

Land For Sale

ACREAGE:

70.55 Acres, m/l

LOCATION:

Nicollet County, MN

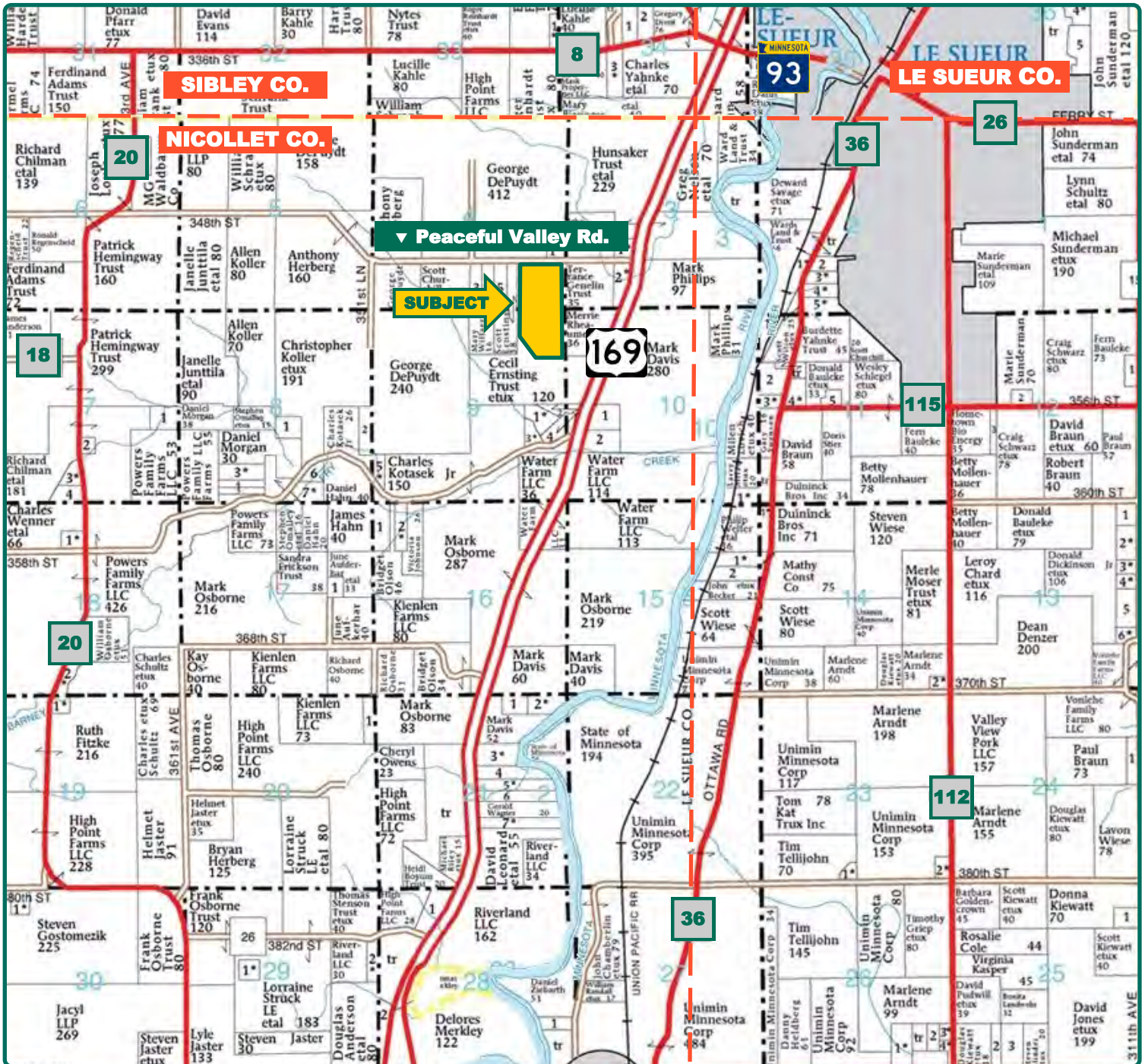


Property Key Features

- Productive Farmland, Wooded Acres, Mature Trees, and Abundant Wildlife
- Conveniently Located Close to Hwy 169 Between St. Peter and Le Sueur
- Excellent Hunting & Recreational Property with Significant Income Potential

