

Land For Sale

ACREAGE:

36.71 Acres, m/l

LOCATION:

Blue Earth County, MN



Property *Key Features*

- Elnora Ziegler Trust
- Wooded Ravine, Rural Living, Minutes from Mankato
- Income-Producing Farmland

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Plat Map

South Bend Township, Blue Earth County, MN



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Aerial Photo

36.71 Acres, m/l



FSA/Eff. Crop Acres: 19.05
Corn Base Acres: 15.49*
Bean Base Acres: 2.94*
Soil Productivity: 76.90 CPI

**Acres are estimated.*

Total Living SF: 1,548
Bedrooms: 2
Bathrooms: 1, 3/4, 1/2
Year Built: 2018

ADDRESS:
20245 549th Lane
Mankato, MN 56002

Property Information

36.71 Acres, m/l

Location

From junction of Co. Rd. 90 and Co. Rd. 33 in Mankato, go south 1 1/4 miles to 200th Lane, then west 1/2 mile to 549th St, then north 1/2 mile. The property is on the east side of the road.

Legal Description

SW 1/4, NE 1/4, Section 28, Township 108 North, Range 27 West of the 5th P.M., Blue Earth Co., MN.

Price & Terms

- \$536,000
- \$14,600.93/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable in 2021
Ag-Hmstd Taxes: \$3,226.00
Net Taxable Acres: 36.71
Tax per Net Taxable Acre: \$87.88
Tax Parcel ID #: R50.08.28.200.013

Dwelling

Wonderful, ranch-style home in a country setting built in 2018 by Nordaas American Homes. Home has 1,548 sq ft, 2 bedrooms, 1, full bath, 1, 3/4 bath and 1, 1/2 bath, and 2, small detached single-stall garages. There is an unfinished basement that does have stud walls in place. There is an air exchanger for humidity control. Home has Landmark shingles and Hayfield windows.

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 1966, Tract 4637
FSA/Eff. Crop Acres: 19.05
Corn Base Acres: 15.49*
Corn PLC Yield: 122 Bu.
Bean Base Acres: 2.94*
Bean PLC Yield: 34 Bu.

**Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

NRCS Classification

PCNW-Prior Converted Non-Wetlands.

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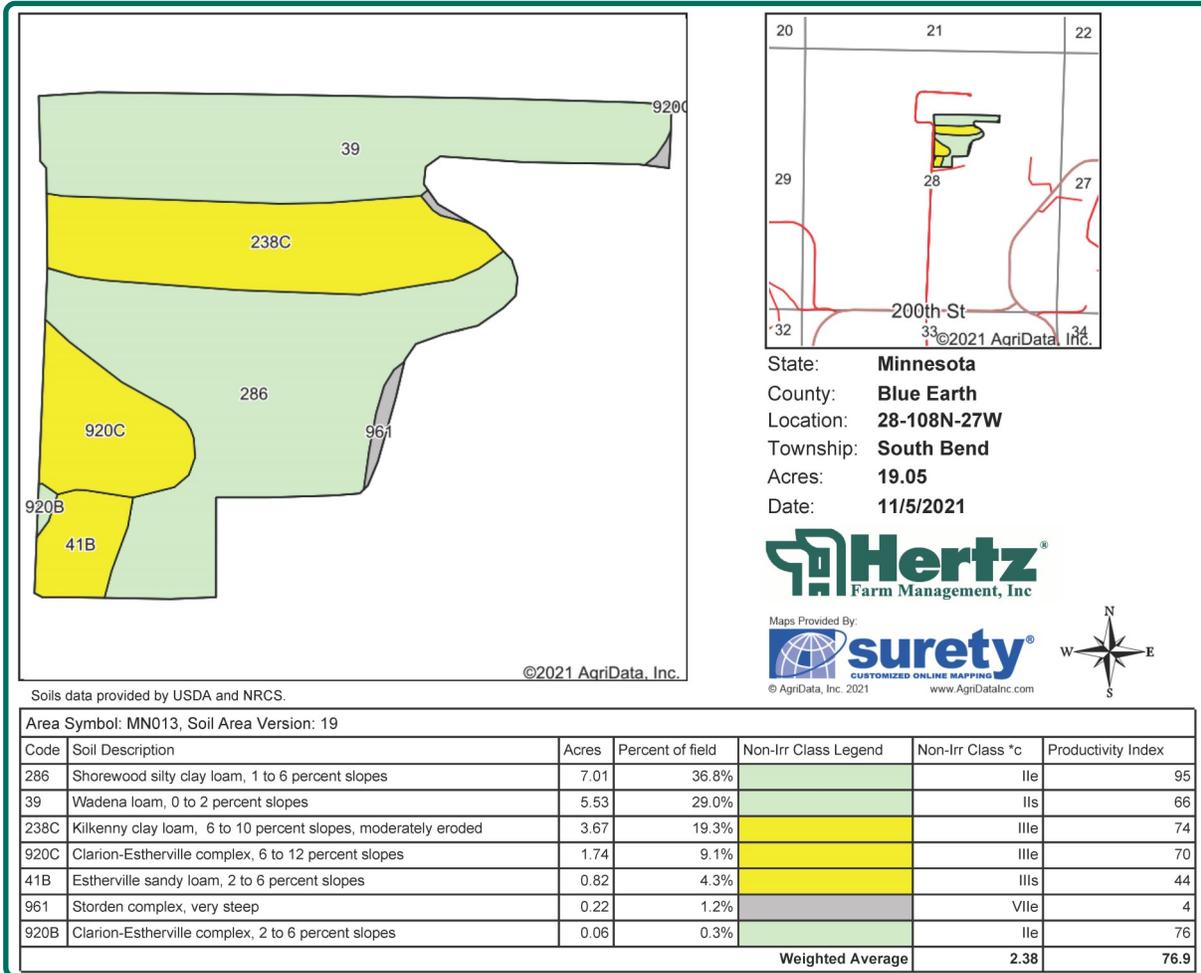
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Soil Types/Productivity

