

# Land For Sale

**ACREAGE:**

**169.29 Acres, m/l**

**LOCATION:**

**Le Sueur County, MN**



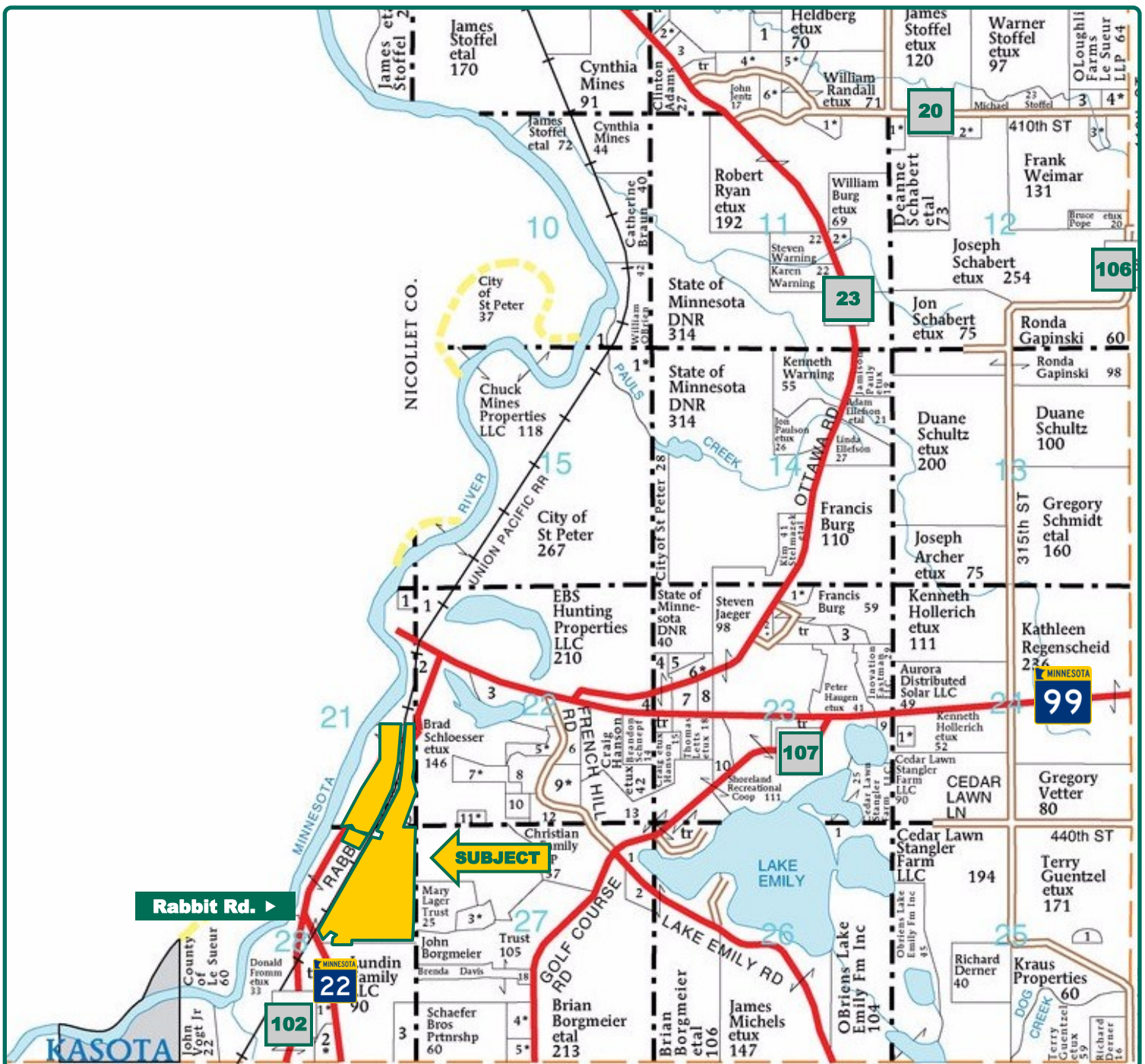
## Property Key Features

- Highly Desired Residential Property to Build on Located Near St. Peter, MN
- Great Hunting Opportunities for Deer, Turkey, and Coyotes
- Access to State Highway 22 and Rabbit Road

