

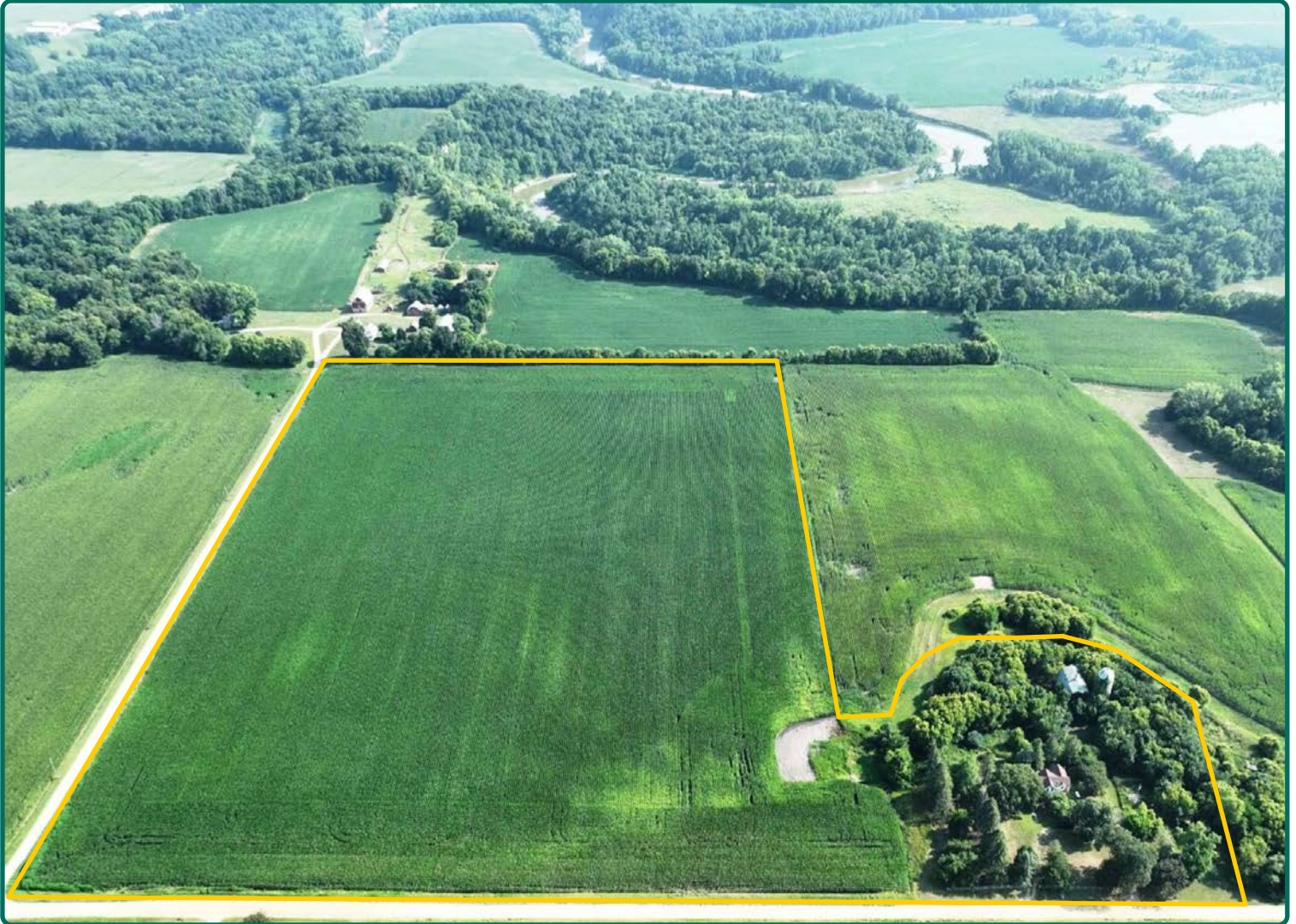
Land For Sale

ACREAGE:

31.00 Acres, m/l

LOCATION:

Blue Earth County, MN

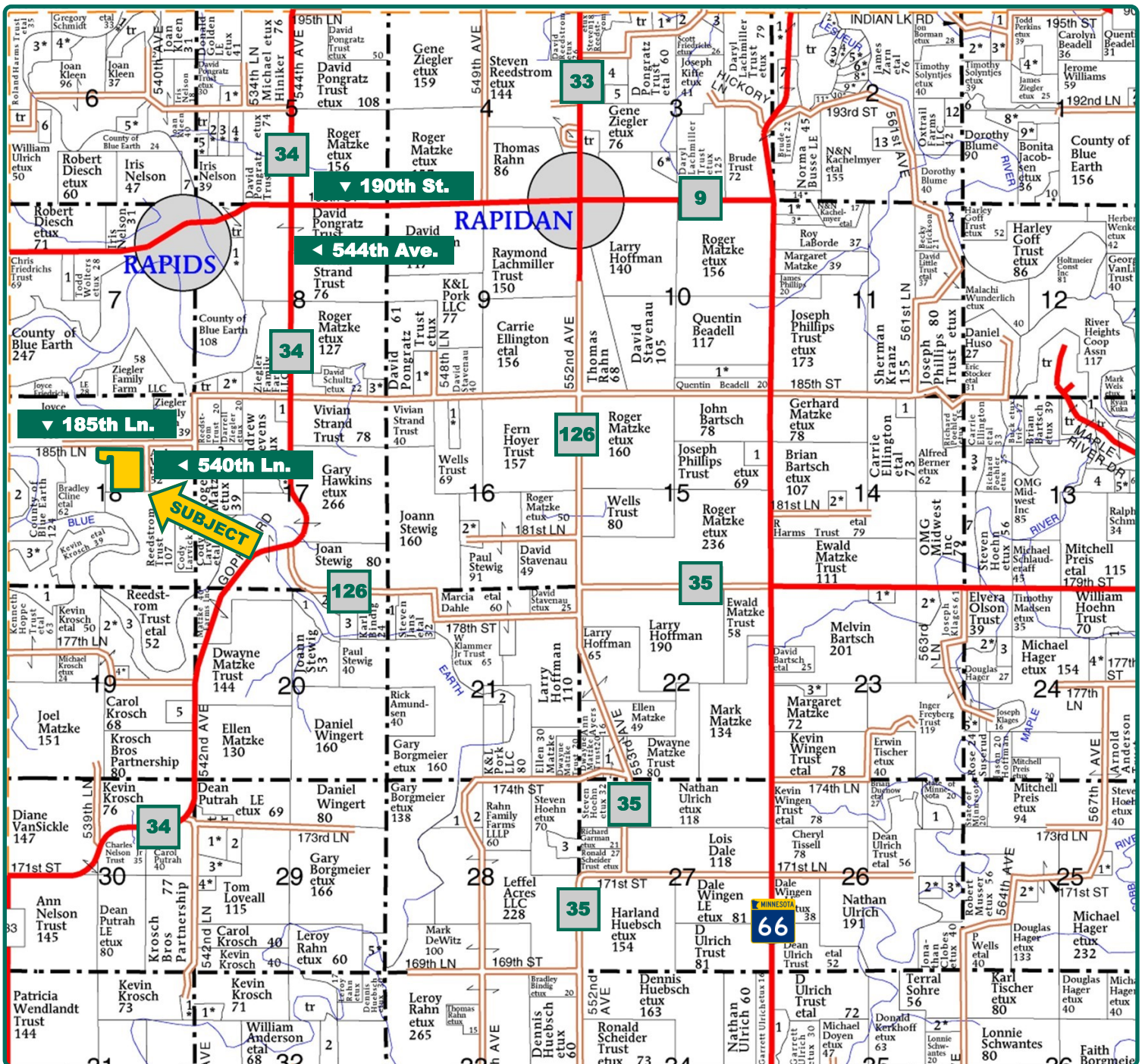


Property Key Features

- Rural Acreage Site on 31.00 Acres, m/l
- 26.05 FSA/Eff. Crop Acres
- Soil CPI of 92.40

Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag



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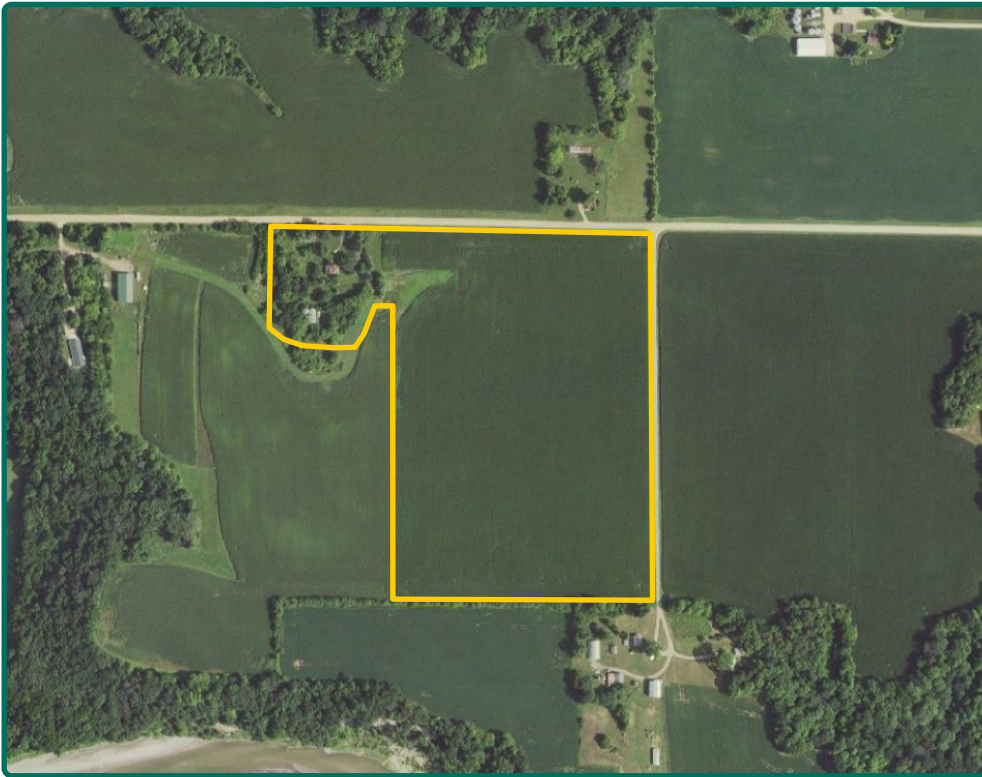
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FSA/Eff. Crop Acres: 26.05
Corn Base Acres: 13.35
Bean Base Acres: 10.44
Soil Productivity: 92.40 CPI

Total Living SF: 1,278
Bedrooms: 3
Bathrooms: 1³/₄
Year Built: 1890

ADDRESS:
53897 185th Ln.
Good Thunder, MN 56037

Property Information

31.00 Acres, m/l

Location

From Rapidan Dam: Head east on Co. Rd. 9 / 190th St. for ½ mile, then south on Co. Rd 34 / 544th Ave. for 1 mile, then west on 185th Ln. for 1.1 miles. Property is on the south side of the road.

Address

53897 185th Ln.
Good Thunder, MN 56037

Price & Terms

- \$443,000
- Earnest money due upon acceptance of purchase agreement.

Possession

As negotiated.

Real Estate Tax

Taxes and Special Assessments
Payable in 2023
Ag Hmstd Taxes: \$1,120.00
Special Assessments: \$20.00
Total 2023 Real Estate Taxes: \$1,140.00
Net Taxable Acres: 31.00
Tax Parcel ID #: R48.13.18.200.014

Lease Status

Leased through the 2023 crop year.

