

# Land For Sale

**ACREAGE:**

**28.53 Acres, m/l**

**LOCATION:**

**Nicollet County, MN**

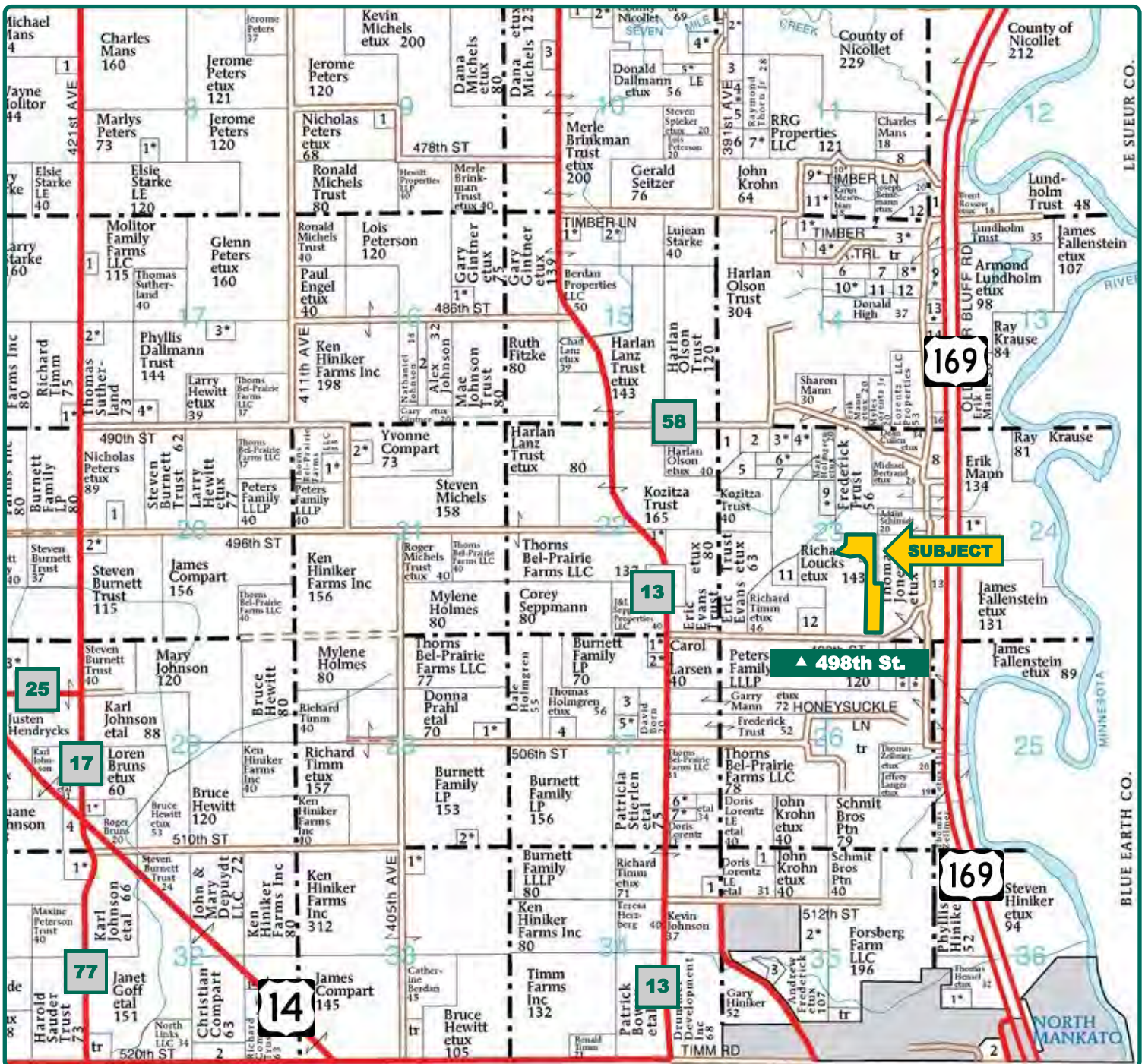


## **Property Key Features**

- Near Mankato and St. Peter, Minnesota
- Tillable Acres and Woods with One Building Right on this Property
- Seller has Two Additional Tracts of Land for Sale

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<b>FSA/Eff. Crop Acres:</b>	<b>22.10*</b>
<b>Corn Base Acres:</b>	<b>11.85*</b>
<b>Bean Base Acres:</b>	<b>9.26*</b>
<b>Soil Productivity:</b>	<b>90.80*</b>