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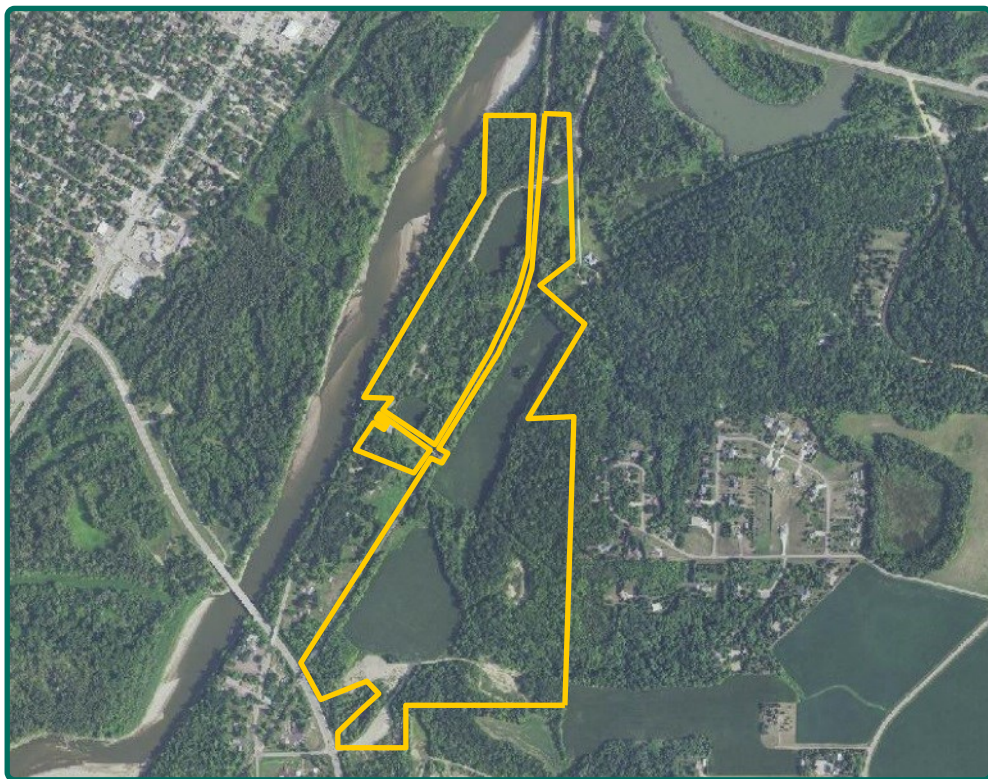




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<b>FSA/Eff. Crop Acres:</b>	<b>43.63</b>
<b>Corn Base Acres:</b>	<b>28.80</b>
<b>Bean Base Acres:</b>	<b>14.50</b>
<b>Soil Productivity:</b>	<b>75.30 CPI</b>

## Property Information

### 169.29 Acres, m/l

#### Location

**From Kasota:** go north on Rabbit Rd. for 0.7 miles. The property is on the east side of the road.

#### Legal Description

169.29 acres, m/l, less RR ROW and less road ROW, in Sections 21 & 28, Township 110 North, Range 26 West of the 5th P.M. Updated abstract to govern.

#### Price & Terms

- \$835,000
- \$4,932.36/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated.

#### Real Estate Tax

Taxes and Special Assessments  
Payable in 2022  
Industrial 3A, Ag Hmstd 2A, & RVL 2A  
Hmstd Taxes: \$4,236.00  
Special Assessments: \$18.00  
Total 2022 Real Estate Taxes: \$4,254.00  
Net Taxable Acres: 169.29  
Tax Parcel ID #s: 05.028-5400,  
05.028.2600, & 05.021.5000

#### Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

#### FSA Data

Farm Number 482, Tract 1880  
FSA/Eff. Crop Acres: 43.63  
Corn Base Acres: 28.80  
Corn PLC Yield: 158 Bu.  
Bean Base Acres: 14.50

Bean PLC Yield: 39 Bu.

#### NRCS Classification - Crop Acres

NHEL: Non-Highly Erodible Land.  
Tract contains a PCNW-Prior Converted Non-Wetlands.

#### Soil Types/Productivity

Main soil types are Terril, Hawick, and Minneiska. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 75.30. See soil map for details.