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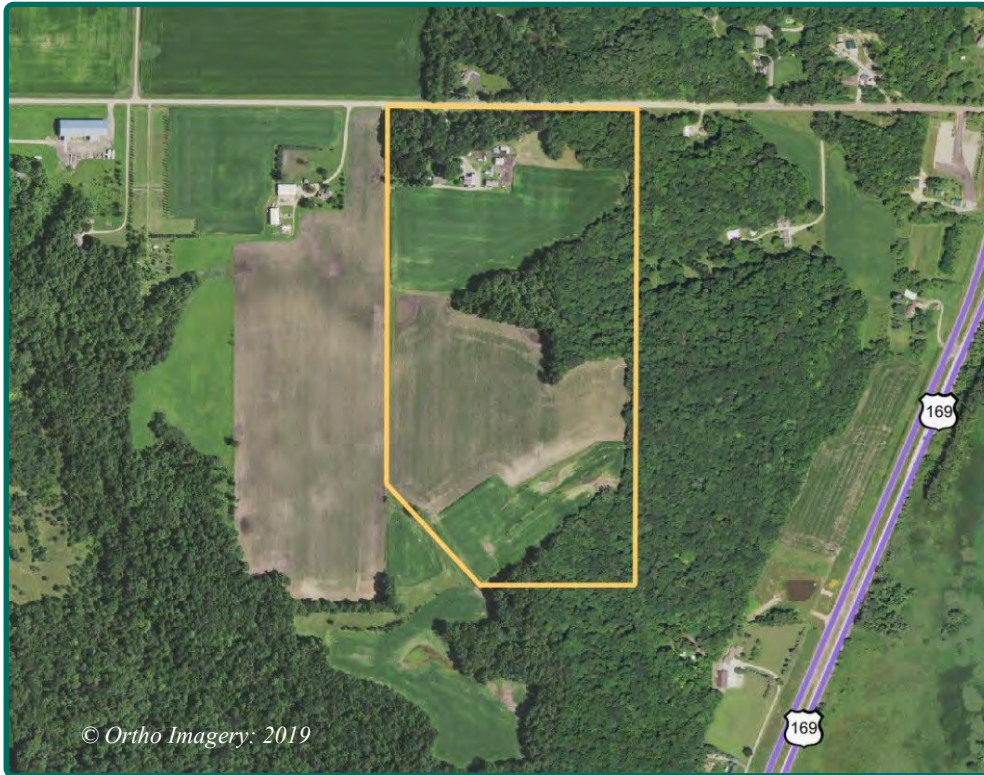
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FSA/Eff. Crop Acres: 43.40*

Corn Base Acres: 13.60*

Soil Productivity: 92.70 CPI

**Acres are estimated.*

Total Living SF: 1,454

Bedrooms: 4

Bathrooms: 3

Year Built: 1977

ADDRESS:

**34285 Peaceful Valley Rd.
Le Sueur, MN 56058**

Property Information

70.55 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, all in Township 111 North, Range 26 West of the 5th P.M., Nicollet Co., MN.

Price & Terms

- \$750,000.00
- \$10,630.75/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable in 2021
Ag-Hmstd Taxes: \$2,129.00*
Net Taxable Acres: 70.55*
Tax per Net Taxable Acre: \$30.18*
Tax Parcel ID #s: 07.104-0600 & 07.109.0300

**Taxes are estimated pending tax parcel split. Nicollet County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 662, Tract 283
FSA/Eff. Crop Acres: 43.40*
Corn Base Acres: 13.60*
Corn PLC Yield: 106 Bu.
**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

Soil Types/Productivity

Main soil types are Le Sueur, Reedslake-Le Sueur, and Lester. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 92.70. See soil map for details.

Land Description

Gently rolling.

