

1.55-Acre Build Site with Mature Trees!



ELYSE SORENSON

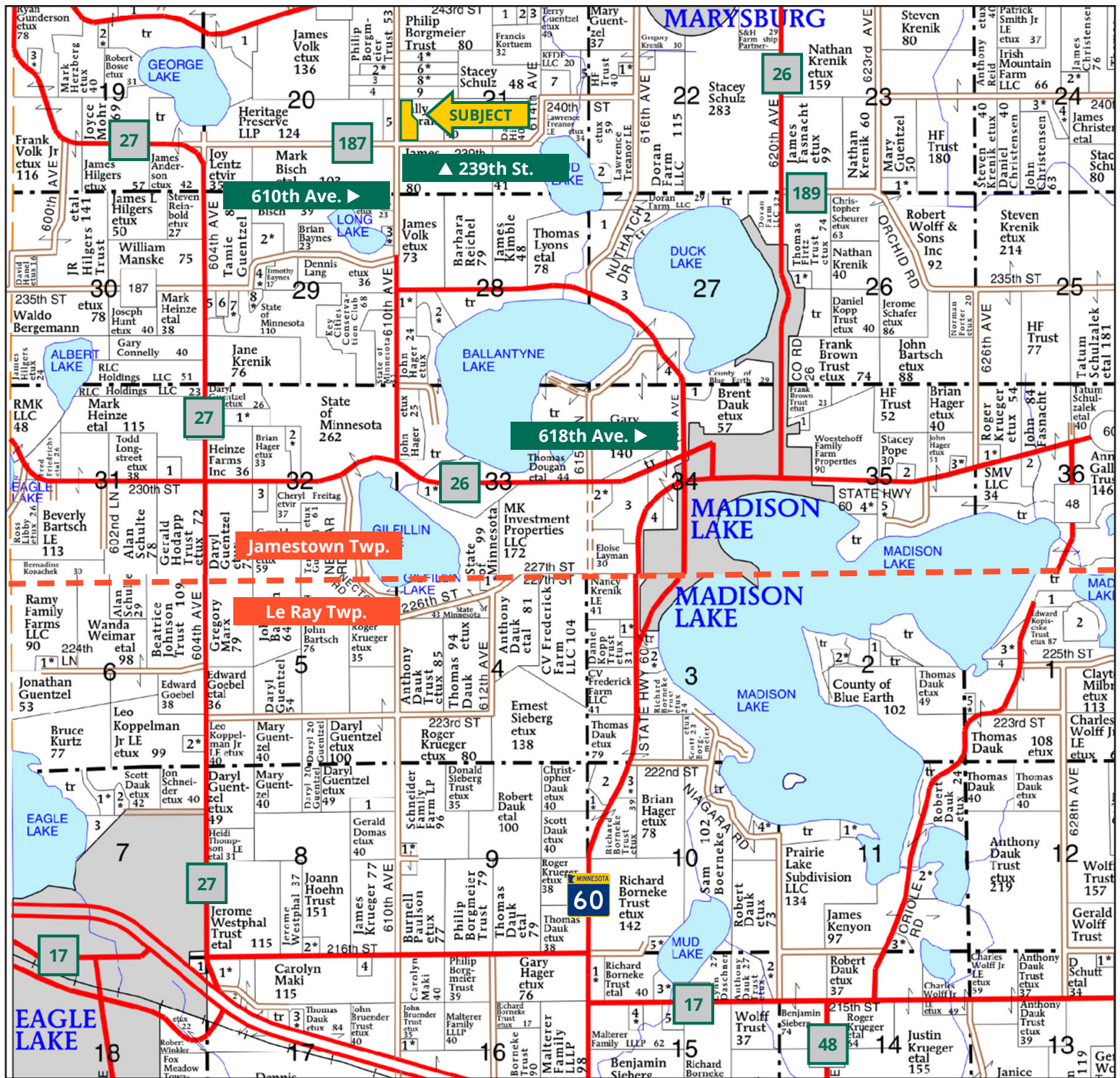
