

Rare 44.45-Acre Riverfront Estate Property in Genoa MN close to Rochester, MN, Olmsted County, MN – Build Your Dream Home on the Zumbro River!

This is a true one-of-a-kind opportunity: 44.45 +/- acres of prime southeastern Minnesota land located right on the scenic Zumbro River in Genoa. The property features approximately 24 tillable acres (currently rented for \$200/acre = \$4,800 annual income) with the remaining acres in beautiful timber, pasture, and waste areas that provide outstanding wildlife habitat and privacy.

Situated adjacent to the highly sought-after Moon Valley Wildlife Management Area, this tract offers direct river frontage along the South Branch of the Middle Fork of the Zumbro River. It's just minutes from Mayo Clinic in Rochester and the award-winning Byron Public Schools, combining convenient access to world-class healthcare and education with peaceful rural living.

- Key Features:

- Buildable Home Site – Approved potential for your custom home with stunning views and privacy.
- 25x50 Shed for storage - door 13 tall by 16 wide
- Utilities Ready – Well and electric already at the property.
- Agricultural Income – 24 tillable acres rented this year at \$200/acre; open for renewal or your own use next season.
- Access & Infrastructure – Private road with shared maintenance + existing garage space for equipment, vehicles, or workshop use.
- Diverse Land Types – 24 tillable acres + timber, pasture, and natural areas ideal for recreation and conservation.

- Endless Outdoor Recreation:

This property is a sportsman's and nature lover's paradise:

- Hunting – Excellent habitat for whitetail deer, wild turkey, ducks, pheasant, and more.
- River Activities – World-class fishing, tubing, canoeing, and kayaking directly off your land.
- Wildlife & Nature – Frequent sightings of bald eagles, songbirds, and other wildlife. Perfect for bird watching, hiking, and photography.
- Additional Use – ATV trails, camping, or simply enjoying the serenity of the river and woods.
- Bonus Access – Direct neighbor to Moon Valley WMA for expanded public land hunting and exploration.

Whether you're looking to build a private riverfront home, create a family legacy property, or own a productive recreational investment, this 44.45-acre tract delivers it all. The mix of tillable income, mature timber, river frontage, and wildlife-rich habitat makes it one of the most desirable parcels currently available in Olmsted County.

Don't miss this rare chance — properties like this with river access, utilities in place, and proximity to Rochester are extremely hard to find.

Location: Genoa, Olmsted County, Minnesota Total Acres: 44.45 +/- (24 tillable + timber/pasture/waste)

Zoning & Use: Agricultural / Residential building potential