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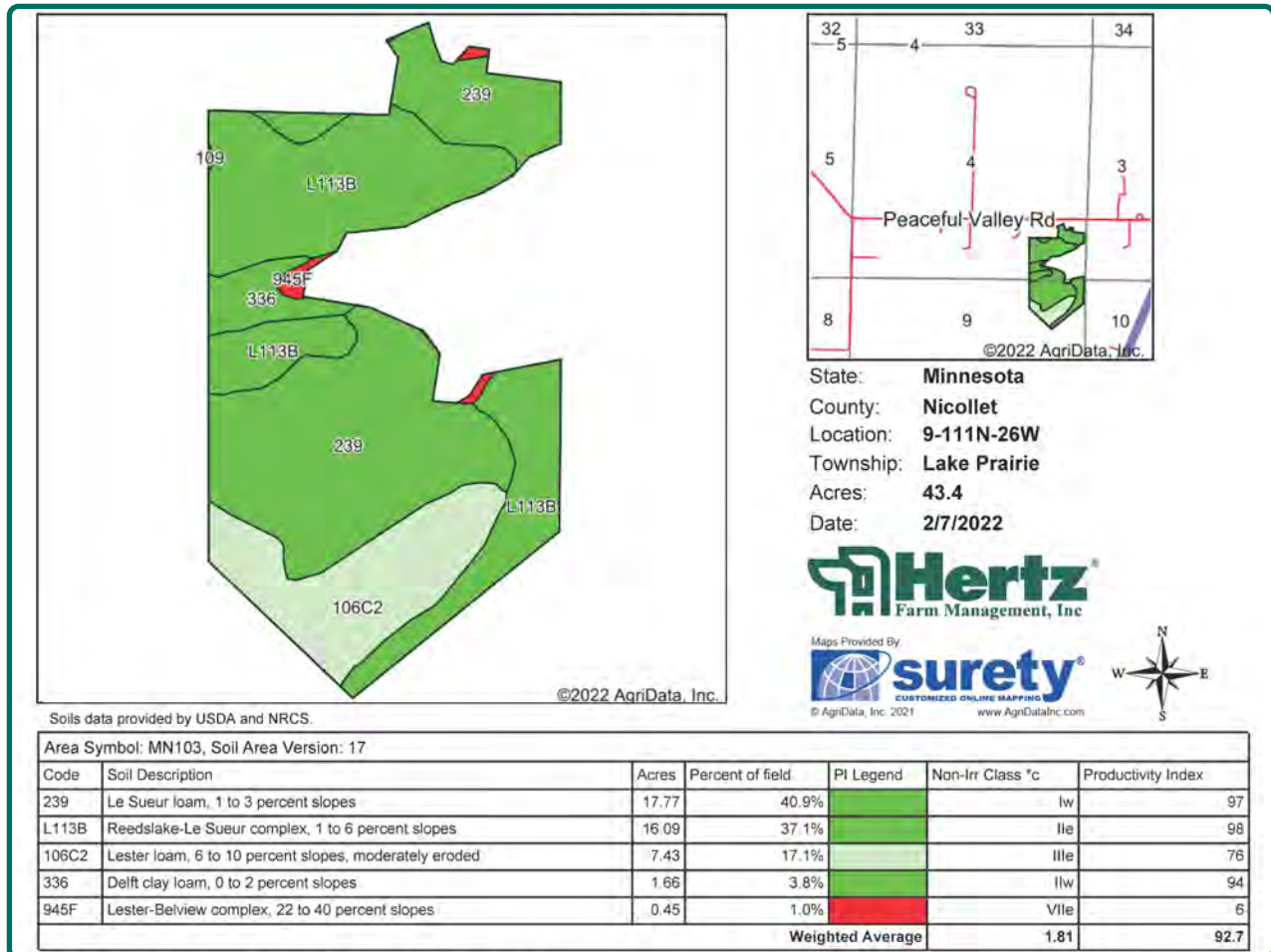
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Mineral Rights

