

Spectacular Riverfront Lot Located South of Mankato, Minnesota



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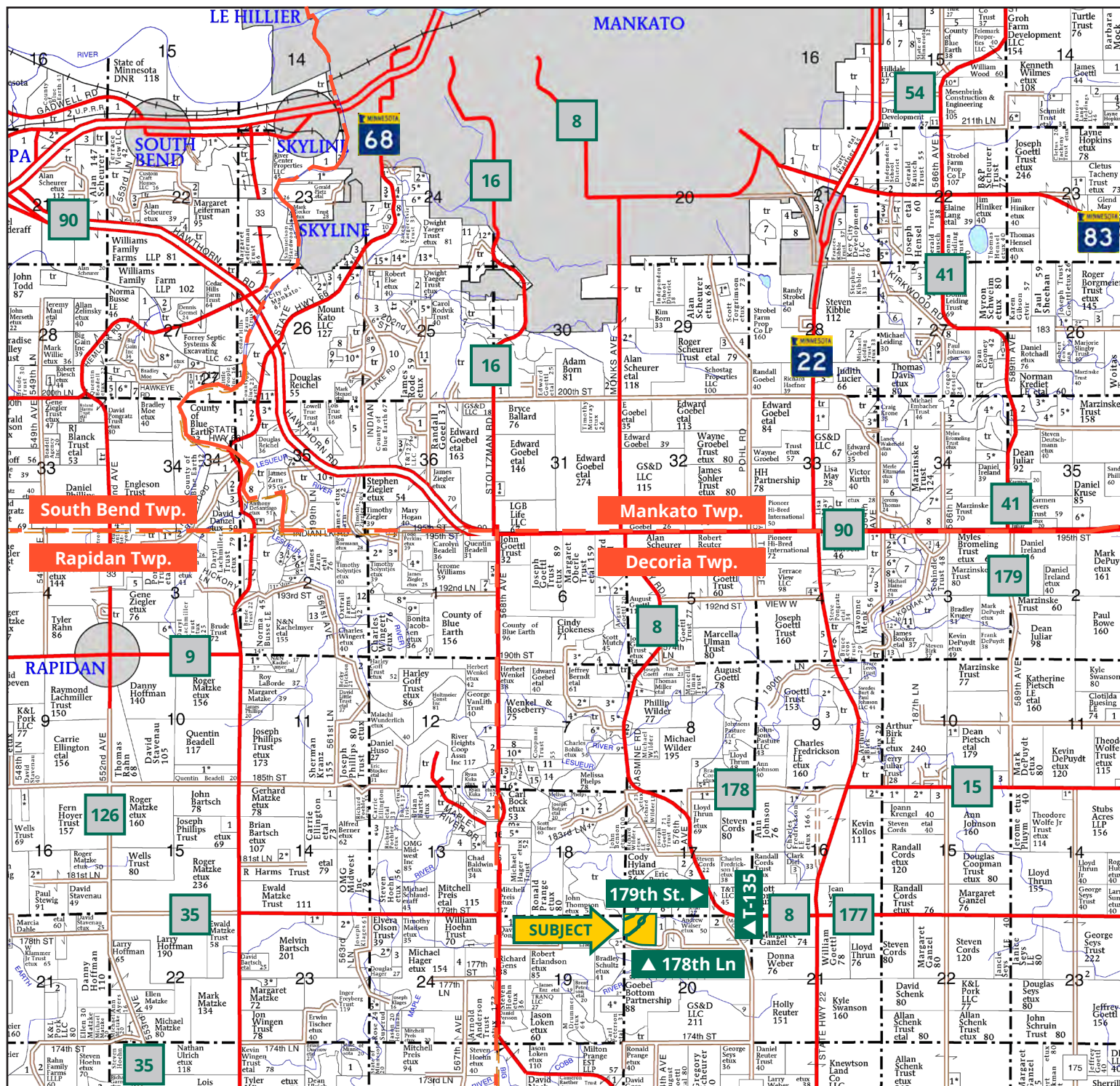


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37.41 Acres, m/l
Blue Earth County, MN