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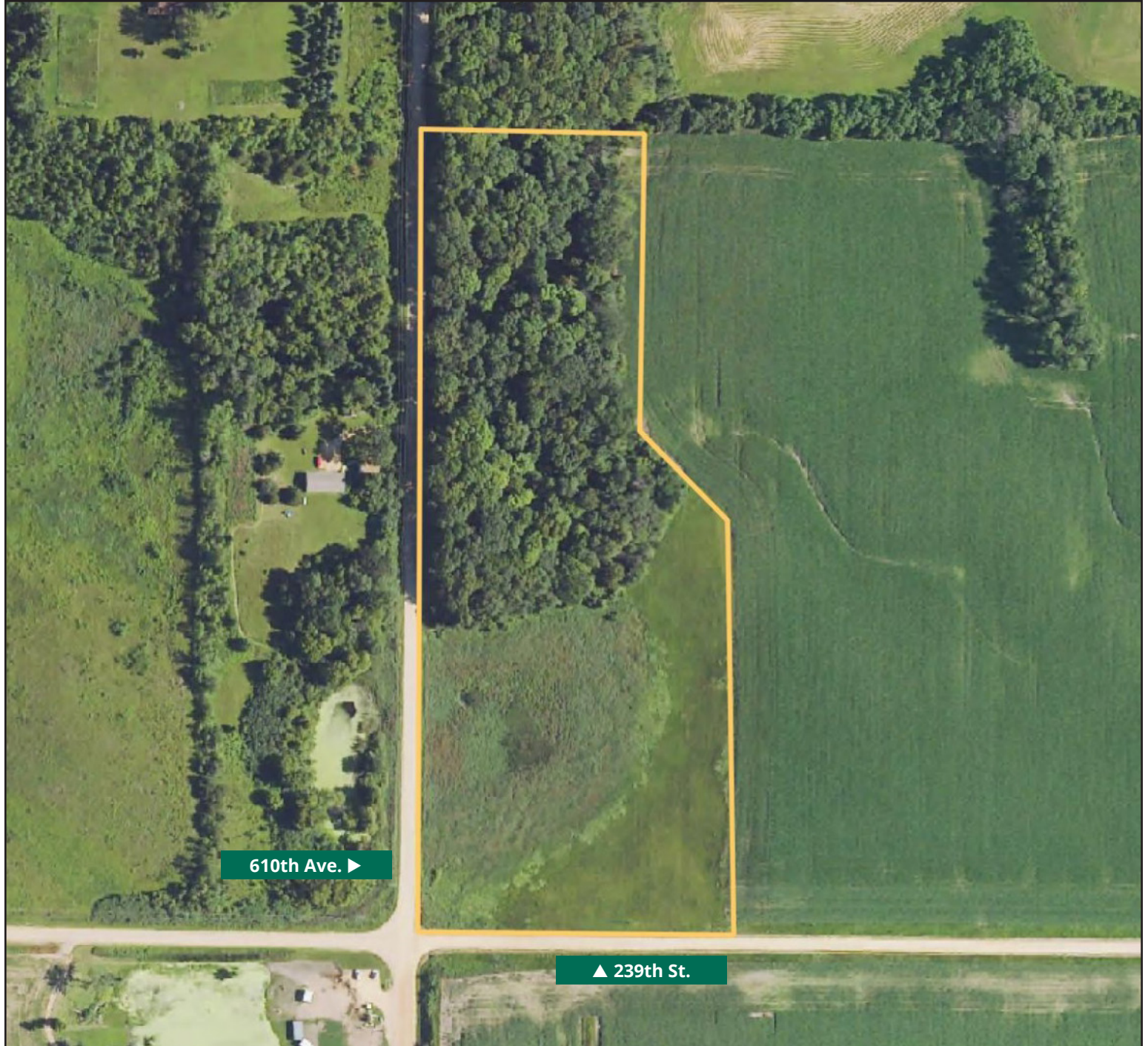
13.09 Acres, m/l
Blue Earth County, MN



