

Acreage For Sale

ACREAGE:

6.89 Acres, m/l

LOCATION:

Blue Earth County, MN



Property Key Features

- Estate of Robert Beyer
- 6.89 Acres, m/l, Rural Acreage with Outbuildings and Grain Storage
- 3,272 Sq. Ft. Ranch Style Home with Finished Basement

Nick Meixell

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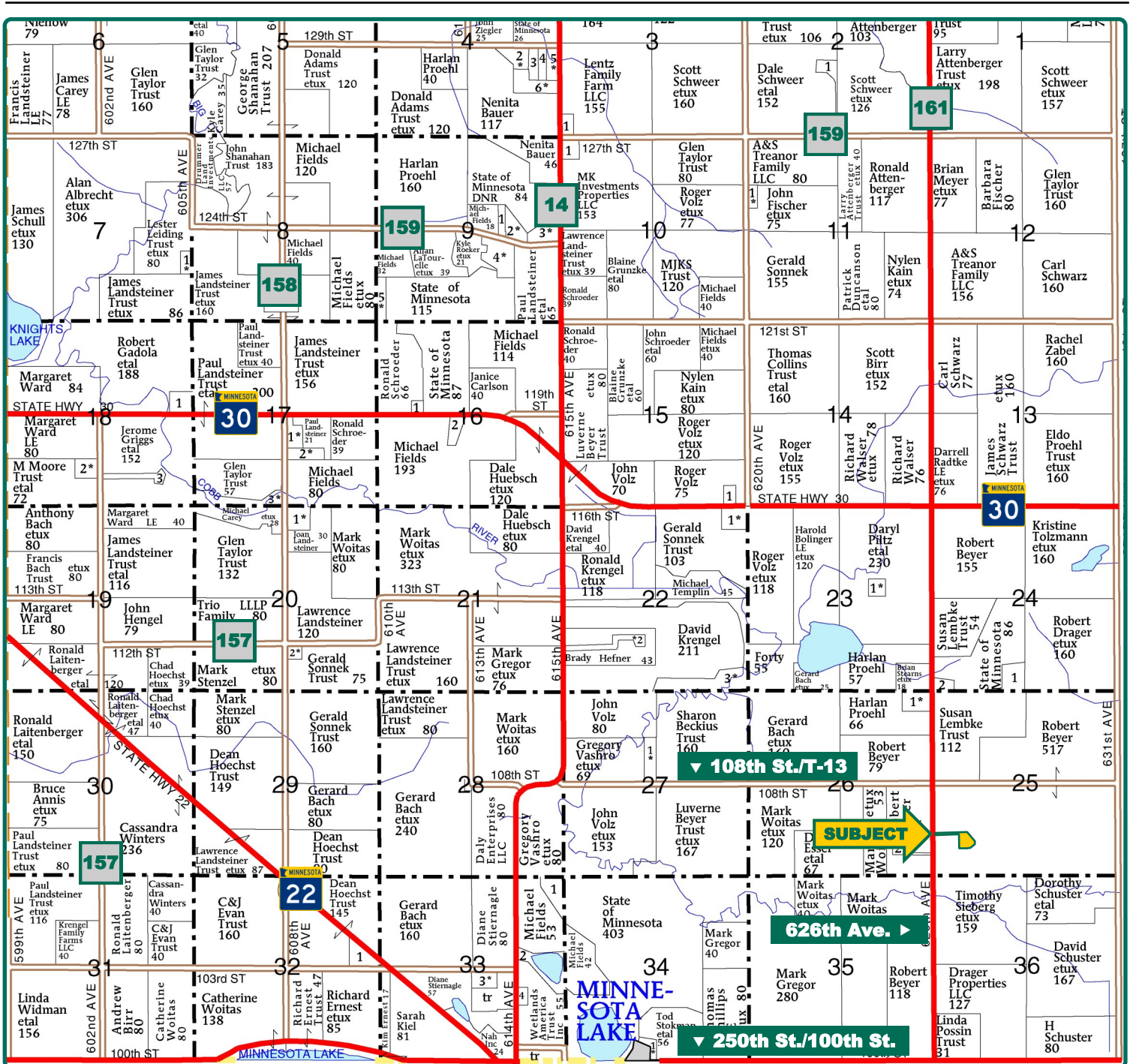
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Total Living SF:	3,272
Bedrooms:	3
Bathrooms:	2¾
Year Built:	1982
ADDRESS:	
10675 626th Ave.	
Minnesota Lake, MN 56068	

Property Information

6.89 Acres, m/l

Location

From Minnesota Lake: Go east on 250th St./100th St. for 2.2 miles and then north on 626th Ave./Co. Rd. 161 for 1½ miles. Property is located on the east side of the road.

Legal Description

Tract F in the SW¼ SW¼ of Section 25, Township 105 North, Range 25 West of the 5th P.M., Blue Earth Co., MN
Surveyed legal description to govern.

Price & Terms

- \$390,000
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes and Special Assessments
Payable in 2024
Ag Non-Hmstd Taxes: \$3,635.00*
Special Assessments: \$20.00
Total 2024 Real Estate Taxes: \$3,655.00*
Surveyed Acres: 6.89
Net Taxable Acres: 6.89*
Tax Parcel ID #: Part of R34.25.25.300.001
**Taxes estimated due to recent survey of property and pending tax parcel split. Blue Earth County Treasurer/Assessor will determine final tax figures.*

School District

Maple River School District #2135

Land Description

Nearly level to gently sloping.

