

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

Darrell Hylén, ALC
Licensed Salesperson in MN
507-381-3843
DarrellH@Hertz.ag

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

Jerry Kopel
Licensed Salesperson in MN
507-514-0674
JerryK@Hertz.ag



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

PRICE REDUCED!

- ~~\$375,000~~ \$344,900
 - ~~\$22,590.36~~ \$20,777.11
- 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.

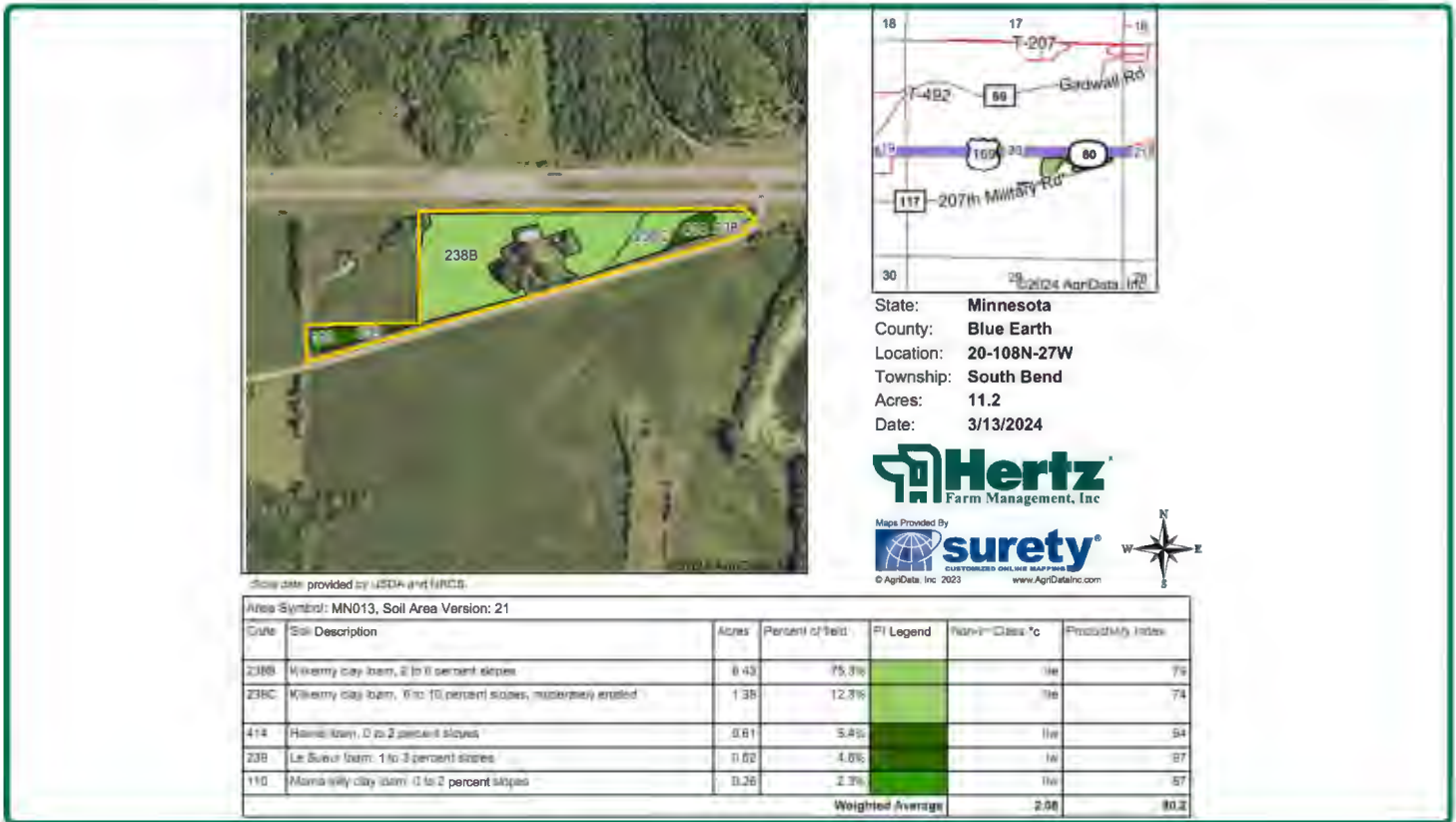
Soil Types/Productivity

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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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. Contact agent for well disclosure.

Septic System

Mound septic system was installed on 6/6/2002. Contact agent for septic disclosure.

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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DESCRIPTION (PROVIDED)
This plat of survey shows the 16.60 acres of land located in the 1/4 section of Section 16.2, Township 108N, Range 27E, County of Hennepin, Minnesota, as shown on the attached map.

EXCEPT
All rights in and to the land shown on this plat of survey are reserved to the owner of the land shown on this plat of survey, and the owner of the land shown on this plat of survey is not bound by the provisions of this plat of survey.

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LEGEND

- 16.60 ACRES TILLABLE
- 16.60 ACRES TOTAL

BOLTON & MENK
SURVEYORS
1000 PENNER DRIVE
MANKATO, MN 56001
(507) 435-1171

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Southwest looking Northeast



South looking North



West Side of Building Site



View of Building Site



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Front of House



West view of Shed



Grain Bin



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Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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