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Location

From Madison Lake: go north on 618th Ave. to 610th Ave., then north 1 mile. The property is on the east side of 610th Ave. at 239th St.

Simple Legal

Pt of W½ NW¼ SW¼, Section 21, Township 109 North, Range 25 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$100,000
- \$7,639.42/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable in 2026
Rural Vacant Non-Hmstd Taxes: \$188.48*
Surveyed Acres: 13.09
Net Taxable Acres: 13.09*
Tax per Net Taxable Acre: \$14.40*
**Taxes estimated due to tax parcel split and recent survey of property. Blue Earth County Assessor/Treasurer will determine final tax figures.*

FSA Data

This property is not enrolled in the Farm Service Agency program.

Mineral Rights

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

Land Description

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

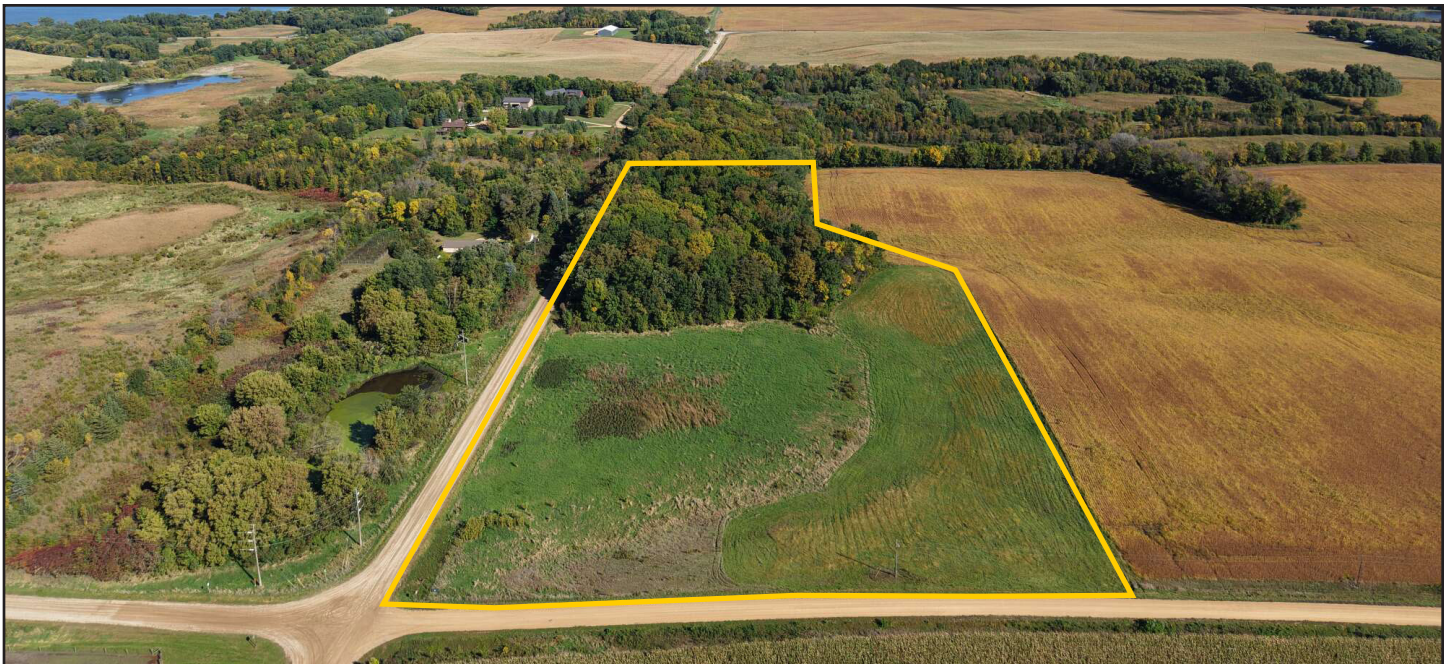
None.

Building Right

This property has a 1.55-acre building right located in the northern part of the property.

Comments

Buildable site with mature trees.



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.

