

Land For Sale

ACREAGE:

10.60 Acres, m/l

LOCATION:

Nicollet County, MN

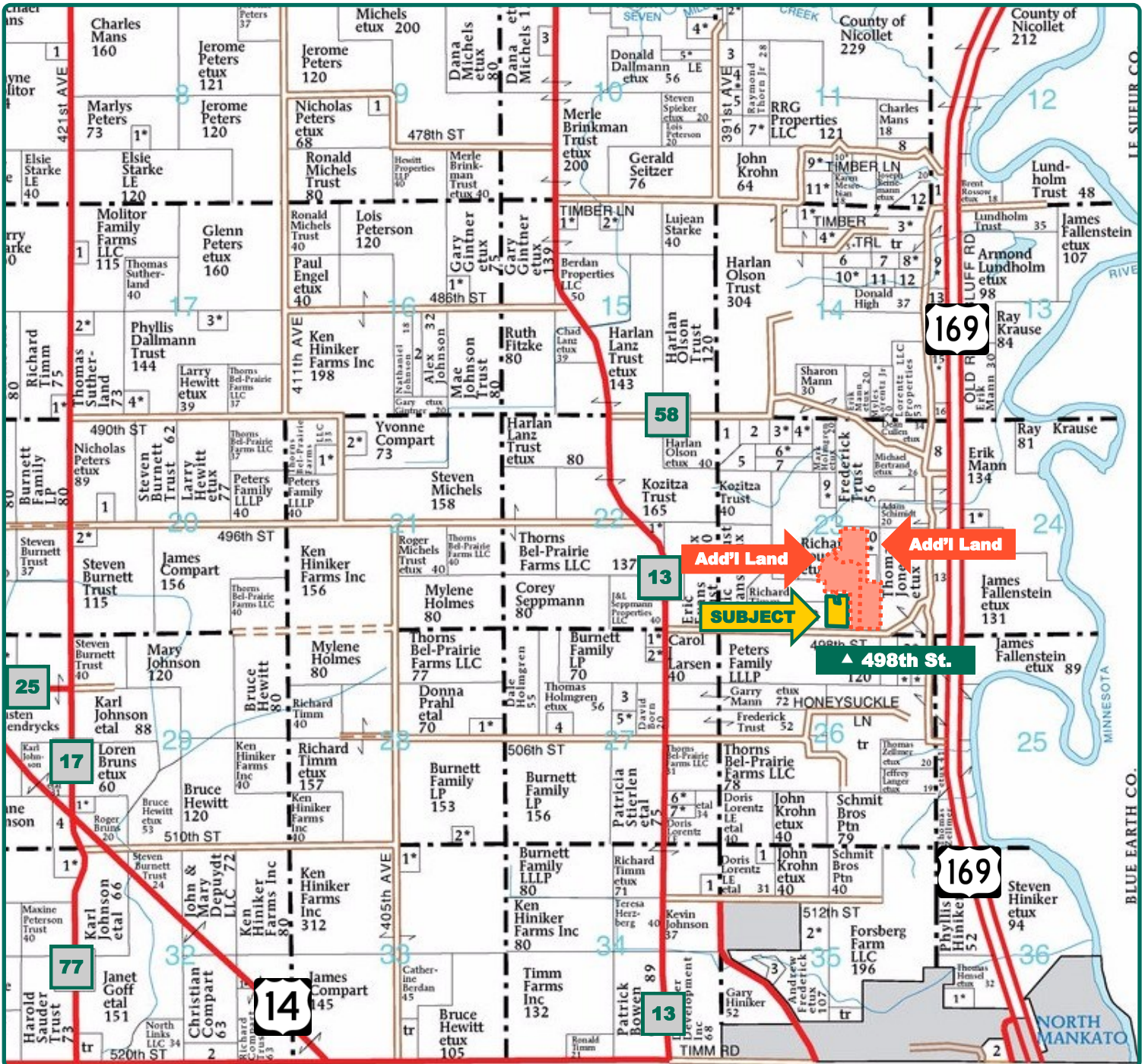


Property Key Features

- Near Mankato and St. Peter, Minnesota
- Tillable Acres, Woods and Existing Home
- Seller has Two Additional Tracts of Land for Sale

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FSA/Eff. Crop Acres: 7.00*
Corn Base Acres: 4.00*
Bean Base Acres: 3.00*
Soil Productivity: 87.80 CPI

**Acres are estimated.*

Total Living SF: 1,244
Bedrooms: 3
Bathrooms: 1
Year Built: 1961

ADDRESS:
38600 498th St.
Mankato, MN 56003

Property Information

10.60 Acres, m/l

Location

From North Mankato: approximately 2 miles north on Hwy 13, then east on 498th St. for 1¼ miles. The property is on the north side of the road.