Decoria Township, Blue Earth County, MN

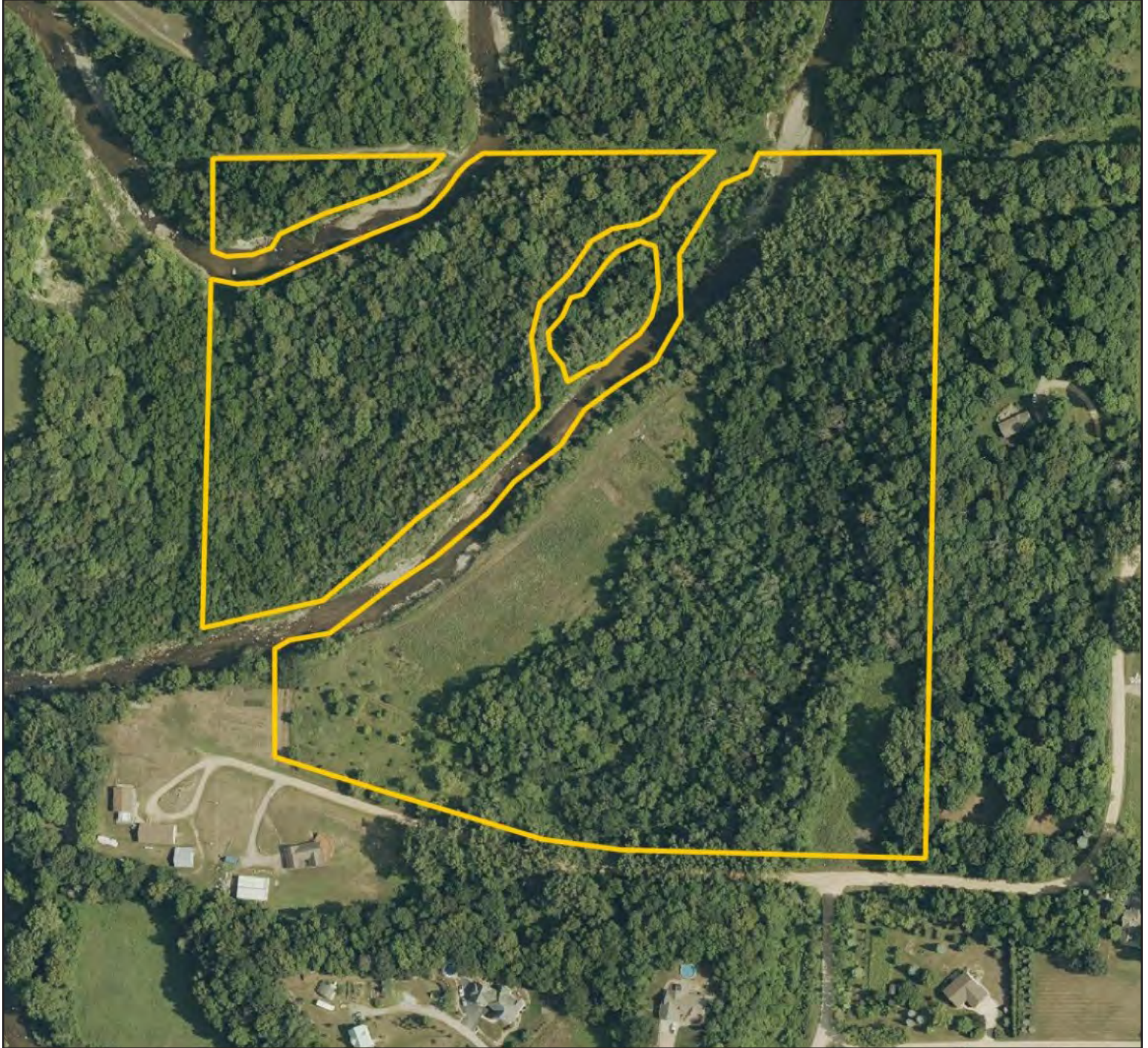


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Location

From Mankato: Go south on MN-Hwy 22 for 5.7 miles, then west on Co. Rd. 8 / 179th St. for 0.7 miles, then south on T-135 for 0.3 miles, and then west on 178th Lane for 1.1 miles. Property is located on the north side of the road.

Simple Legal

Part of the NW¼ of the NW¼ of Section 20, Township 107 North, Range 26 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/title documents to govern legal description.*

Address

57400 178th Lane
Good Thunder, MN 56037

Price & Terms

PRICE REDUCED!

- ~~\$776,500~~ \$695,000
- ~~\$20,756.48/acre~~ \$18,577.92/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2024 Values for Taxes Payable in 2025
Non-Hmstd Taxes: \$778.00
Net Taxable Acres: 37.41

School District

Maple River Public Schools

Mineral Rights

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

Land Description

Level to steep.

Drainage

Natural.

Buildings/Improvements

Built in 2025, there is a 20' x 36' garage with 9' x 24' covered patio, 8' x 8' overhead door, ½ bath, in-floor propane heat, and a washer/dryer hookup. There is also a 10' x 33' greenhouse, dog kennel with fencing, and a new building pad on the property.

Water & Well Information

Well number 873062 has a depth of 240 feet and was drilled in 2025.

Septic System

Septic tank and drainage field were installed in 2024. 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. 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.

