

Acreage For Sale

ACREAGE:

9.77 Acres, m/l

LOCATION:

Blue Earth County, MN



Property *Key Features*

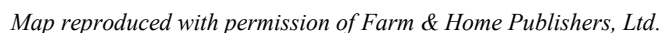
- **Seys Family Farm**
- **Minutes from Mankato and St. Clair**
- **Clean Rural Living; Century Home with Authentic Wood Work & Outbuildings**

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Decoria Township, Blue Earth County, MN



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Aerial Photo

9.77 Acres, m/l



Total Living SF: 2,720

Bedrooms: 6

Bathrooms: 2

Year Built: 1900

ADDRESS:

17627 594th Ave.
Mankato, MN 56001

Property Information

9.77 Acres, m/l

Location

From the intersection of Hwy 22 and 179th St., approximately 7 miles south of Mankato, go east on 179th St. for 2½ miles to Co. Rd. 176/594th Ave., then south ½ mile. The property is on the east side of the road.

Address

17627 594th Ave.
Mankato, MN 56001

Price & Terms

- \$289,900
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2020 Values for Taxes Payable in 2021
Ag-Hmstd Taxes: \$2,757.20
Special Assessments: \$30.80
Net Taxable Acres: 9.77
Parcel ID Number: R35.14.24.300.003

Land Description

Level to rolling.

Drainage

Natural, with some tile. No maps available.

Dwelling

There is a 2-story, 6 bedroom, 2 bathroom, spacious century home which contains 2,720 sq. ft. and was built around 1900.

This house has original wood trim and oak pocket doors with 10' high ceilings on the main floor and main floor laundry.

Outbuildings

There are several outbuildings on the property. There is a 4-stall, detached garage, multiple small outbuildings, one small farrowing barn, one small finishing barn, multiple grain bins, the largest having 32,000 bushel capacity, two small elevator legs, approximately 3,000 bpa.

Water & Well Information

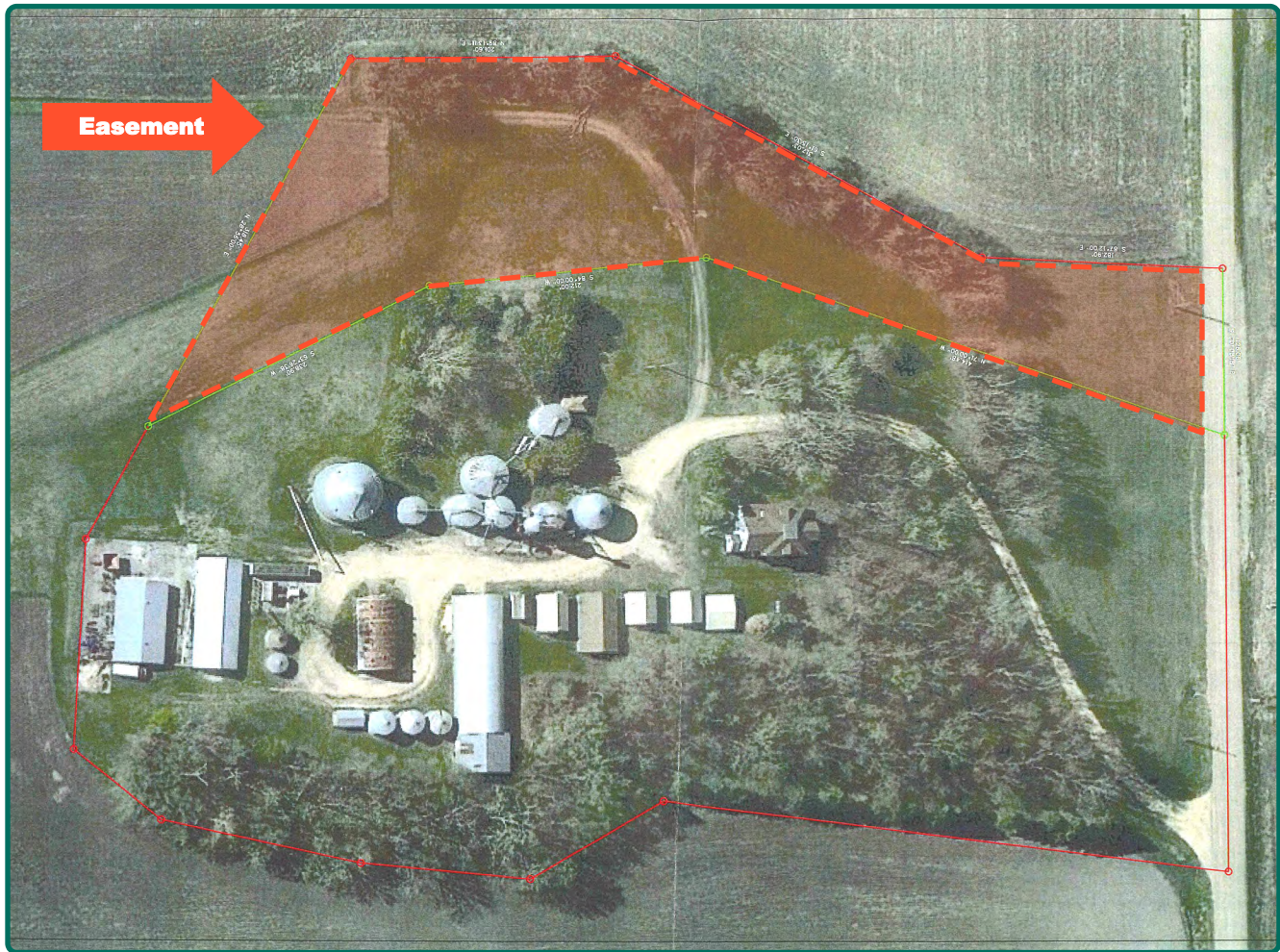
There are two wells on this property. There is one sealed well northeast of the house near the driveway, and there is a second functioning well next to the front door of the house.

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Drainage Easement Map



Easement

There is a drainage easement on this property allowing for repair, maintenance and improvement.

Comments

Beautiful country living just minutes from Mankato. This property has an abundance of mature trees and raspberry bushes. This is outdoor living at it's best located on a quiet country road.

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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Southeast Looking Northeast



South Looking North



Northwest Looking Southeast



Open Field



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South Side of House



West Side of House



Dining Room



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Kitchen



Great Room



Bin Site



Barn Storage



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Raspberry Bush



Ginkgo Tree



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