Address

38600 498th St.
Mankato, MN 56003

Price & Terms

- \$325,000
- 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 and Special Assessments Payable in 2022
Ag-Hmstd Taxes: \$1,780.00*
Special Assessments: \$21.00*
Total 2021 Real Estate Taxes: \$1,801.00*
Net Taxable Acres: 10.06
Tax Parcel ID #s: 01.023.1505 & 01.0231.400
**Taxes are estimated pending tax parcel split. Nicollet County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 6998, Tract 12883
FSA/Eff. Crop Acres: 7.00*
Corn Base Acres: 4.00*
Corn PLC Yield: 169 Bu.

Bean Base Acres: 3.00*

Bean PLC Yield: 42 Bu.

**Acres are estimated pending reconstitution of farm by the Nicollet County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland in a non-farmed area.

Soil Types/Productivity

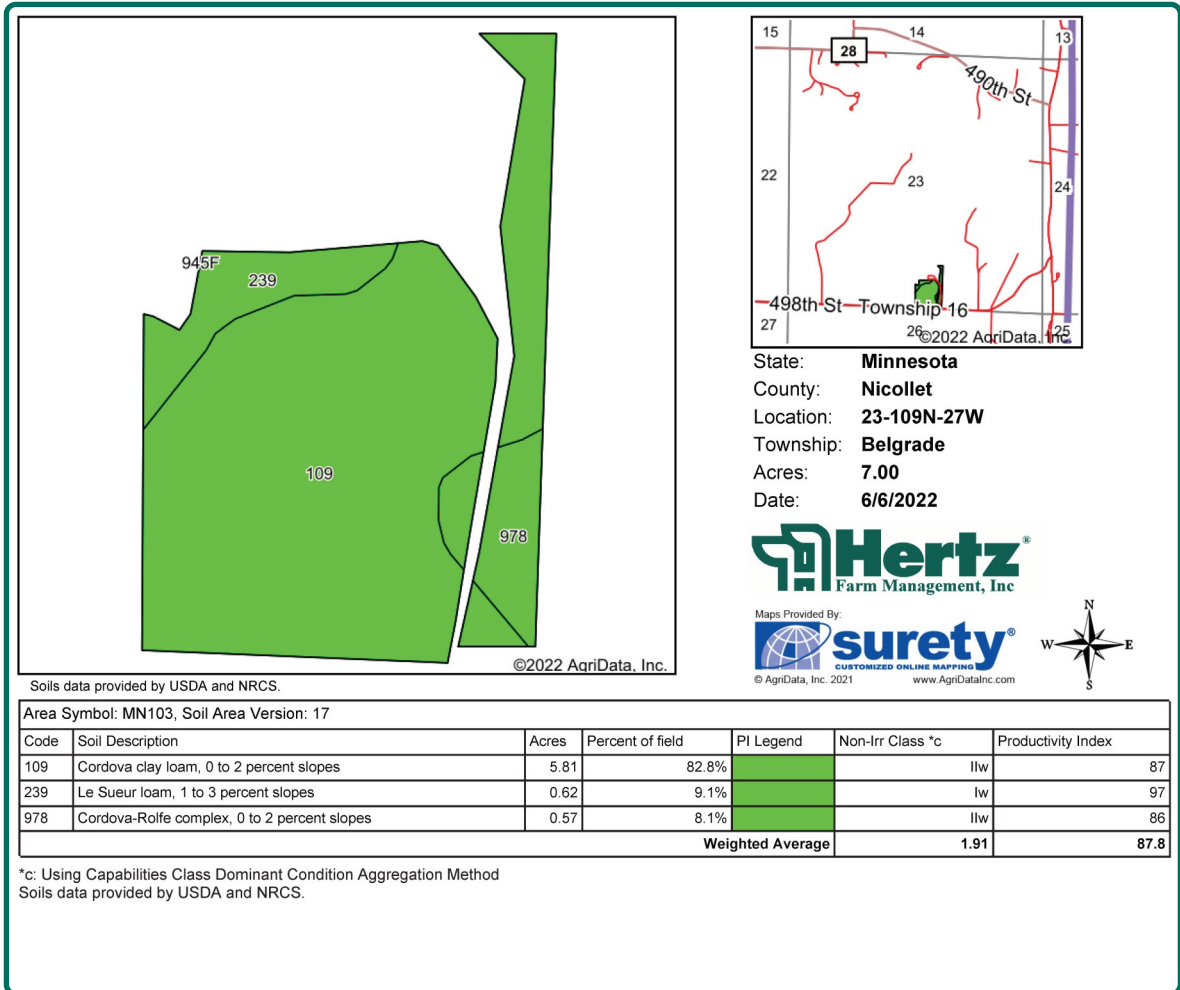
Main soil type is Cordova. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 87.80. See soil map for details.

