

Land For Sale

ACREAGE:

16.60 Acres, m/l

LOCATION:

Blue Earth County, MN



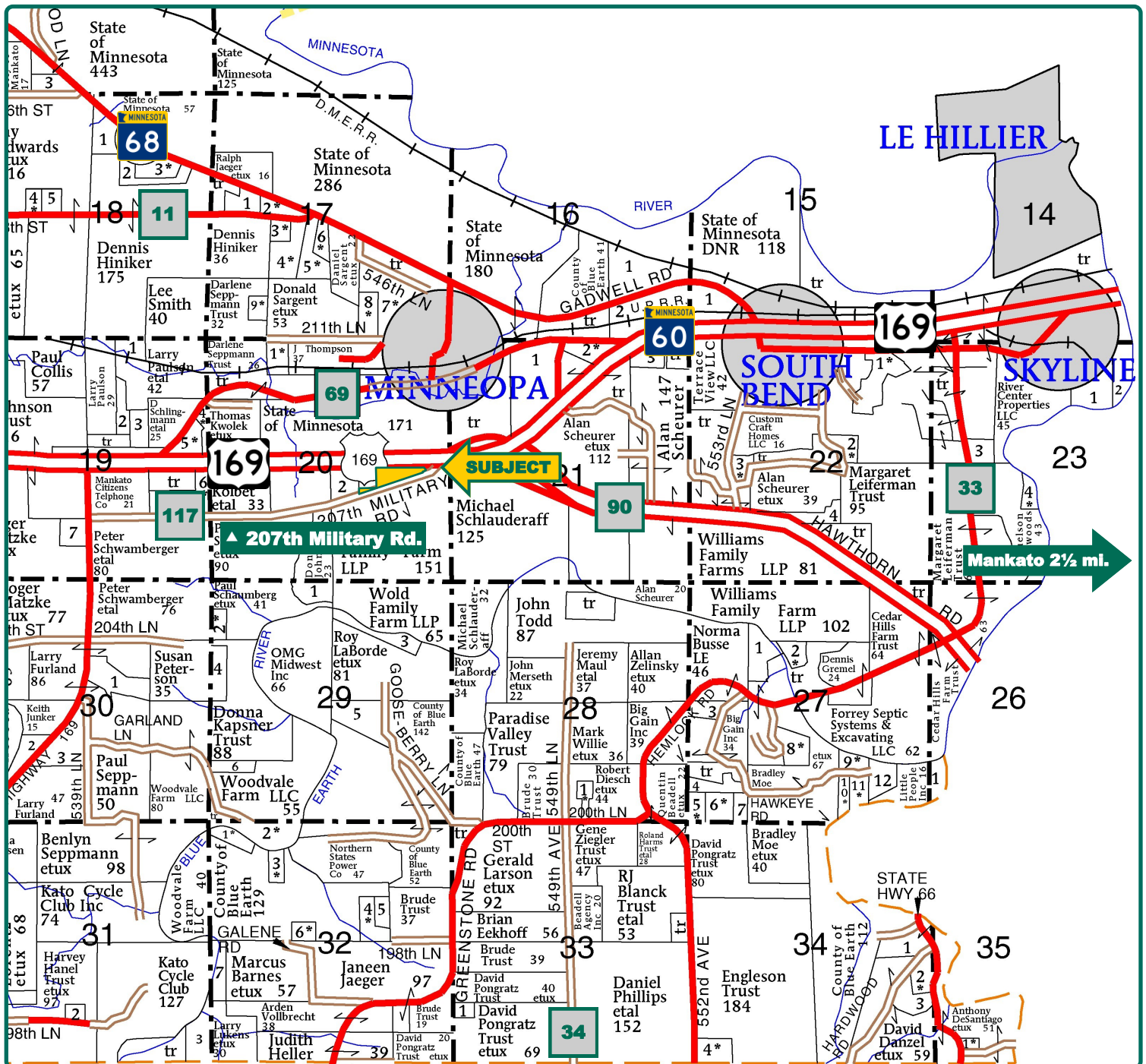
Property Key Features

- 16.60 Acres, m/l Including 2.49 Acres, m/l Building Site
- Additional Income Potential with 11.20 Estimated FSA/Eff. Crop Acres
- Highly Desirable Location Near the City of Mankato

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FSA/Eff. Crop Acres: 11.20*
Corn Base Acres: 5.71*
Bean Base Acres: 5.49*
Soil Productivity: 80.20 CPI

**Acres are estimated.*

Total Living SF: 1,329
Bedrooms: 2
Bathrooms: 1
Year Built: 1900

ADDRESS:

54526 207th Military Road
Mankato, MN 56001

Property Information

16.60 Acres, m/l

Location

From Mankato: go west on US Hwy 169/ MN 60 for 5.9 miles and then south on Co. Rd 117/207th Military Rd. for 0.3 miles. Property is located on the north side of the road.

Address

54526 207th Military Road
Mankato, MN 56001

Price & Terms

- \$375,000
- \$22,590.36/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 2023
Non-Ag Hmstd Taxes: \$2,318.00*
Special Assessments: \$20.00*
Total 2023 Real Estate Taxes: \$2,338.00*
Net Taxable Acres: 16.60*
Tax Parcel ID #: R50.08.20.400.002
**Taxes estimated pending tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farmland is leased through the 2024 crop year. The house and outbuildings are not under lease.

FSA Data

Farm Number 6883, Part of Tract 16394
FSA/Eff. Crop Acres: 11.20*
Corn Base Acres: 5.71*
Corn PLC Yield: 153 Bu.
Bean Base Acres: 5.49*
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

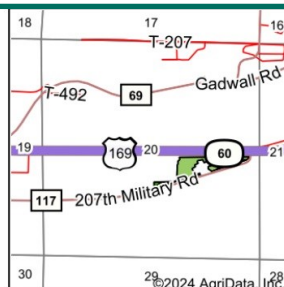
Soil Types/Productivity

Main soil type is Kilkenny. Crop Productivity Index (CPI) on the estimated FSA/Eff. Crop acres is 80.20. See soil map for details.

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State: **Minnesota**
County: **Blue Earth**
Location: **20-108N-27W**
Township: **South Bend**
Acres: **11.2**
Date: **3/13/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
238B	Kilkenny clay loam, 2 to 6 percent slopes	8.43	75.3%		Ille	79
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	1.38	12.3%		Ille	74
414	Hamel loam, 0 to 2 percent slopes	0.61	5.4%		Ilw	94
239	Le Sueur loam, 1 to 3 percent slopes	0.52	4.6%		Ilw	97
110	Marna silty clay loam, 0 to 2 percent slopes	0.26	2.3%		Ilw	87
Weighted Average					2.08	80.2

Mineral Rights

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

Land Description

Level to slight roll.

Drainage

Natural.

Dwelling

There is a 2 bedroom, 1 bath, 1½ -story single family wood frame farmhouse, built in 1900 on the property. The home consists of 1,329 total sq. ft. with 859 unfinished sq. ft. New propane furnace in 2015 and a new electric water heater in 2019. The refrigerator, stove, dishwasher, washer and dryer are included in the sale.

Buildings/Improvements

- 48' x 106' steel pole shed
- 12' x 15' block shed
- 1,500 bu. steel grain bin

Water & Well Information

Well number 876501 is located east of the house. The well, drilled on 9/1/2022, is 400ft. deep with a 1 hp pump.

Septic System

Mound septic system was installed on 6/6/2002.

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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Looking North



Looking East



Looking South



Looking West



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Front of House



48' x 106' Steel Pole Shed



Septic System



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