

Land For Sale

ACREAGE:

14.08 Acres, m/l

LOCATION:

Scott County, MN



Property *Key Features*

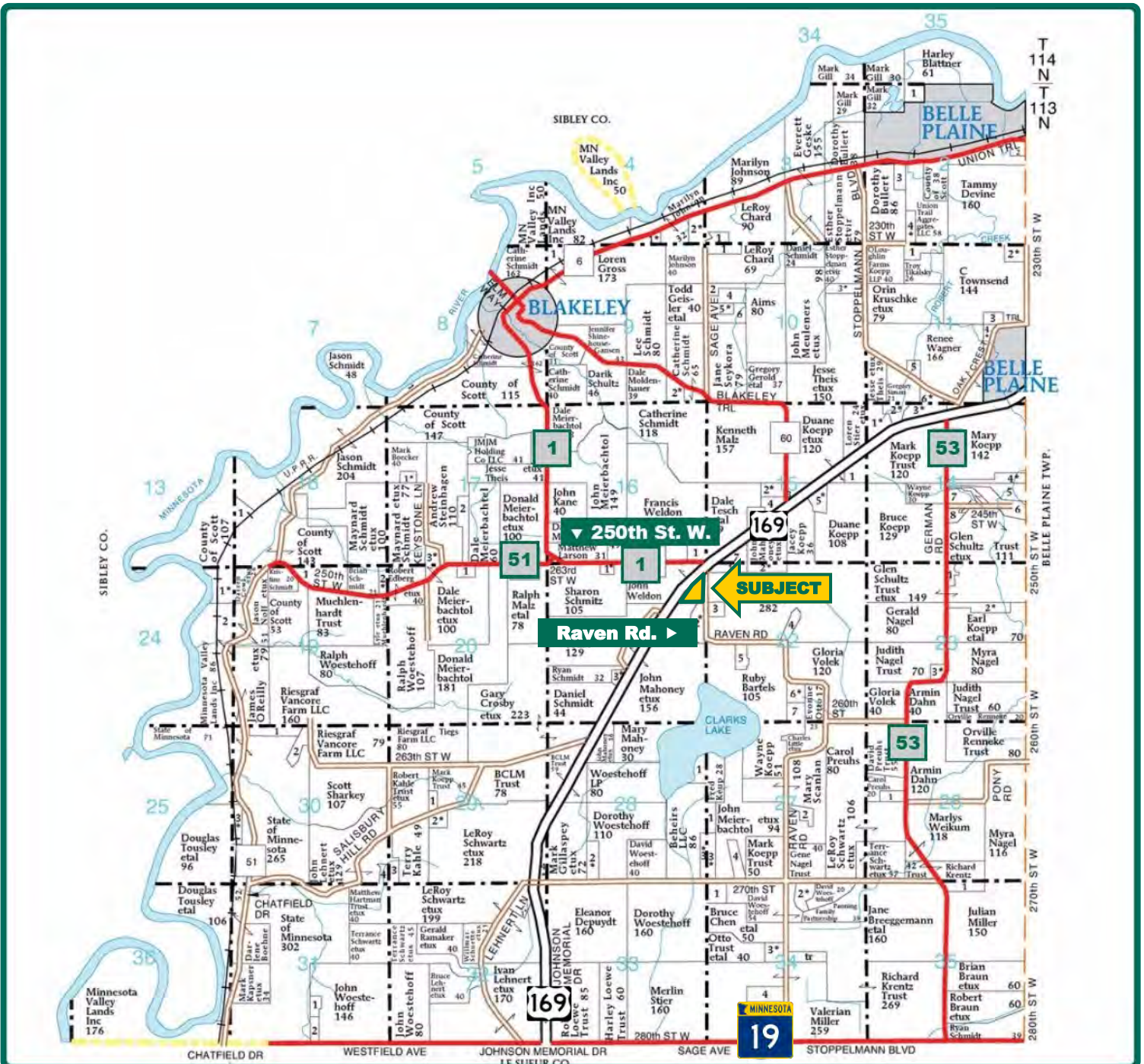
- Located 3½ Miles Southwest of Belle Plaine, Minnesota
- Great Access to Hwy 169 with One Building Right
- 10.88 Estimated FSA/Eff. Crop Acres with a CPI of 89.00

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Plat Map

Blakeley Township, Scott County, MN



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Aerial Photo

14.08 Acres, m/l



FSA/Eff. Crop Acres: 10.88*
Corn Base Acres: 6.80*
Bean Base Acres: 4.08*
Soil Productivity: 89.00 CPI

**Acres are estimated.*

Property Information

14.08 Acres, m/l

Location

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

Legal Description

14.08 acres lying south of Hwy 169 and west of Raven Rd., N½ NE¼, Section 21, Township 113 North, Range 25 West of the 5th P.M.