Southwest Looking Northeast



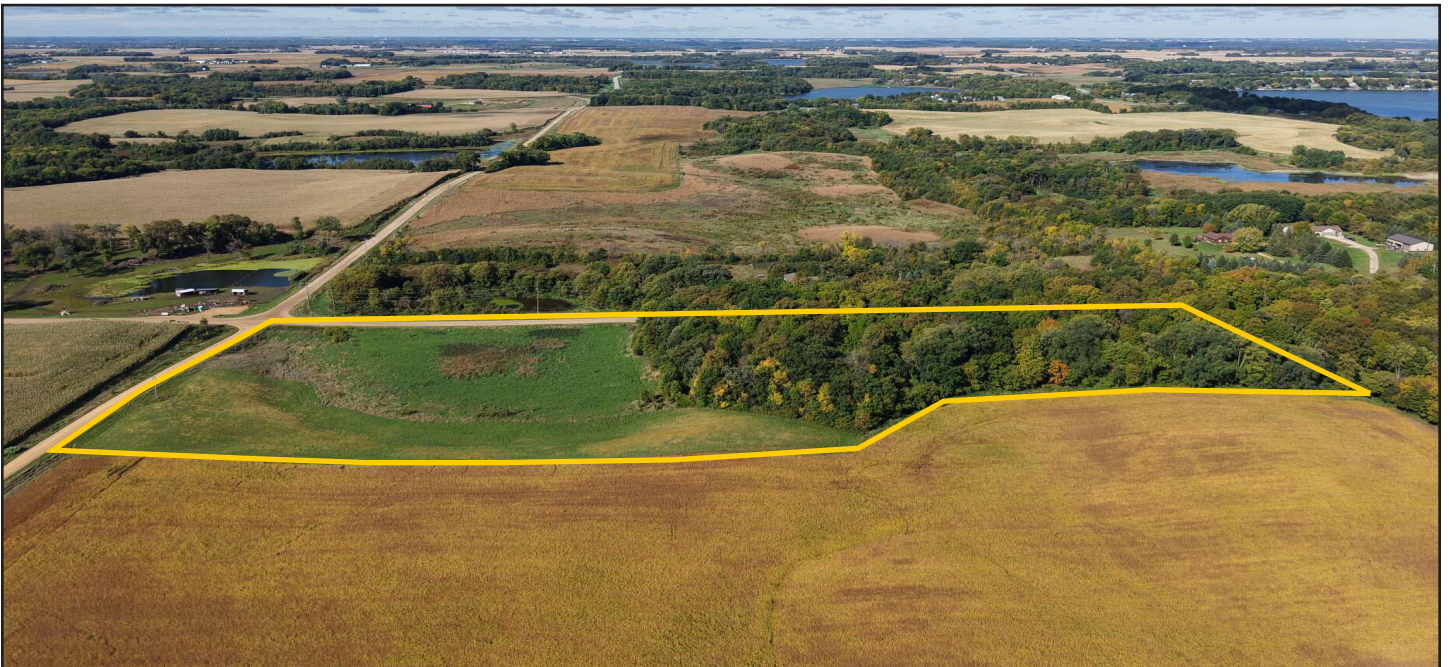
Northeast Looking Southwest

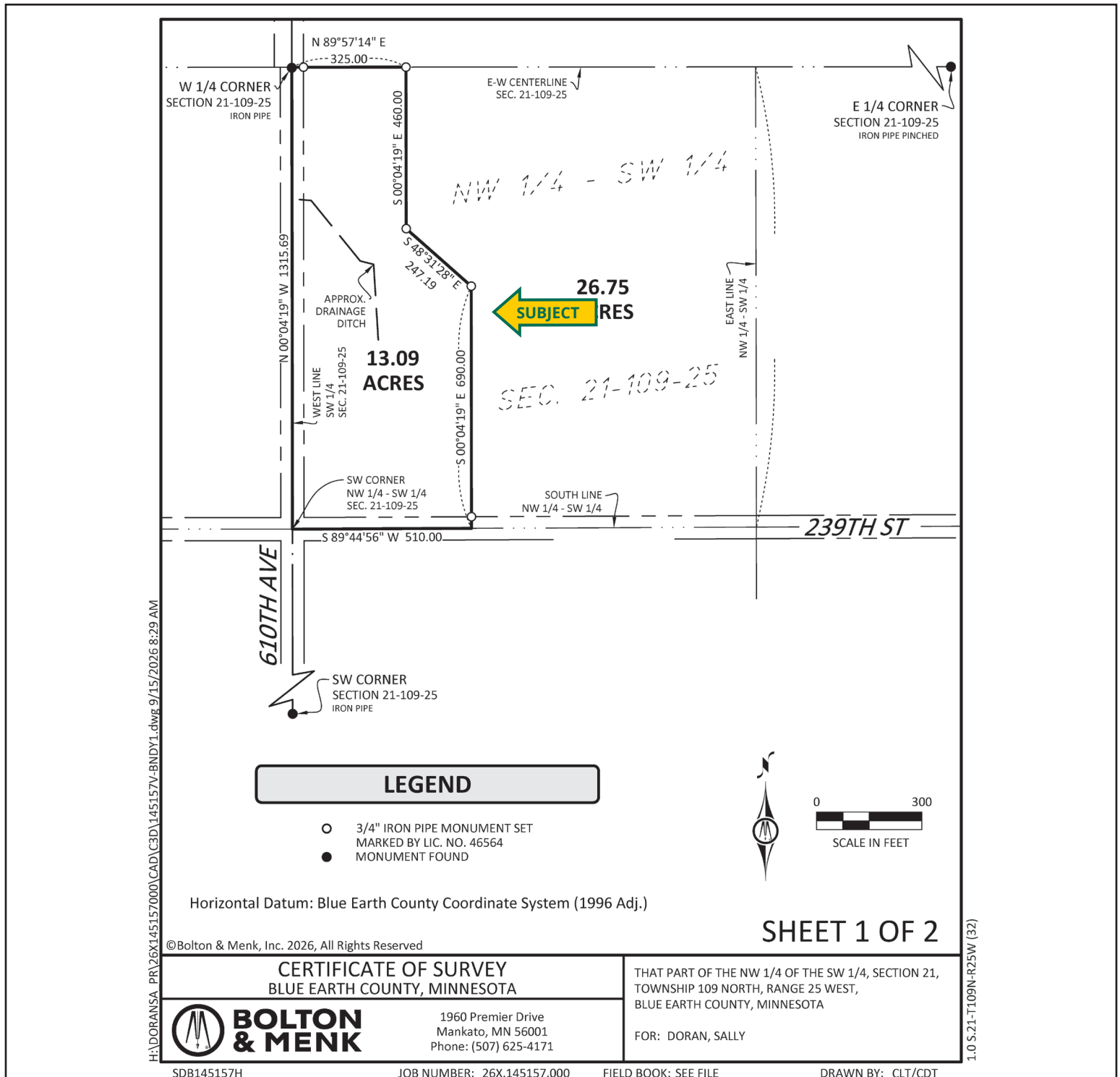


