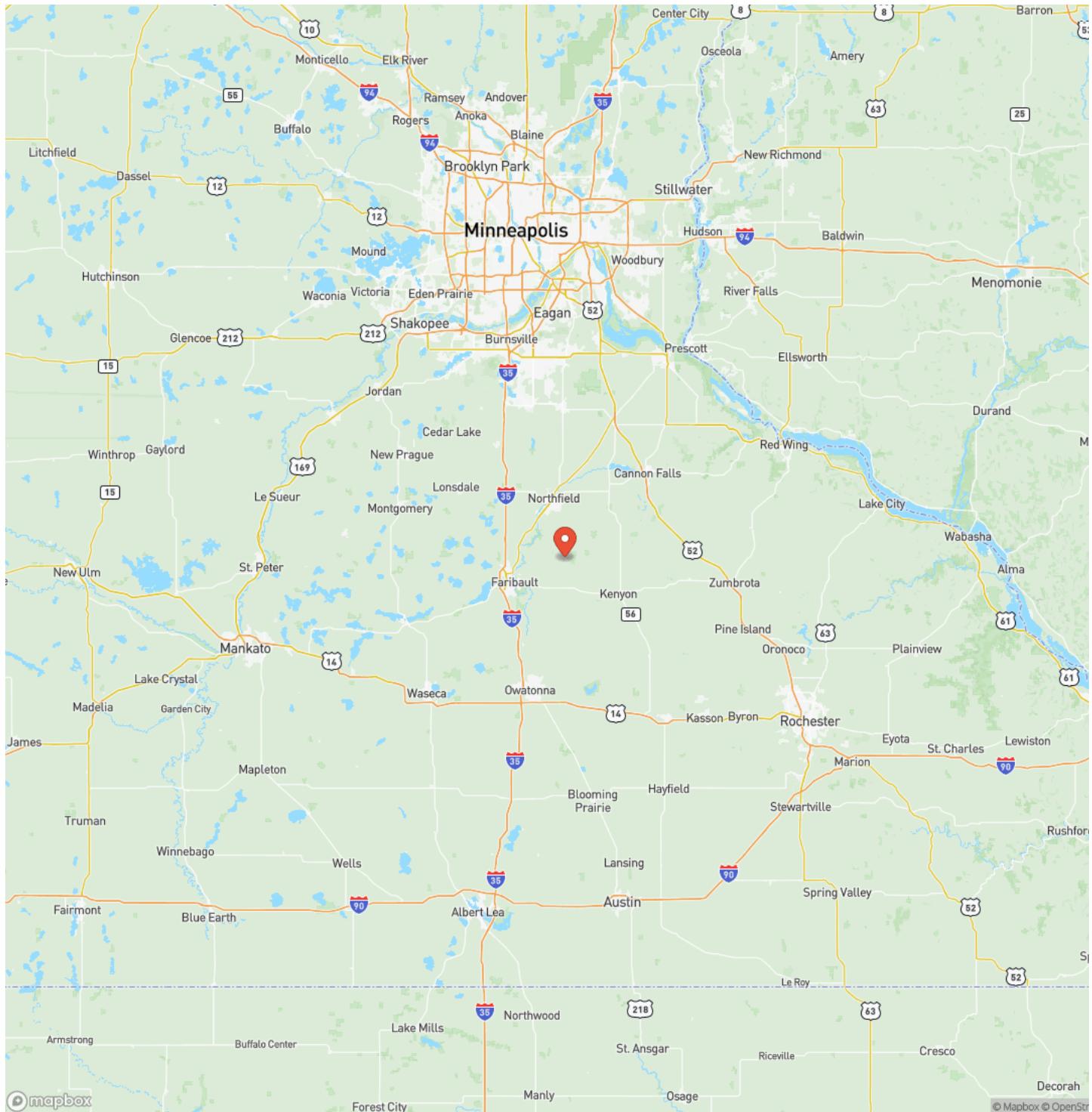
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Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Engen

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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

hamiltonauctionandrealty.com

NOTES



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Broker: HM Auction Group LLC

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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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