*\*Acres are estimated.*

## Property Information

### 28.53 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.

#### Legal Description

Part of W½ SE¼, Section 23, Township 109 North, Range 27 West of the 5th P.M., Nicollet Co., MN. *Legal survey to govern.*

#### Price & Terms

- \$345,000
- \$12,092.53/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 2022  
Ag-Hmstd Taxes: \$742.46\*  
Net Taxable Acres: 28.53\*  
Tax per Net Taxable Acre: \$26.02\*  
Tax Parcel ID #s: 01.023.1525 & 01.023.1505

*\*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: 22.10\*  
Corn Base Acres: 11.85\*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 9.26\*

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

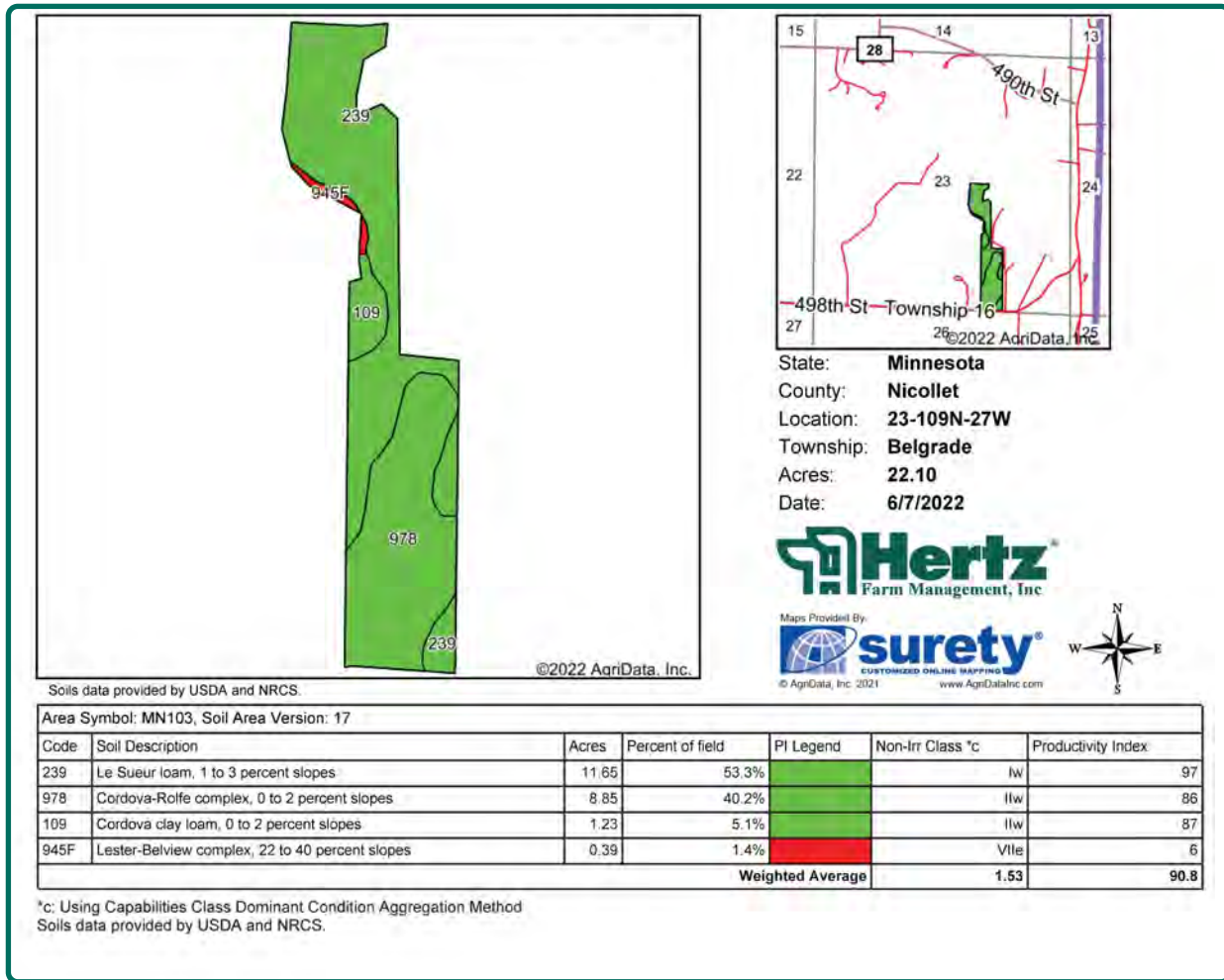
Main soil types are Le Sueur and Cordova-Rolfe. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 90.80. See soil map for details

