



Property Information:

Total Acres: 79.5 +/-

Tillable: 79 +/-

CPI=84.8

\$4,500,000

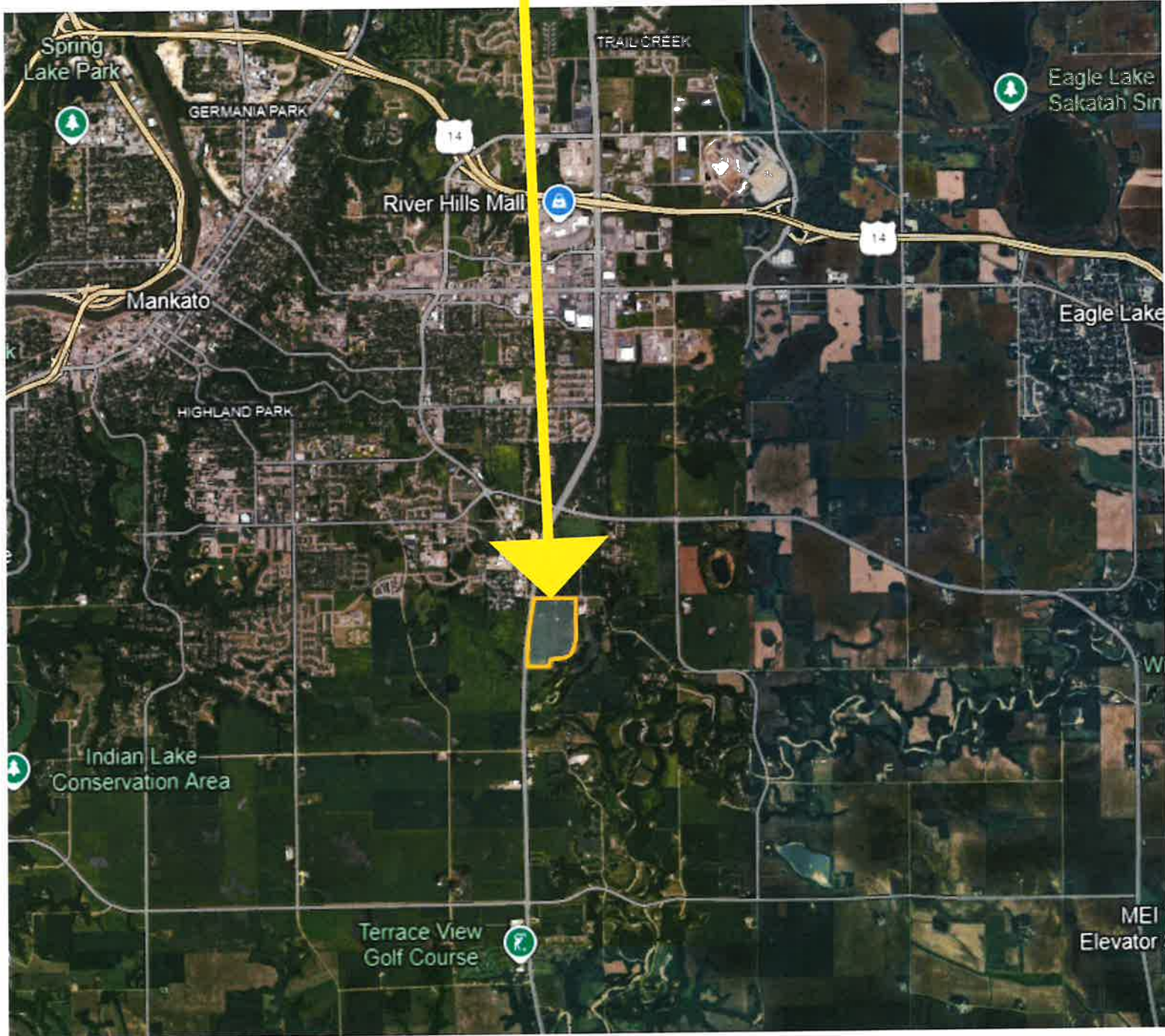
Mankato Township
Section 28

Contact: **Steve Kibble 507-327-8411** with questions
steve@greensolutiongroups.com