Main soil types are Shorewood, Wadena and Kilkenny. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 76.90. See soil map for details

Mineral Rights

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

Land Description

Rolling.

Drainage

Natural. Great outlets. No tile.

Buildings/Improvements

- 40' x 60' Steel Utility Pole Shed, built in 1977
- 30' x 50' Steel Hog Building, converted to a shop, built in 1982
- Lean-to Pole Shed with 2 insulated rooms and an entry way, built in 1977
- 12' x 20' garage, built in 1920
- 16' x 20' garage, built in 1920

Water & Well Information

There is one, shared well on this property located north of the driveway and west of the house.

Comments

Newer home just minutes from Mankato and Mount Kato. Buyer will have first offer on neighboring home that is sharing the well. Buyer will have 10 days to respond with offer. Contact agent for details.

Additional Land for Sale

Seller has an additional 3.29 acres, m/l and home for sale located directly south of this property. See Additional Land Aerial Photo.

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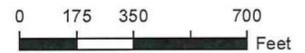
USDA United States Department of Agriculture
Blue Earth County, Minnesota

Farm 1966

Tract 4637

2021 Program Year

Map Created March 25, 2021



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 21.31 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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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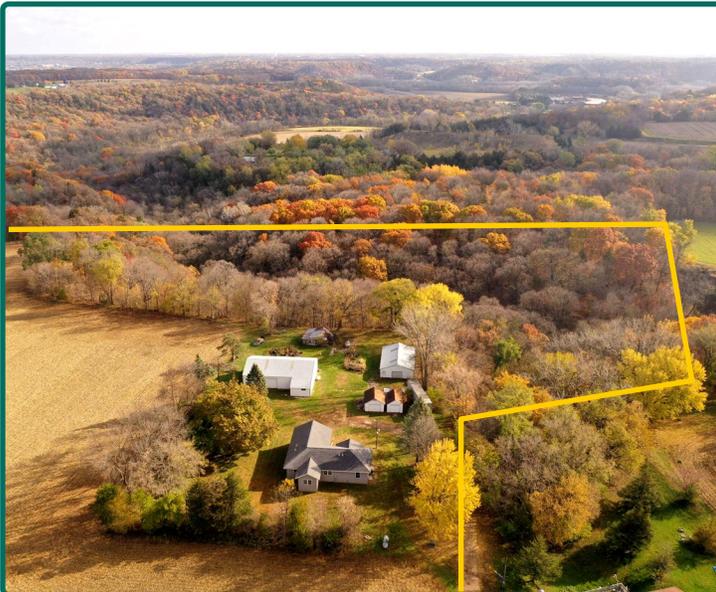
Looking Northwest