#### Mineral Rights

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

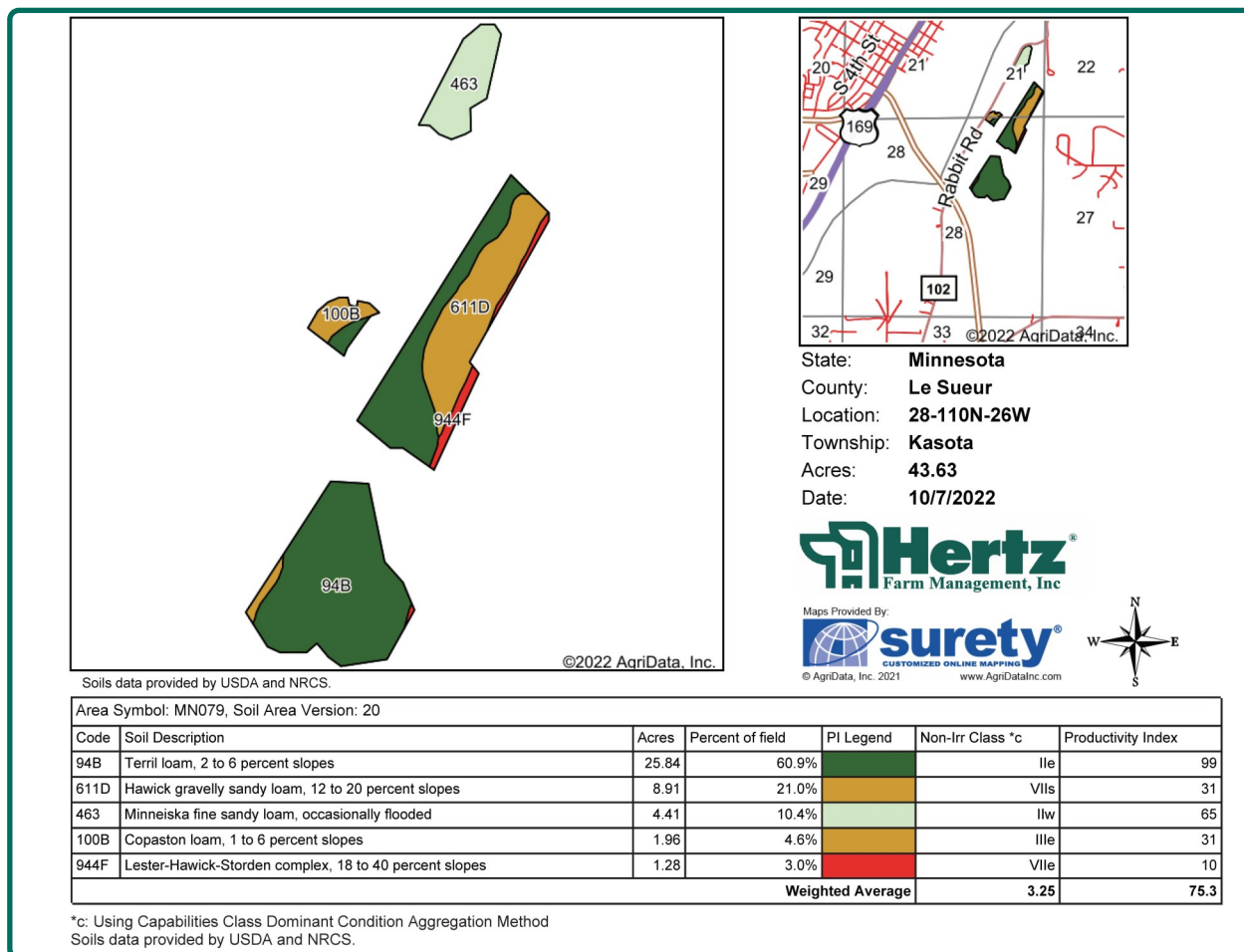
#### Gas Pipeline

Gas pipeline runs through the property. See Pipeline map.

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## Land Description

Level to strongly sloping.

## Drainage

Natural.

## Buildings/Improvements

- 54' x 24' Quonset shed with lower level, needs work.
- Uninhabitable house.

## Water & Well Information

Two wells located on the property. Well number 160379 was drilled in 1981. Septic system was installed in 1980 and passed inspection in 2003. Septic will need to be recertified.

## State Hwy 22 Access

The state of Minnesota will start the Highway 22 project in 2023 and have projected completion in 2025. Road access to the south end of property will change to a right in right out only. Contact agent for details and map.