Owner is a licensed Real Estate Agent

Land For Sale

Blue Earth County Mankato Township

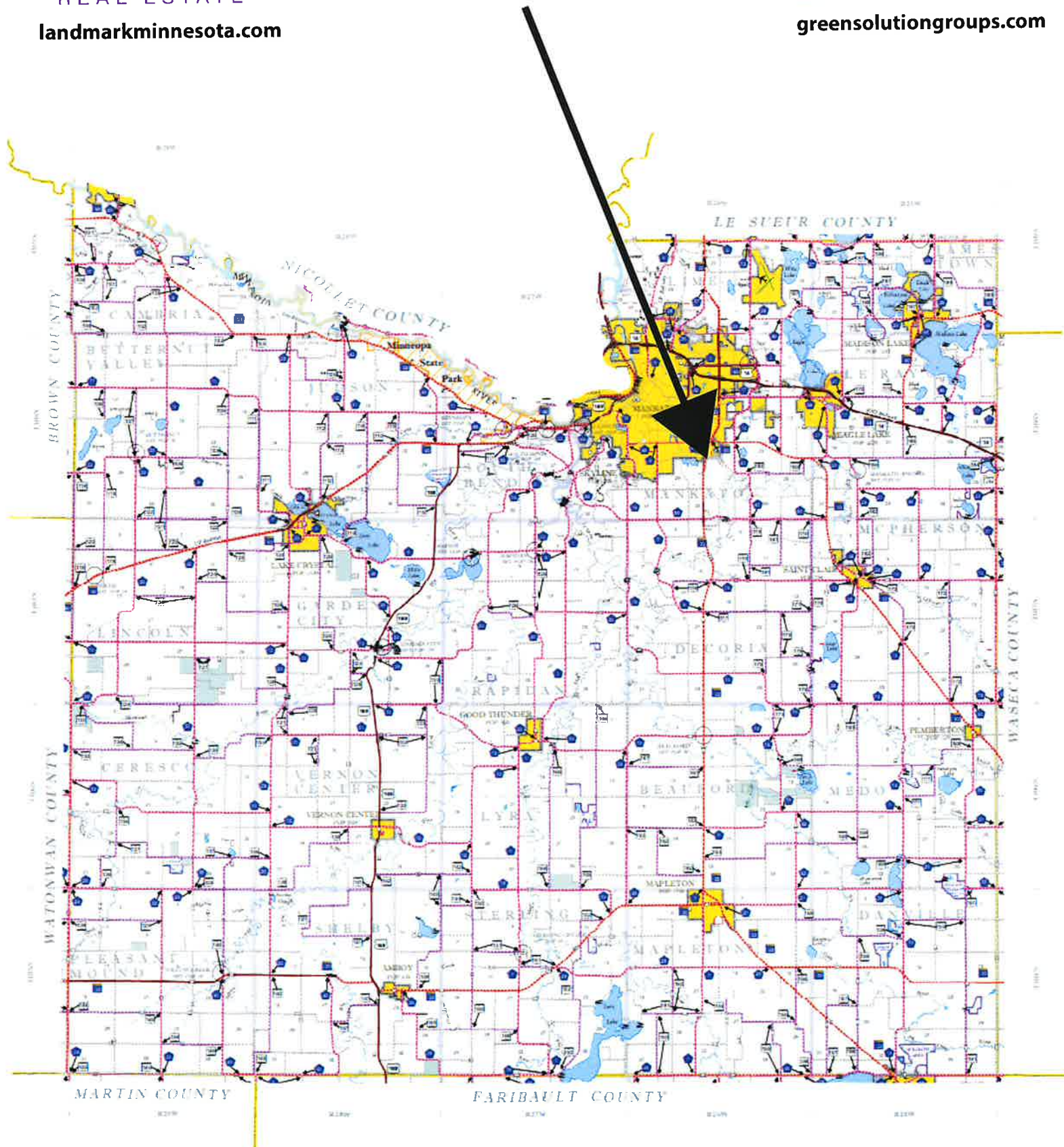


Contact: **Steve Kibble 507-327-8411** with questions
steve@greensolutiongroups.com

