

Land For Sale

ACREAGE:

156.00 Acres, m/l

LOCATION:

Nicollet County, MN



Property *Key Features*

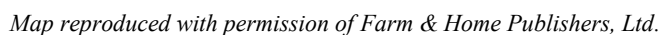
- Productive Farmland, Wooded Acres, Mature Trees, and Abundant Wildlife
- Conveniently Located Close to Hwy 169 Between St. Peter and Le Sueur
- One of the Most Scenic Areas Overlooking the Minnesota River Valley

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East Lake Prairie Township, Nicollet County, MN



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Aerial Photo

156.00 Acres, m/l



FSA/Eff. Crop Acres: 56.48
Corn Base Acres: 13.60
Soil Productivity: 88.60 CPI

Total Living SF: 1,454
Bedrooms: 4
Bathrooms: 3
Year Built: 1977

ADDRESS:
34285 Peaceful Valley Rd.
Le Sueur, MN 56058

Property Information 156.00 Acres, m/l

Location

From Le Sueur: head west on MN-93 for 0.70 miles and continue onto 360th St. for 0.10 miles, then south onto US-169 S for 1.4 miles, then west onto 348th St./Peaceful Valley Road for 0.50 miles. The property is on the south side of the road.

Legal Description

SE¼ SE¼, Section 4 and NE¼ NE¼, Section 9, and S½ NE¼, Section 9, all in Township 111 North, Range 26 West of the 5th P.M., Nicollet Co., MN.

Price & Terms

- \$995,000.00
- \$6,378.21/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated based on terms of existing lease.

Real Estate Tax

Taxes Payable in 2021
Ag-Hmstd Taxes: \$3,198.00
Net Taxable Acres: 156.00
Tax per Net Taxable Acre: \$20.50

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 662, Tract 283
FSA/Eff. Crop Acres: 56.48
Corn Base Acres: 13.60
Corn PLC Yield: 106.00 Bu.

Soil Types/Productivity

Main soil types are Le Sueur, Reedslake-Le Sueur, and Lester. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.60. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

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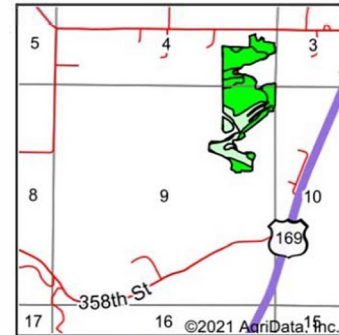
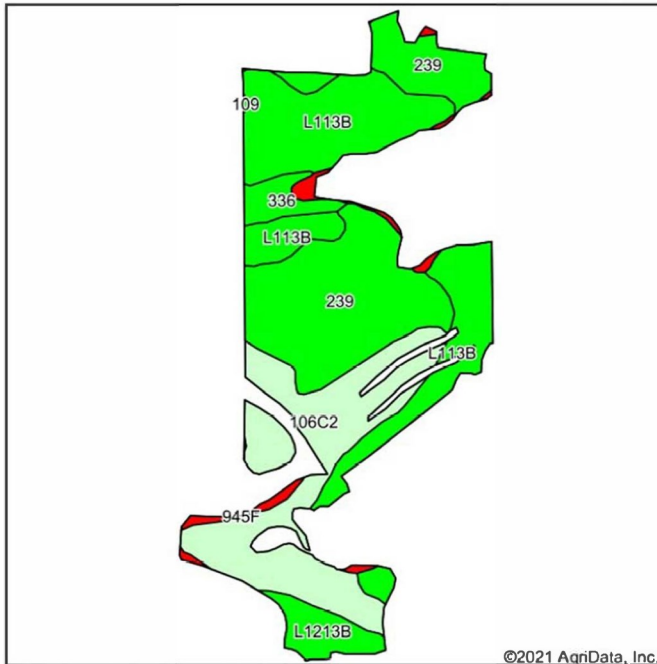
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Soil Map

56.48 FSA/Eff. Crop Acres



State: **Minnesota**
County: **Nicollet**
Location: **9-111N-26W**
Township: **Lake Prairie**
Acres: **56.48**
Date: **7/7/2021**

Hertz
Farm Management, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN103, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
239	Le Sueur loam, 1 to 3 percent slopes	17.84	31.9%		Iw	97
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	16.97	30.4%		Ile	98
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	14.85	26.6%		IIle	76
L1213B	Reedslake-Swanlake complex, 3 to 12 percent slopes	3.06	5.5%		IIIle	84
336	Delft clay loam, 0 to 2 percent slopes	1.70	3.0%		IIw	94
945F	Lester-Belview complex, 22 to 40 percent slopes	1.43	2.6%		Vlle	6
Weighted Average						88.6

Drainage

Natural with some tile and terraces. Maps available, contact agent.

Dwelling

There is a one-story modular home on this property with 1,454 sq. ft., 4 bedrooms, 3 bathrooms, finished basement, and a 2-stall detached garage that was built in 1977.

Buildings/Improvements

- 24' x 45' Shop
- 36' x 36' Machinery Storage
- 30' x 40' Pole Shed

Water & Well Information

There is a well located east of house. Well number 167421.

Comments

Nice rural property with productive farmland, wooded acres, and abundant wildlife. This property also includes an existing building site with mature oak trees and a private setting. There are additional building rights, build your dream home in one of the most scenic areas overlooking the Minnesota River Valley.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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South Looking North



Looking North



Northwest Corner Looking Southeast



Building Site Looking North



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