## Comments

This beautiful rural property offers residential and commercial opportunities. Recreational, hunting, and gravel opportunities with access to State Hwy. 22 and Rabbit Rd.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.*

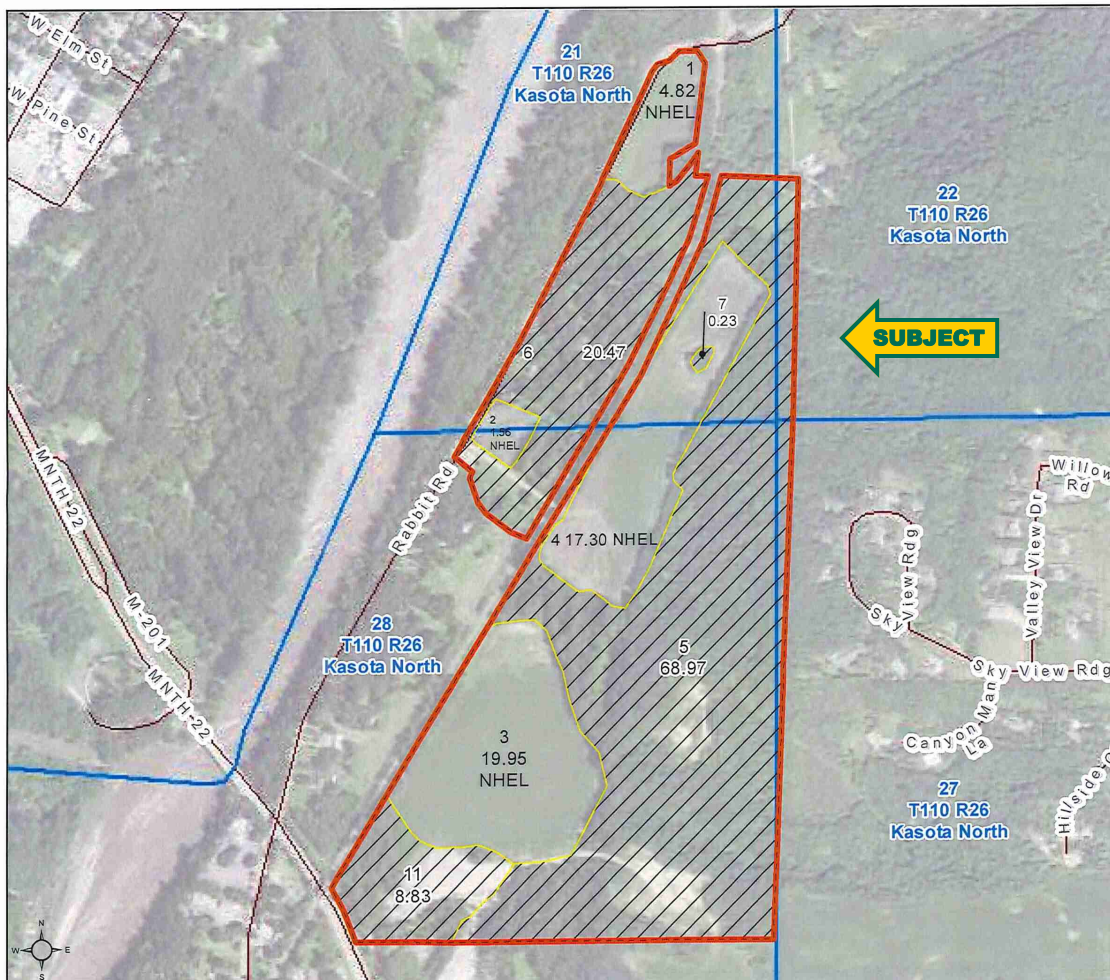
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Le Sueur County, Minnesota