Looking Southeast



Home Site Looking East



Looking Northeast



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Kitchen



Master Bedroom



Master Bathroom



Upstairs Bedroom



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Basement



Basement



Back of House



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1920 Garage



Lean-to Pole Shed



Shop



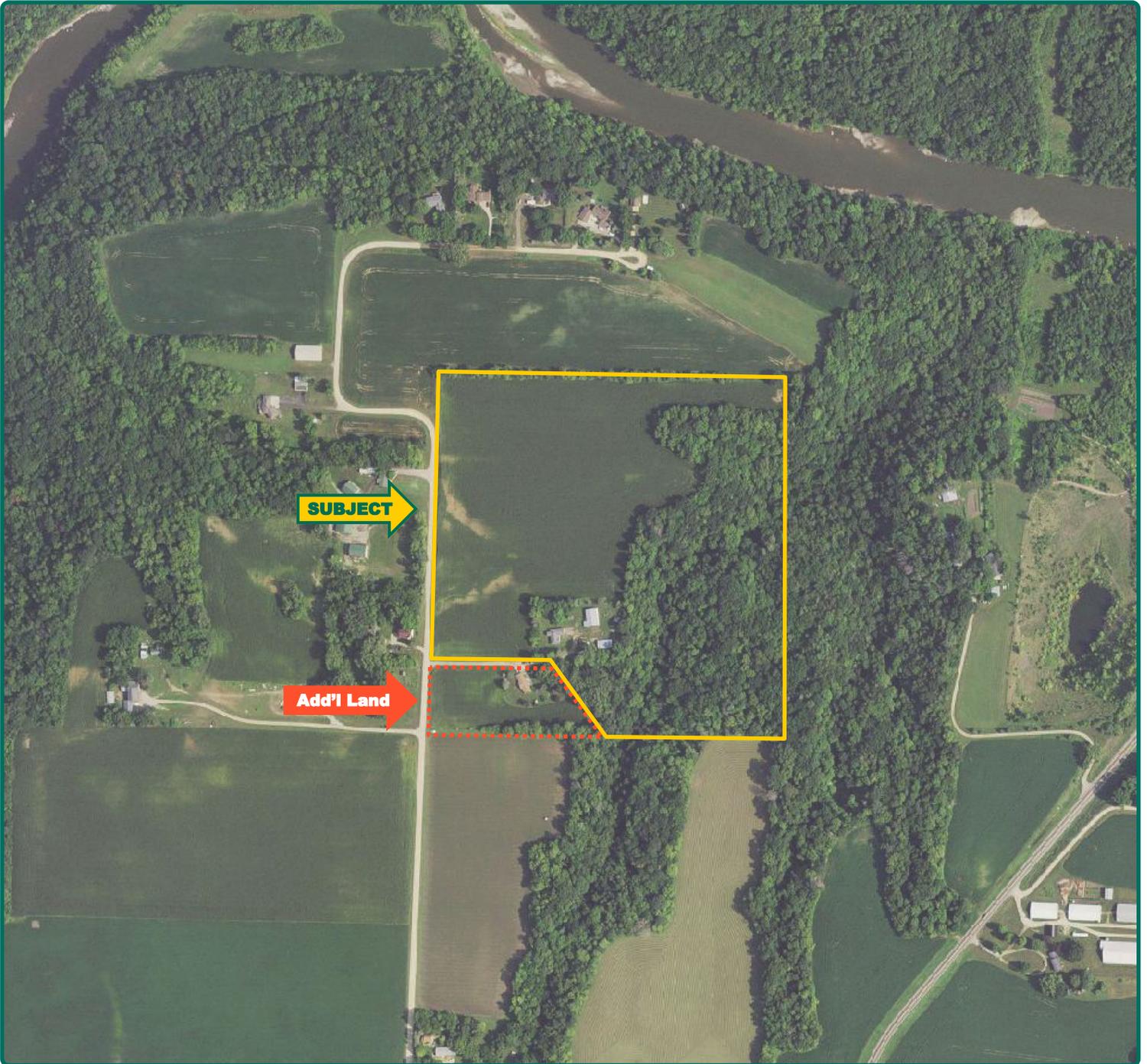
Woodline



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Additional Land Aerial Photo



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