Dwelling

There is a one-story ranch style home with 3,272 total sq. ft. living space and 472 sq. ft. of unfinished living space. Built in 1982, the home has 3 bedrooms, 2¾ baths, and a finished basement with fireplace. There is one-stall, attached garage and a three-stall, detached garage.

Water & Well Information

Well number 542218 is located near the barn. Contact agent for details.

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Buildings/Improvements

- 24' x 40' three-stall detached garage (1954)
- 60' x 80' steel shed (1979)
- 45' x 100' Quonset shed (1954)
- 48' x 84' barn with silo (1900)
- 26' x 50' shed
- 32' x 46' granary
- 22' x 40' shed
- 20' x 30' shed
- 46' x 16' shed
- Two, 14' x 24' granaries
- 10 grain bins with approximately 141,000 bu. storage capacity

Septic System

The septic tank has been pumped. The septic system is non-compliant. Buyer will have 10 months from closing to bring the septic system up to compliance. Contact agent for details.

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.

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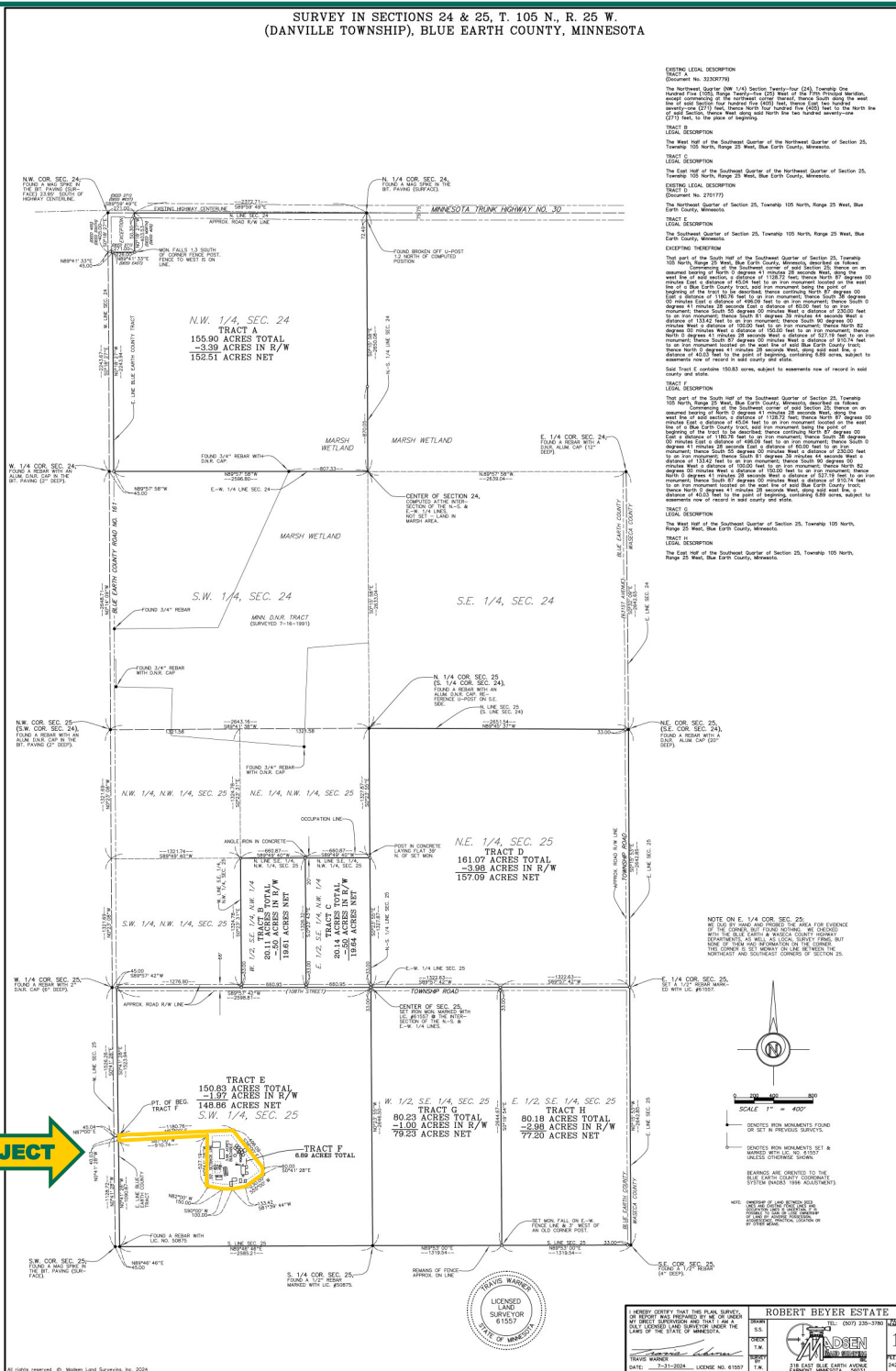
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Property Survey

6.89 Acres, m/l

SURVEY IN SECTIONS 24 & 25, T. 105 N., R. 25 W. (DANVILLE TOWNSHIP), BLUE EARTH COUNTY, MINNESOTA



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Barn and Silo



Outbuilding View



60' x 80' Shed



Grain Storage Area



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Main Floor Dining Room



Main Floor Dining Room



Main Floor Living Room



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Primary Bedroom



Primary Bedroom Bathroom



Main Floor Bedroom



Main Floor Bedroom



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Basement Kitchen



Basement Living Room



Basement Bathroom



Basement Wet Bar



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