#### 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 maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

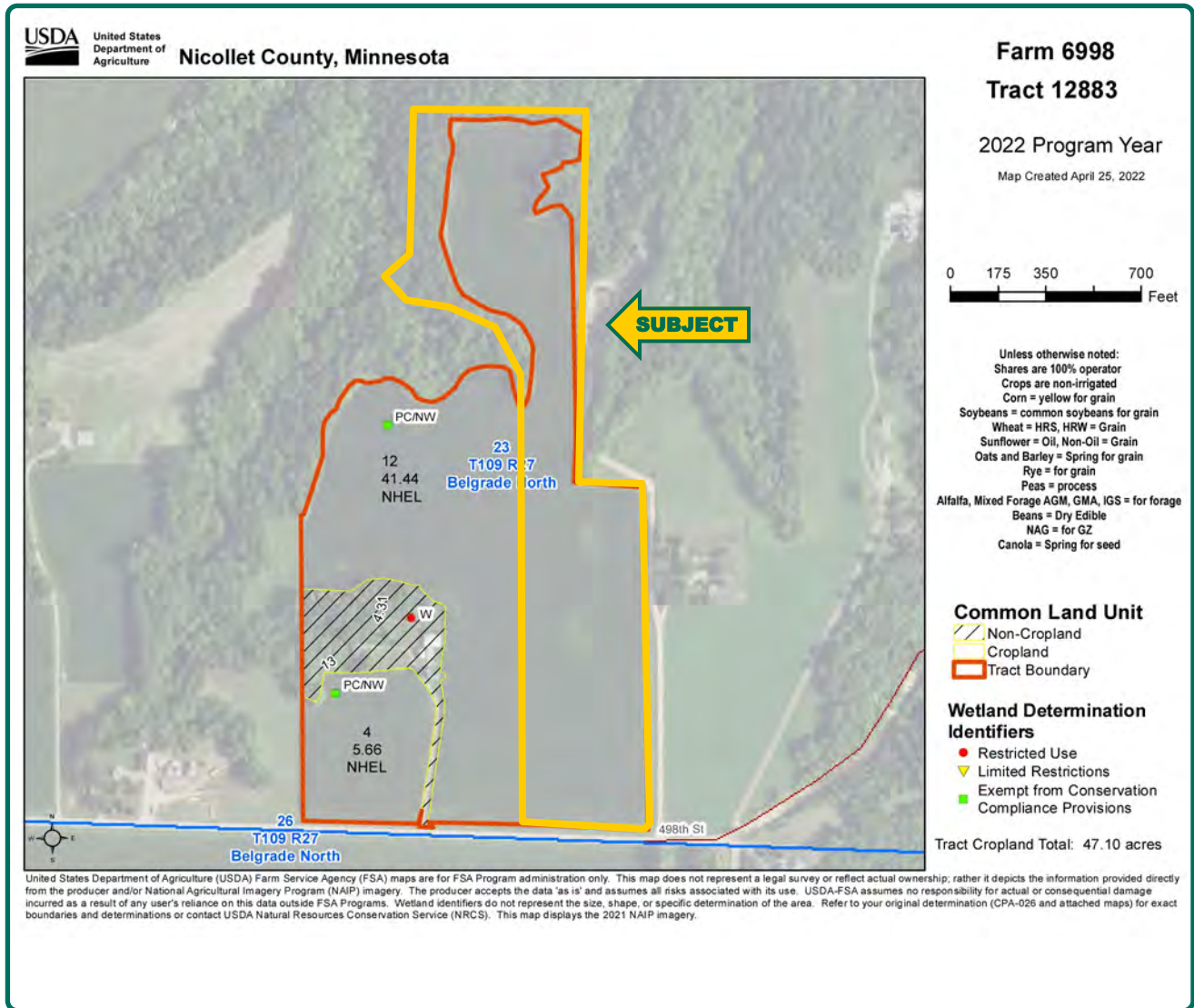
### Comments

Property offers farmland and wooded ravines. This property has one building right.

*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



Southeast Looking Northwest



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