Mineral Rights

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

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Land Description

Level to slight roll.

Drainage

Natural with some tile. No map available.

Dwelling

There is a 1,244 sq. ft. home on this property that has 3 bedrooms, 1 bathroom and a one-stall, attached garage that was built in 1961.

Buildings/Improvements

There are three silos, a milk house and a pole shed on this property.

Water & Well Information

There is a well on the property located east of the house. Well ID# 653530

Comments

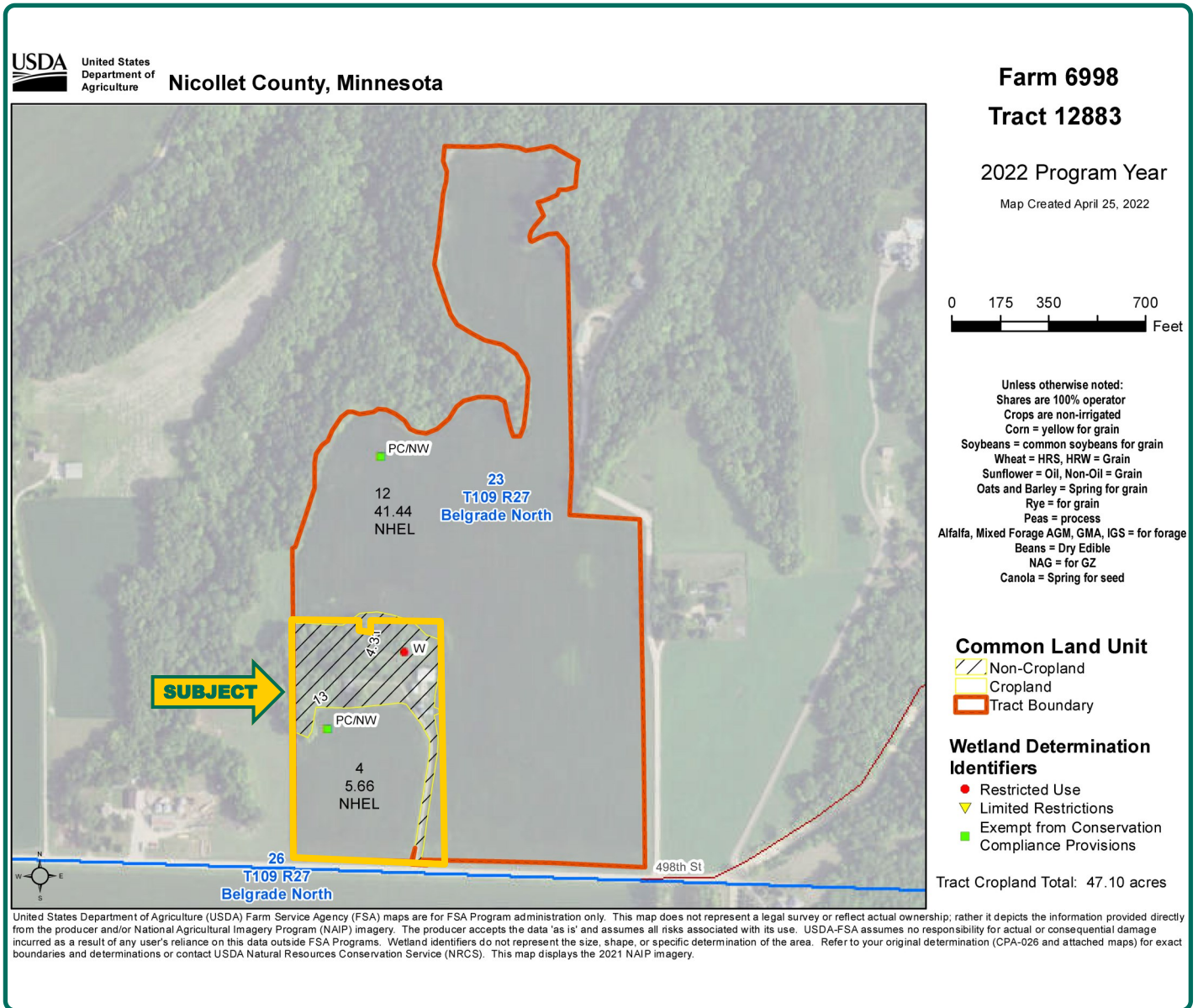
Property offers farmland and wooded ravines.