Price & Terms

- \$180,180
- \$12,796.88/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: \$934.00*
Special Assessments: \$11.00
Taxable Acres: 14.08*

**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

Natural.

FSA Data

Part of Farm Number 7073, Tract 24231
FSA/Eff. Crop Acres: 10.88* NHEL

Corn Base Acres: 6.80*

Corn PLC Yield: 133 Bu.

Bean Base Acres: 4.08*

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.*

Soil Types/Productivity

Primary soil types are Webster-Glencoe and Lester. CPI on the estimated FSA/Eff. crop acres is 89.00. See soil map for detail.

Adam Knewtson

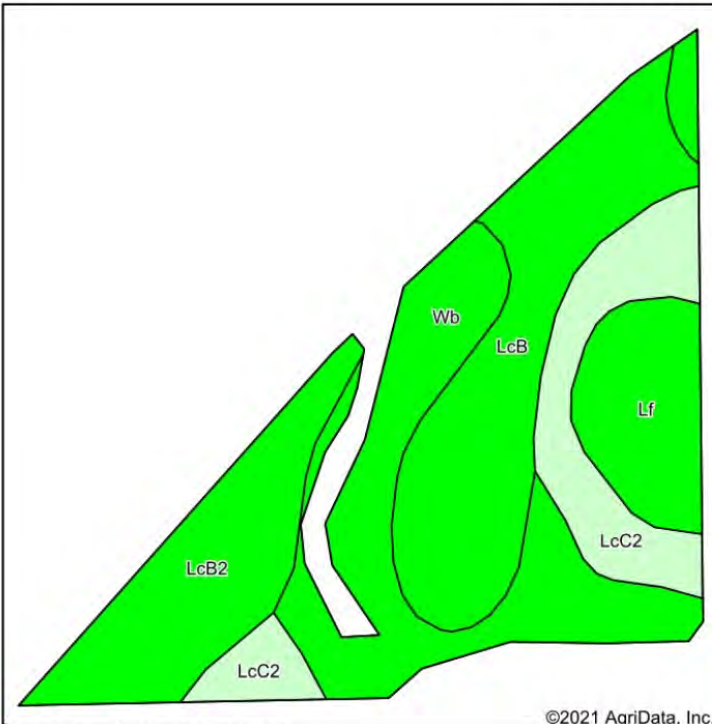
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Soil Map

10.88 Est. FSA/Eff. Crop Acres

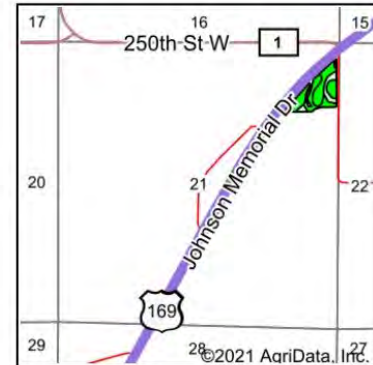


Soils data provided by USDA and NRCS.

Area Symbol: MN139, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
Wb	Webster-Glencoe silty clay loams	2.98	27.4%		IIw	91
LcB	Lester loam, 2 to 6 percent slopes	2.96	27.2%		IIe	91
LcB2	Lester loam, 2 to 6 percent slopes, moderately eroded	1.98	18.2%		IIe	91
LcC2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.74	16.0%		IIIe	76
Lf	Le Sueur-Lester complex, 1 to 6 percent slopes	1.22	11.2%		IIe	95
Weighted Average						89

*c. Using Capabilities Class Dominant Condition Aggregation Method



State: **Minnesota**
County: **Scott**
Location: **21-113N-25W**
Township: **Blakeley**
Acres: **10.88**
Date: **4/26/2021**



Wetland Determination

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

Water & Well Information

None.

Access Easement

The driveway located on Raven Rd. will need to be moved to comply with ROW ordinances.

Additional Land for Sale

Seller has an additional 14.60 acres of land for sale located directly west of this property. 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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Additional Land Aerial Photo



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Property Photos

Description

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