North Side of Garage



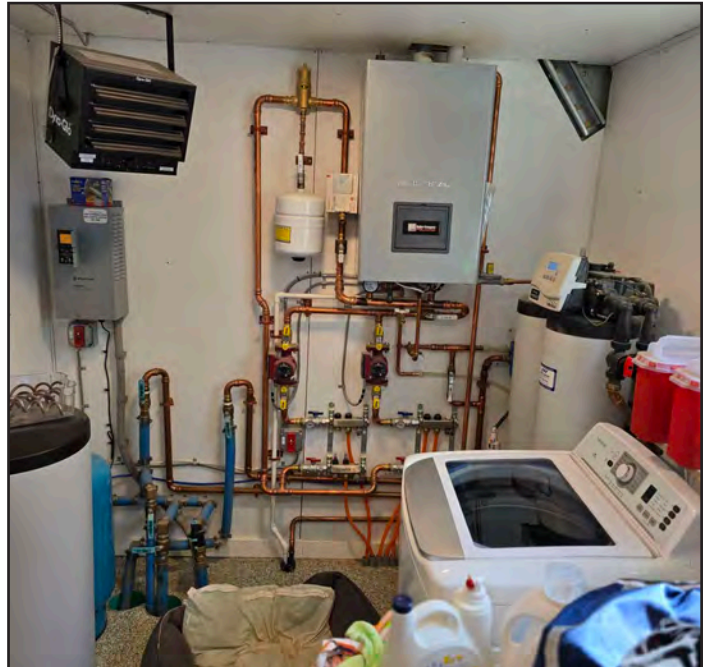
Front of Garage



South Side of Garage



Mechanical Room



Utilities located on the back of the Garage



10' x 33' Greenhouse



Looking Southwest



Looking Southwest



Northeast looking Southwest



Looking Northeast



Looking Northeast



Northeast looking Southwest



Looking Northwest



Northwest looking Southeast



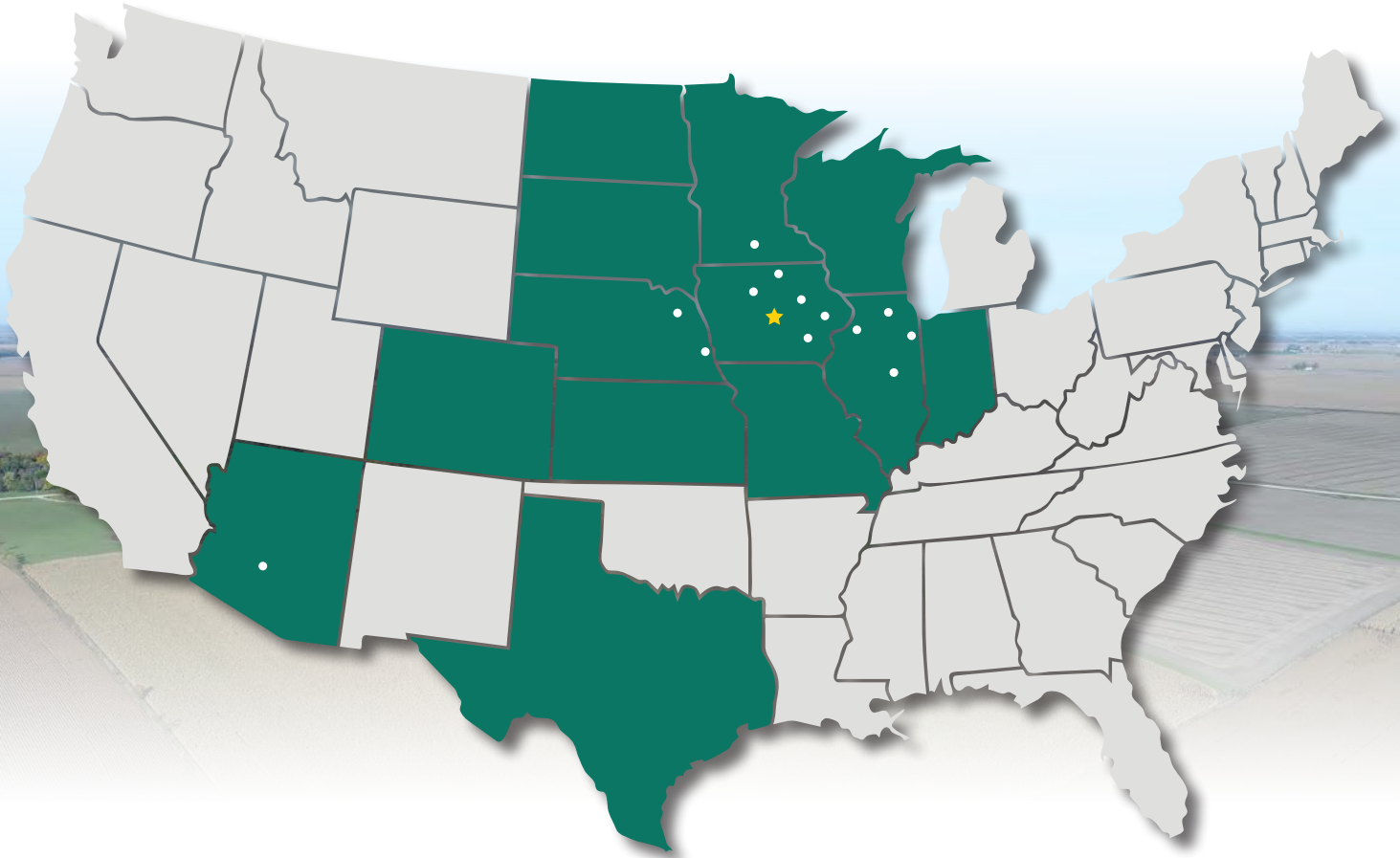
Southwest looking Northeast



Looking Northeast



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