Additional Land for Sale

Seller has 2 additional tracts of land for sale adjoining directly to the north and east of this property. See Additional Land Aerial Photo. Contact agent for details.

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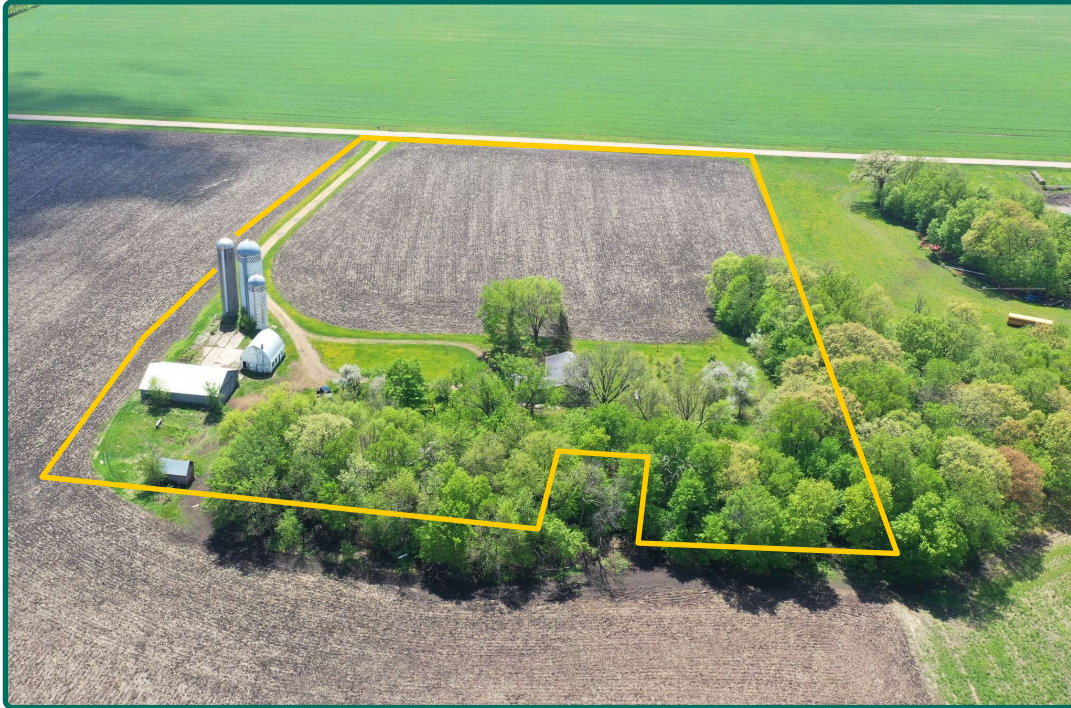


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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North Looking South



Northeast Looking Southwest



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Additional Land Aerial Photo



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