

# Land For Sale

**ACREAGE:**

**14.60 Acres, m/l**

**LOCATION:**

**Scott County, MN**



## Property *Key Features*

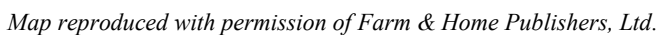
- Located 3½ Miles Southwest of Belle Plaine, Minnesota
- Approximately 9.20 Acres of Mature Timber
- Great Access to Hwy 169

**Adam Knewton**  
Licensed Salesperson in MN & IA  
**AdamK@Hertz.ag**

**507-345-5263**  
1160 Victory Dr. So. #6  
Mankato, MN 56001  
**www.Hertz.ag**



## Blakeley Township, Scott County, MN



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Mankato, MN 56001  
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# Aerial Photo

14.60 Acres, m/l



**FSA/Eff. Crop Acres:** 5.11\*  
**Corn Base Acres:** 3.19\*  
**Bean Base Acres:** 1.92\*  
**Soil Productivity:** 92.30 CPI

*\*Acres are estimated.*

**Total Living SF:** 1,248  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Year Built:** 1910

## ADDRESS:

25130 Johnson Memorial Dr.  
Belle Plaine, MN 56011

## Property Information

### 14.60 Acres, m/l

### Location

From Belle Plaine: head southwest on Hwy 169/Johnson Memorial Dr. for 3½ miles, then west on 250th St. W. The property is on the south side of the road.

### Legal Description

14.60 acres in N½ NE¼, Section 21, Township 113 North, Range 25 West of the 5th P.M., lying in the northeast corner of said parcel, north of Hwy 169 and south of 250th St. West.

### Price & Terms

- \$277,300
- \$18,993.15/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

At closing.

### Real Estate Tax

2020 Values for Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$2,702.00\*  
Special Assessments: \$11.00  
Taxable Acres: 14.60\*

*\*Taxes are estimated pending survey of property. Scott County Assessor will determine final tax figures.*

### Lease Status

Leased through the 2021 crop year. Rent prorated to closing date.

### Land Description

Level to rolling.

### Drainage

No tile maps available.

### FSA Data

Part of Farm Number 7073, Tract 24231  
FSA/Eff. Crop Acres: 5.11\* NHEL  
Corn Base Acres: 3.19\*  
Corn PLC Yield: 133 Bu.

Bean Base Acres: 1.92\*

Bean PLC Yield: 46 Bu.

This farm is enrolled in Agricultural Risk Coverage (ARC) County.

*\*Acres are estimated pending reconstitution of farm by the Scott County FSA Office.*

### Wetland Determination

NRCS has completed a wetland determination. This property is exempt from conservation compliance provisions.

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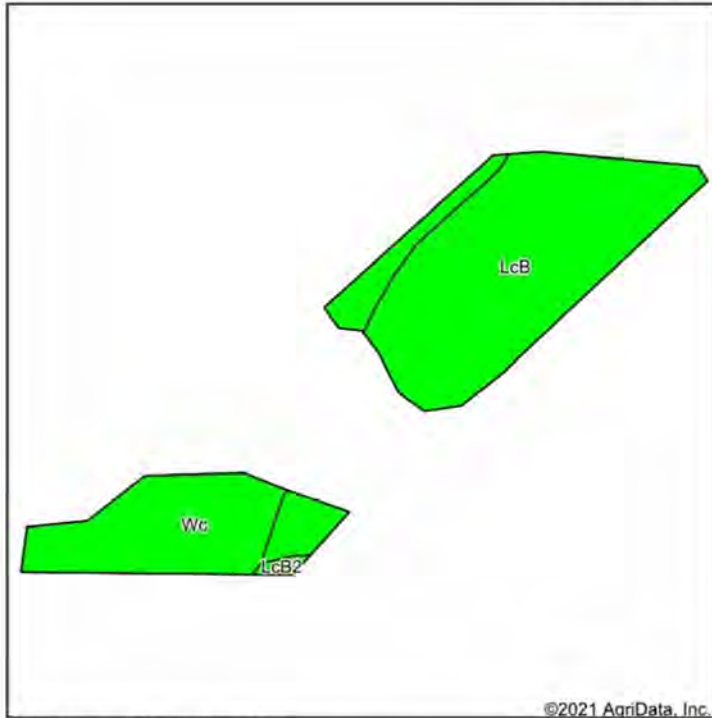
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# Soil Map

5.11 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Scott**  
Location: **21-113N-25W**  
Township: **Blakeley**  
Acres: **5.11**  
Date: **4/26/2021**



Maps Provided By



Area Symbol: MN139, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class "c	Productivity Index
LcB	Lester loam, 2 to 6 percent slopes	3.85	66.6%		Ile	91
Wc	Webster-Le Sueur silty clay loams	1.93	33.4%		IIw	95
Weighted Average						92.3

"c": Using Capabilities Class Dominant Condition Aggregation Method

## Soil Types/Productivity

Primary soils are Lester and Webster-Le Sueur. CPI on the estimated FSA/Eff. crop acres is 92.30. See soil map for detail.

## Dwelling

There is a two-story, 1,248 sq. ft. home with 3 bedrooms and 1 bathroom that was built in 1910. Septic is non-existent. Disclosures available upon request.

## Buildings/Improvements

- 30' x 60' Shed
- 20' x 30' Chicken Coop
- 10' x 12' Well House

## Water & Well Information

There is a 308 foot deep submersible, 8 gallons per minute well on this property that was installed in 2006. Well # 273395.

## Access Easement

The current driveway located on Hwy. 169 will need to be moved to 250th St. West.

## Additional Land for Sale

Seller has an additional 14.08 acres of land for sale located directly to the southeast. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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House Rear



Shed



Chicken Coop



Well House





# Additional Land Aerial Photo



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