FSA Data

Farm Number 12319, Tract 15385
FSA/Eff. Crop Acres: 26.05
Corn Base Acres: 13.35
Corn PLC Yield: 160 Bu.
Bean Base Acres: 10.44
Bean PLC Yield: 43 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil type is Barrington. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.40. See soil map for details.

Mineral Rights

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

Land Description

Level to gently rolling.

Drainage

Some tile. See tile map.

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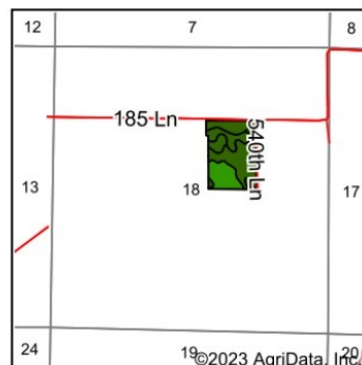
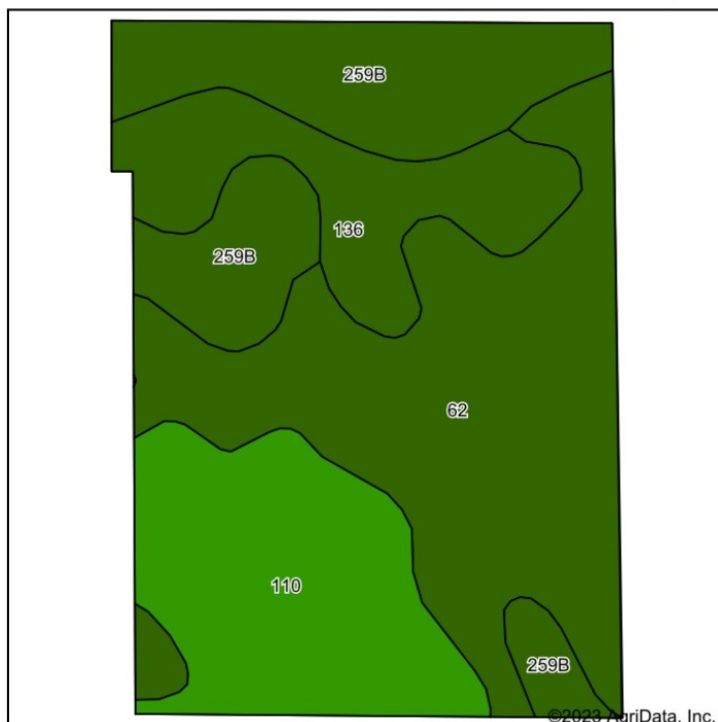
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State: **Minnesota**
County: **Blue Earth**
Location: **18-107N-27W**
Township: **Rapidan**
Acres: **26.05**
Date: **6/1/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
62	Barrington silt loam, 1 to 3 percent slopes	10.44	40.1%		Ile	94
259B	Grays silt loam, 2 to 8 percent slopes	6.11	23.5%		Ile	94
110	Marna silty clay loam, 0 to 2 percent slopes	5.81	22.3%		IIw	87
136	Madelia silty clay loam, 0 to 2 percent slopes	3.69	14.2%		IIw	94
Weighted Average					2.00	92.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Dwelling

There is a 1,278 sq. ft., 1½-story house built in 1890 with 3 bedrooms, a ¾ bath and 1 full bath on the property. Contact agent for property disclosures.

Buildings/Improvements

There are multiple outbuildings in dilapidated condition.

Water & Well Information

Located west of the house is well number 639397.