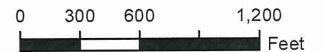


**Farm 482**

**Tract 1880**

2021 Program Year

Map Created April 14, 2021



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 43.63 acres

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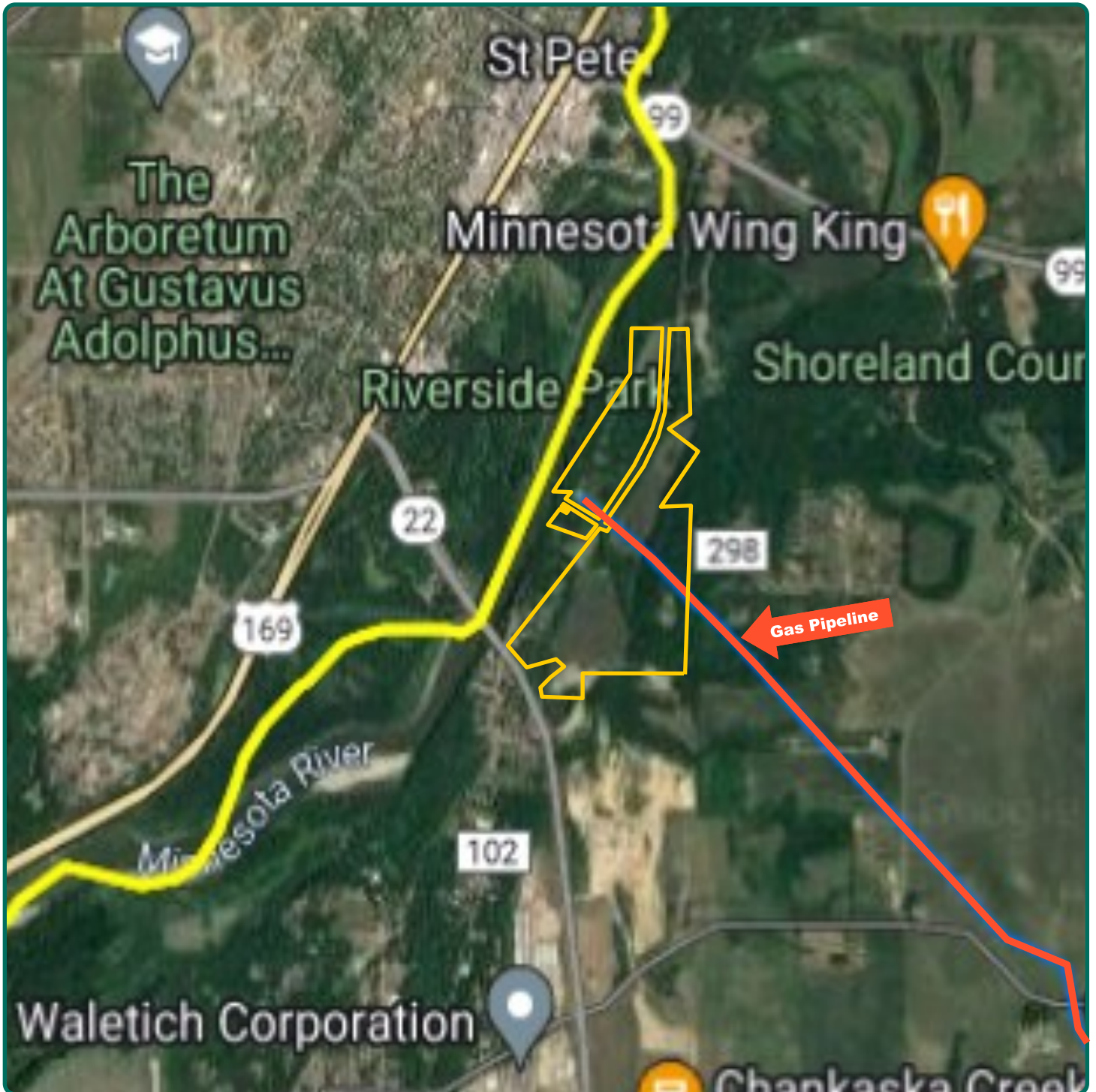
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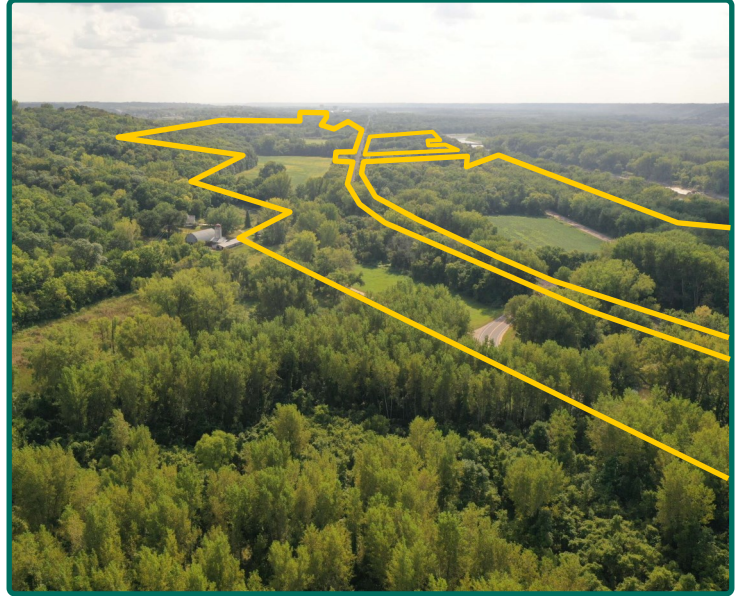
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North looking South



Northeast looking Southwest



Access from Rabbit Road



South looking North Hwy. 22 access



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24' X 54' Quonset with Lower Level



Uninhabitable House



Well located North of House



South looking North



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