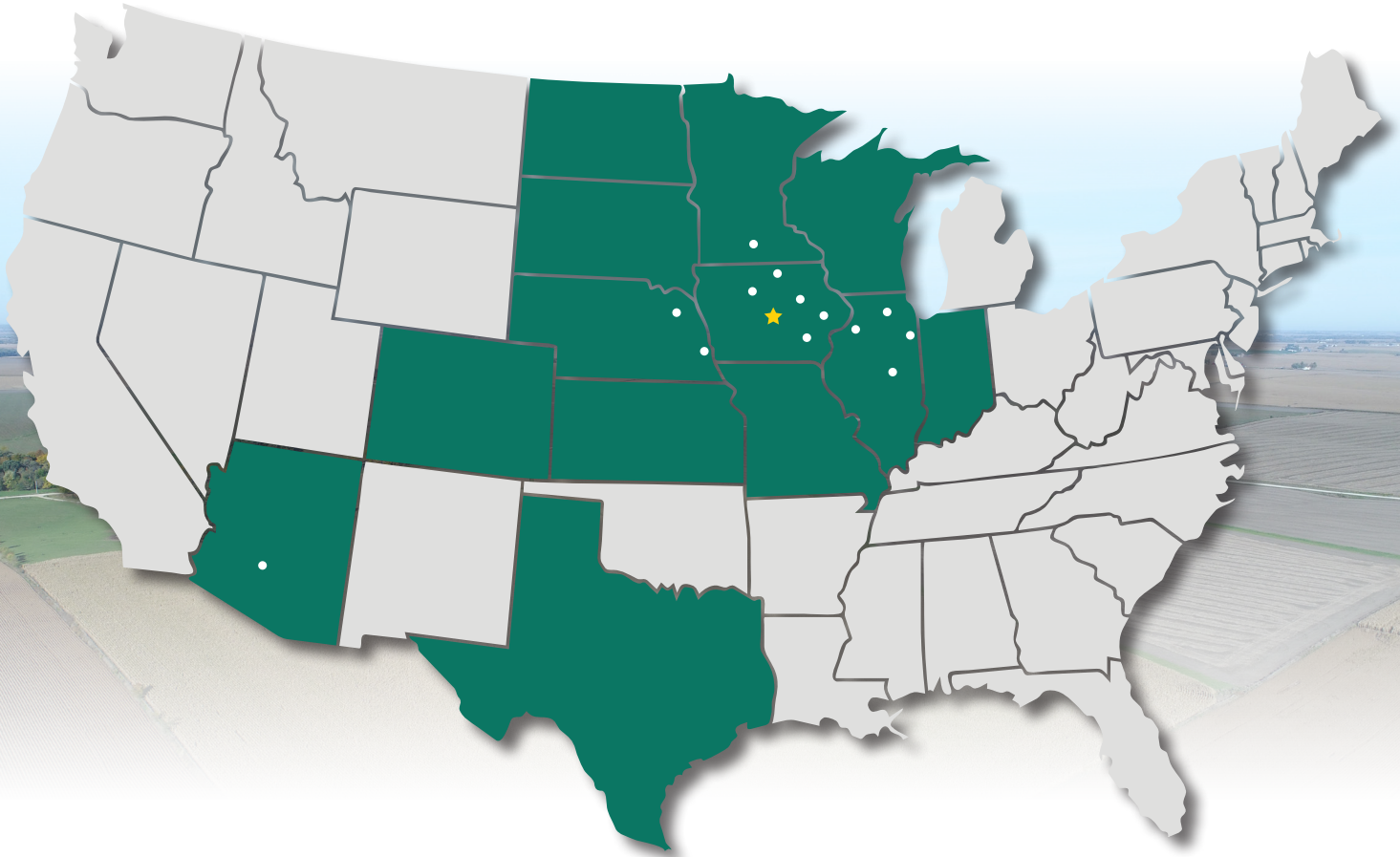
West Looking East



East Looking West







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