

Land For Sale

ACREAGE:

20.20 Acres, m/l

LOCATION:

Blue Earth County, MN



Property Key Features

- Turn-Key Equestrian Facility & Beautiful Acreage 2 Miles North of Mankato
- 20.20 Acres of Land & Improvements with a 5 Bedroom Ranch-Style Home
- Horse Barn Facility w/ Insulated Riding Arena, Tack Room and Lounge

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Total Living SF:	4,374
Bedrooms:	5
Bathrooms:	4
Year Built:	1988
ADDRESS:	
170 Pegasus Circle	
Mankato, MN 56001	

Property Information

20.20 Acres, m/l

Location

2 miles north of US Hwy 14 and Mankato city limits off of 3rd Ave.

Address

170 Pegasus Circle
Mankato, MN 56001

Price & Terms

PRICE REDUCED!

• ~~\$1,425,000~~ \$1,395,000

Possession

As negotiated.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022

Ag-Hmstd Taxes: \$7,404.00

Special Assessments: \$20.00

Total 2022 Real Estate Taxes: \$7,424.00

Net Taxable Acres: 20.20

Tax Parcel ID #s: R40.04.30.200.031,
R40.04.30.200.051 & R40.04.30.200.009

School District

ISD 77 School District

Dwelling

There is a beautiful five bedroom, four bathroom, ranch-style home with a walk-out basement that includes 4,374 square feet and sits just outside the Mankato city limits. There is a 3-car, attached garage that is heated and cooled. The kitchen

includes beautifully updated cabinets and appliances. The living room features a beautiful natural stone gas fireplace and there is a large office area just off the living room. The home features a lower level that is set up as a separate living space. There is a large, three-tiered outdoor deck with an attached sun awning.

Horse Facilities

- 30' x 42' Original Barn - 1988
- 60' x 120' Indoor Riding Arena - 1994
- 10' x 43' Barn Addition - 1994
- 10' x 28' Barn Addition - 1994
- 30' x 75' Garage & Heated Lounge - 2001
- 6' x 30' Porch - 2001
- 15' x 75' Barn Addition - 2008
- 45' x 64' Pole Barn - 8 Stalls - 2016

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Buildings/Grounds

The heated horse barns include an indoor heated riding arena, office, lounge, bathroom, wash bay, tack room, feed room, indoor hay and equipment storage. There are 8 box stalls with rubber mats. The property also includes a full outdoor dressage arena, 18 separate fenced paddocks with automatic heated waterers, a jumping field, loafing sheds, and approximately 12.24 acres of pasture area for grazing.

Water & Well Information

There is one well on this property located next to the house.

Comments

This is a beautiful property that has been a well-maintained and successful horse boarding and training facility that provides an excellent opportunity for any horse lover to have a property of their own. Seller is willing to consider property parcel splits. Contact agent to schedule your viewing today!

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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Living Room



Kitchen



Main Bathroom



Horse Barns - Looking West



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Tack Room



Box Stalls



Indoor Riding Arena



Dressage Arena



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West Pasture



North Pasture



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