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

Drainage

Natural with some tile and terraces. Map 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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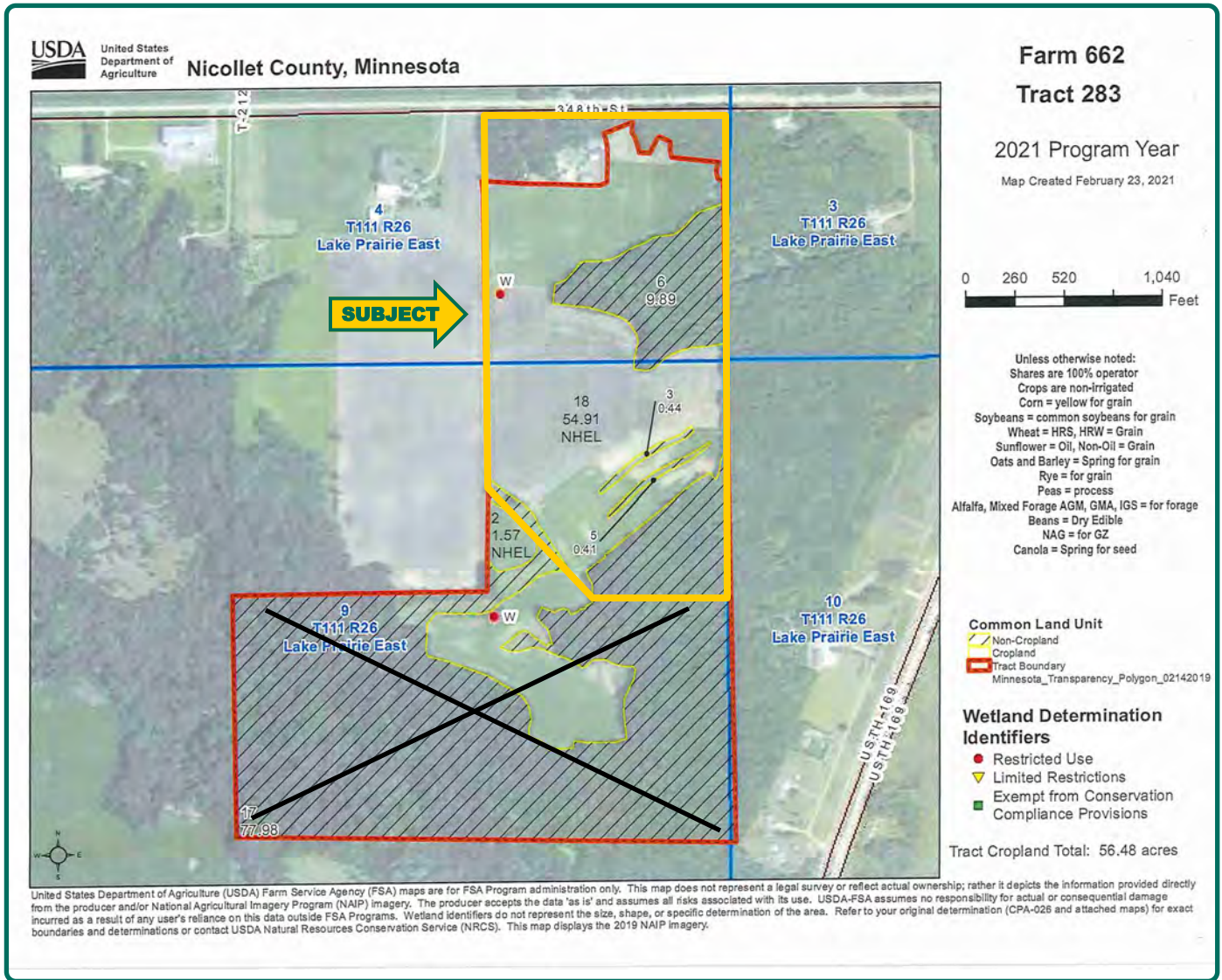
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South Looking North



Looking Northeast



Northwest Corner Looking Southeast



Looking Southwest



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Looking South



Looking Southeast



Front of House



Back of House



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Garage



Shop



Kitchen



Living Room



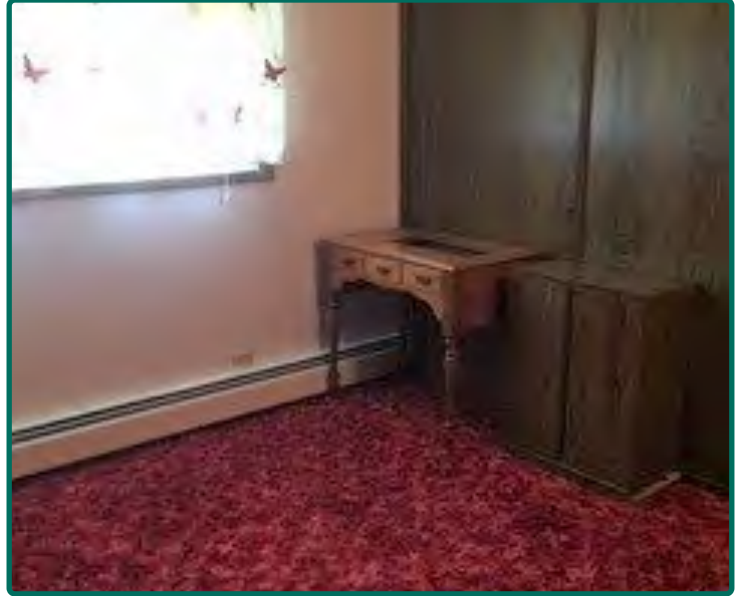
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Master Bedroom



Bedroom #2



Bedroom #3



Bedroom #4





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