Owner is a licensed Real Estate Agent

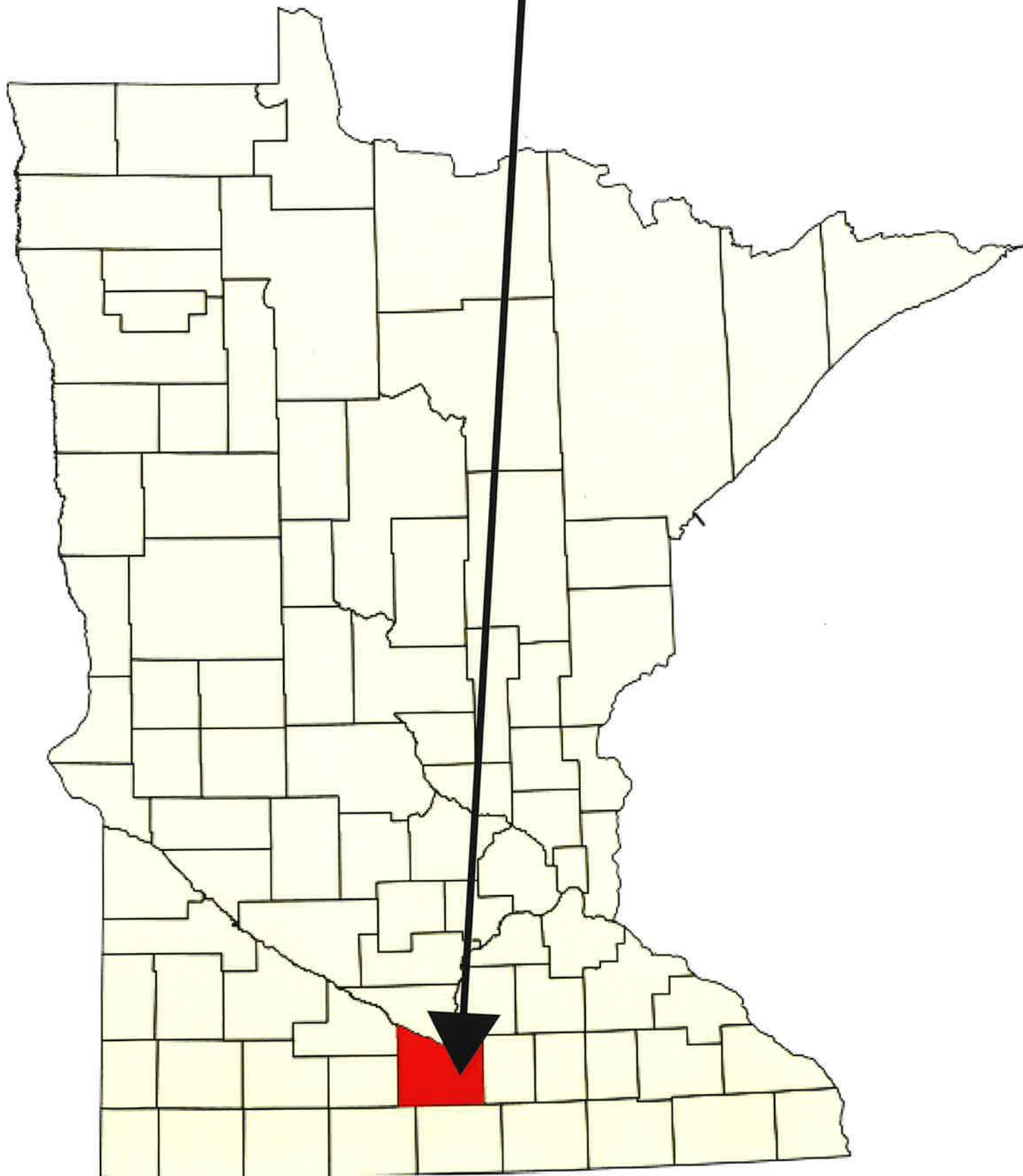
Land For Sale

Blue Earth County

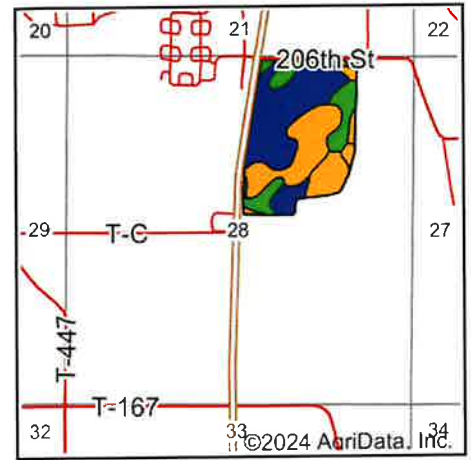
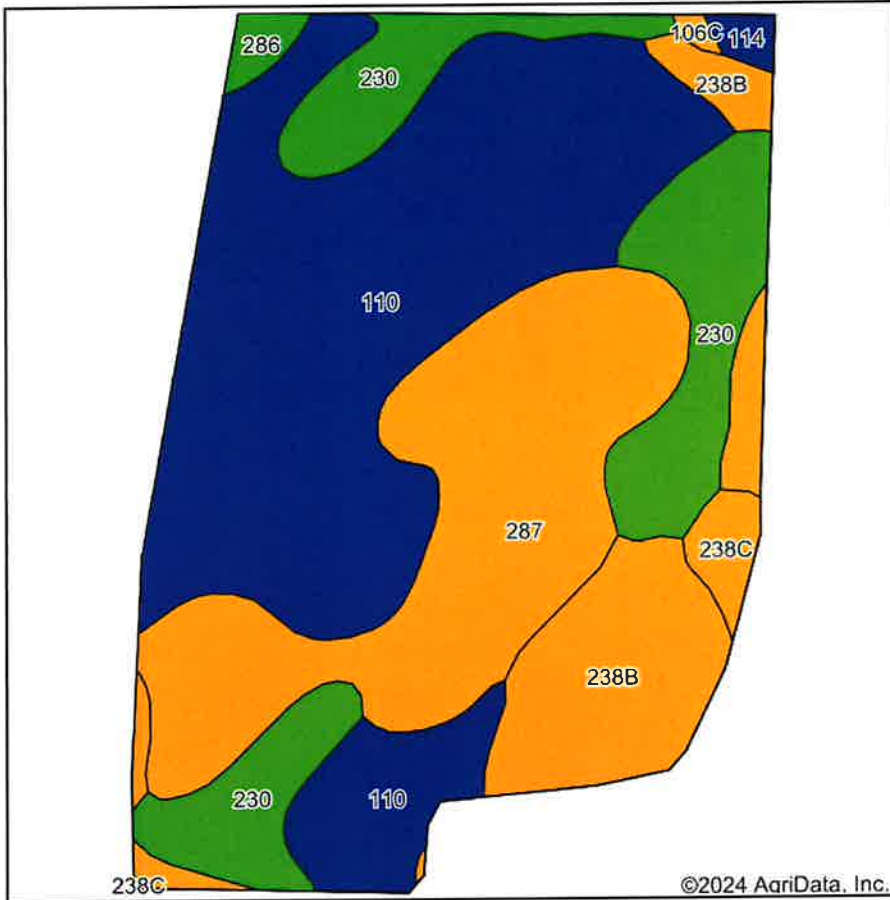


Land For Sale

Blue Earth County



Soils Map



State: **Minnesota**
 County: **Blue Earth**
 Location: **28-108N-26W**
 Township: **Mankato**
 Acres: **79.29**
 Date: **11/4/2024**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
110	Marna silty clay loam, 0 to 2 percent slopes	34.71	43.7%		IIw	87	77	77	72
287	Minnetonka silty clay loam	18.87	23.8%		IIw	77	80	80	71
230	Guckeen silty clay loam, 1 to 3 percent slopes	13.30	16.8%		IIw	95	80	80	74
238B	Kilkenny clay loam, 2 to 6 percent slopes	9.89	12.5%		Ile	79	84	84	66
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	1.16	1.5%		IIle	74	79	79	58
286	Shorewood silty clay loam, 1 to 6 percent slopes	0.67	0.8%		Ile	95	85	85	70
114	Glencoe silty clay loam, 0 to 1 percent slopes	0.49	0.6%		IIIw	86	80	77	79
106C	Lester loam, 6 to 10 percent slopes	0.20	0.3%		IIle	76	80	78	80
Weighted Average					2.02	84.8	*n 79.2	*n 79.2	*n 71.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property Information

Property Characteristics: Tremendous development land opportunity. 79 acres of high traffic Commercial property on the edge of Mankato. This property is adjacent to Hwy 22 on the south edge of Mankato.

Land Information: Total, 79.5 +- acres
Tillable, 79.0 +- acres

Description: Northwest ¼ of the North East ¼ section 28 of Mankato Township, Blue Earth County.

Tax ID: This property will need to be re surveyed. It is currently split into four different parcels. The ID's are as followed.
R43.09.28.200.014
R43.09.28.200.013
R43.09.28.200.016
R43.09.28.200.020

Possession Info: Buyer will have possession to farm or lease for 2025 crop and future years.

Estimated Taxes 2025: \$4414.00, This parcel is currently enrolled in Green Acres.

Drainage: There is some tile in the subject property.

Soil Types: This farm has Six different soil types, Marna Silty Clay Loam, Minnetonka silty clay loam, Guckeen silty clay loam, Kilkenny clay loam, Shorewood silty clay loam, Glencoe silty clay loam, Lester loam.

CPI Crop Production Index, 84.8



Green Solutions