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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United States
Department of
Agriculture

Blue Earth County, Minnesota

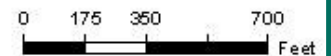


Farm 12319

Tract 15385

2023 Program Year

Map Created April 24, 2023



Unless otherwise noted:
Shades are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, No nOil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = protein
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for G2
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: 26.05 acres

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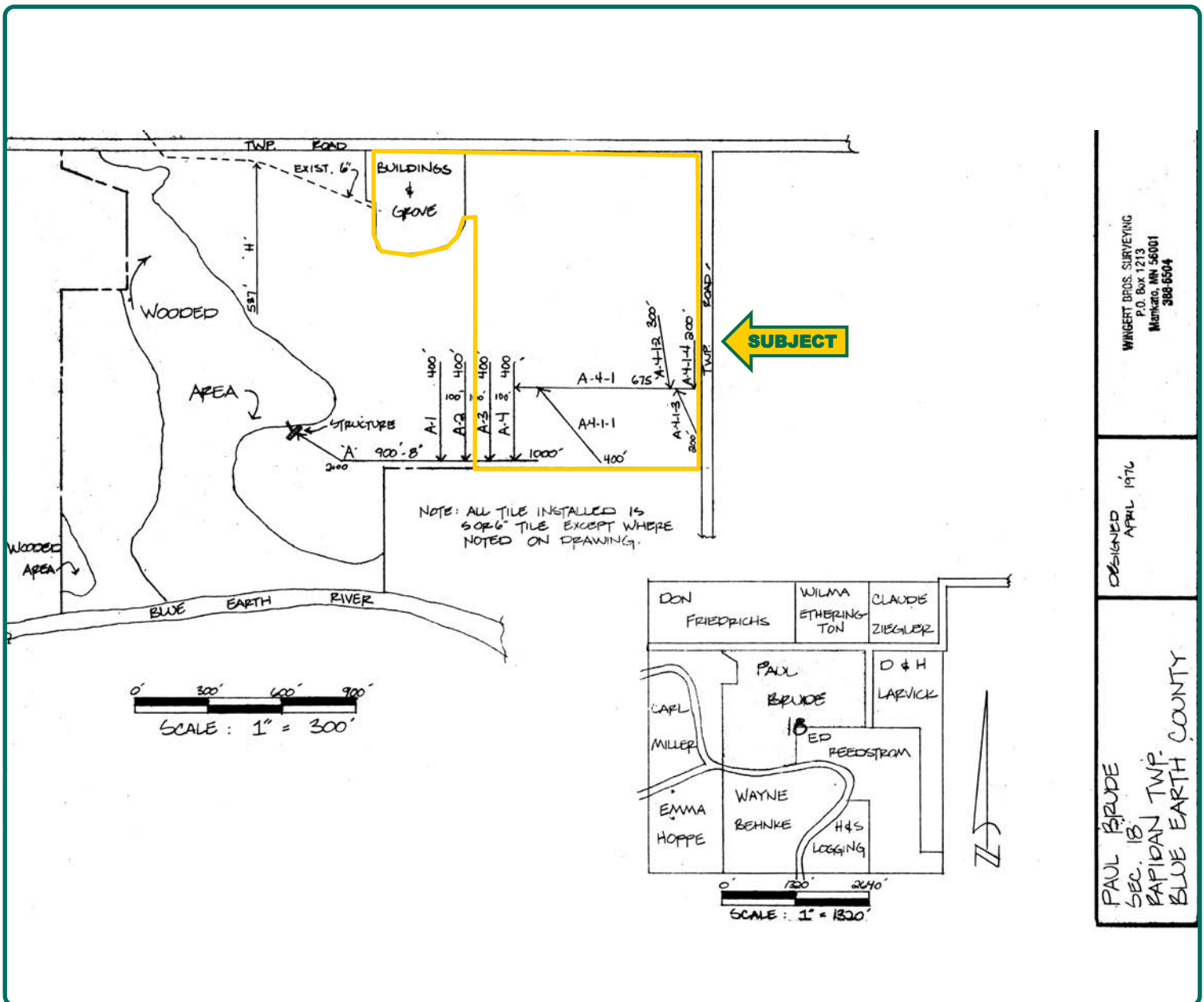
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Looking Northwest



Southeast looking Northwest



Front of the House



Main Floor



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Kitchen



Bathroom on the Main Level



View of 1 of 3 Upstairs Bedrooms



View of 2 of 3 Upstairs bedrooms



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