

# Acresage For Sale

**ACREAGE:**

**3.29 Acres, m/l**

**LOCATION:**

**Blue Earth County, MN**

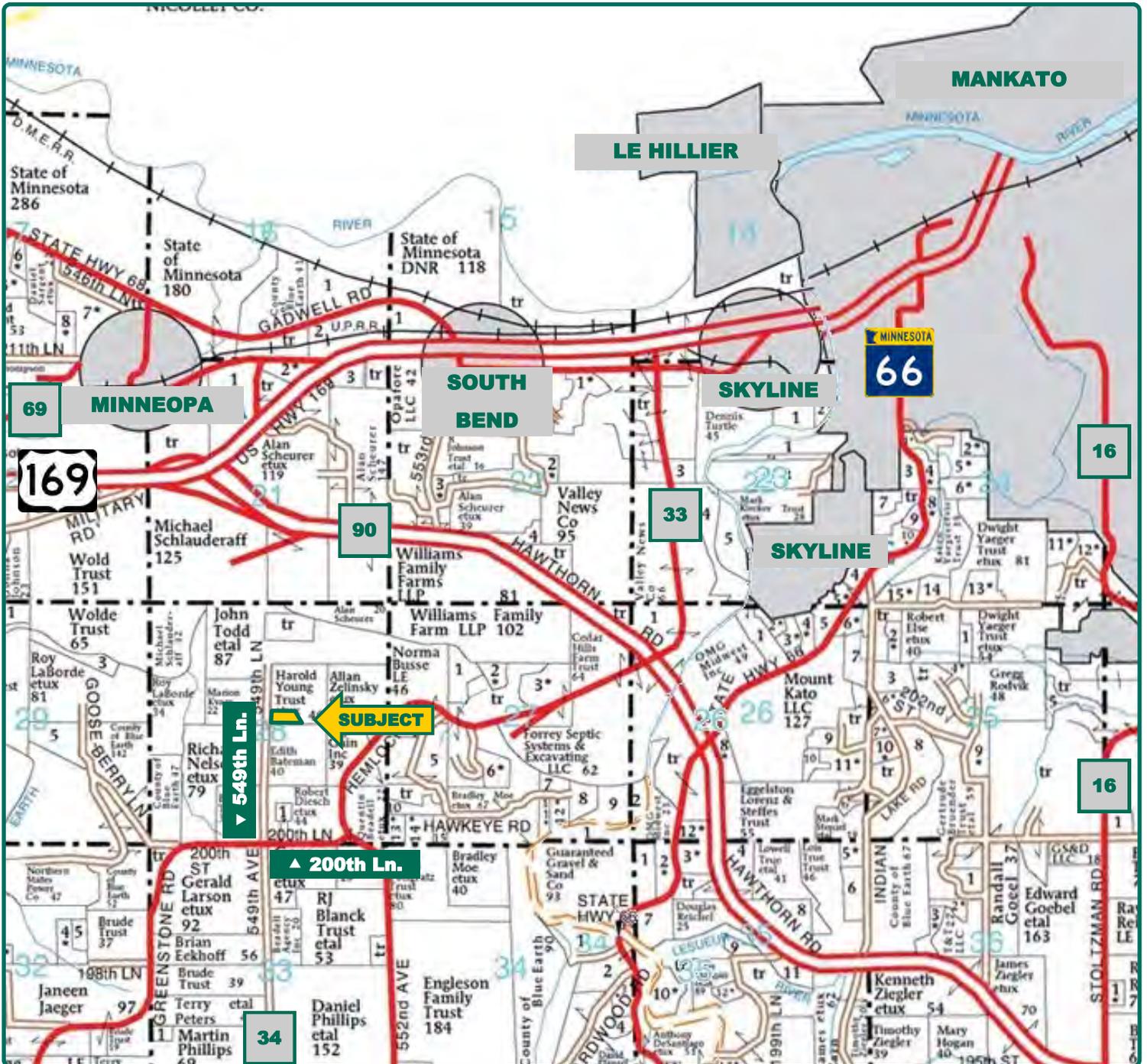


## Property Key Features

- Enjoy Rural Living on Spacious 3.29 Acres, m/l
- Opportunity to Build Equity in this 4 Bed, 3 Bath Home
- Deck Provides Beautiful View of Ravine

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**FSA/Eff. Crop Acres:** 2.26  
**Corn Base Acres:** 1.85\*  
**Bean Base Acres:** 0.35\*  
**Soil Productivity:** 53.00 CPI

*\*Acres are estimated.*

**Total Living SF:** 1,204  
**Bedrooms:** 4  
**Bathrooms:** 3  
**Year Built:** 1985

**ADDRESS:**  
 20241 549th Lane  
 Mankato, MN 56001

## Property Information

### 3.29 Acres, m/l

### Location

From junction of County Rd. 90 and County Rd. 33 in Mankato: go south on Hemlock Rd./ County Rd. 33 for 1¼ miles. Turn west on 200th Lane/County Rd. 34 for ½ mile, then north on 549th Lane/T-389 for ½ mile. Property is on the east side of 549th Lane and on the south side of the driveway.

### Legal Description

Part of the SW¼, NE¼, Section 28, Township 108 North, Range 27 West of the 5th P.M., Blue Earth County, MN.

### Price & Terms

- \$259,000
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes and Special Assessments Payable in 2021  
 Ag Hmstd Taxes: \$2,422.00  
 Special Assessments: \$20.00  
 Total 2021 Real Estate Taxes: \$2,442.00  
 Net Taxable Acres: 3.29  
 Tax Parcel ID #s: R50.08.28.200.014

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 1966, Tract 4637  
 FSA/Eff. Crop Acres: 2.26  
 Corn Base Acres: 1.85\*  
 Corn PLC Yield: 122 Bu.  
 Bean Base Acres: 0.35\*  
 Bean PLC Yield: 34 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 PCNW: Prior Converted Non-Wetland.

### Soil Types/Productivity

Main soil type is Estherville. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 53.00. See soil map for details.

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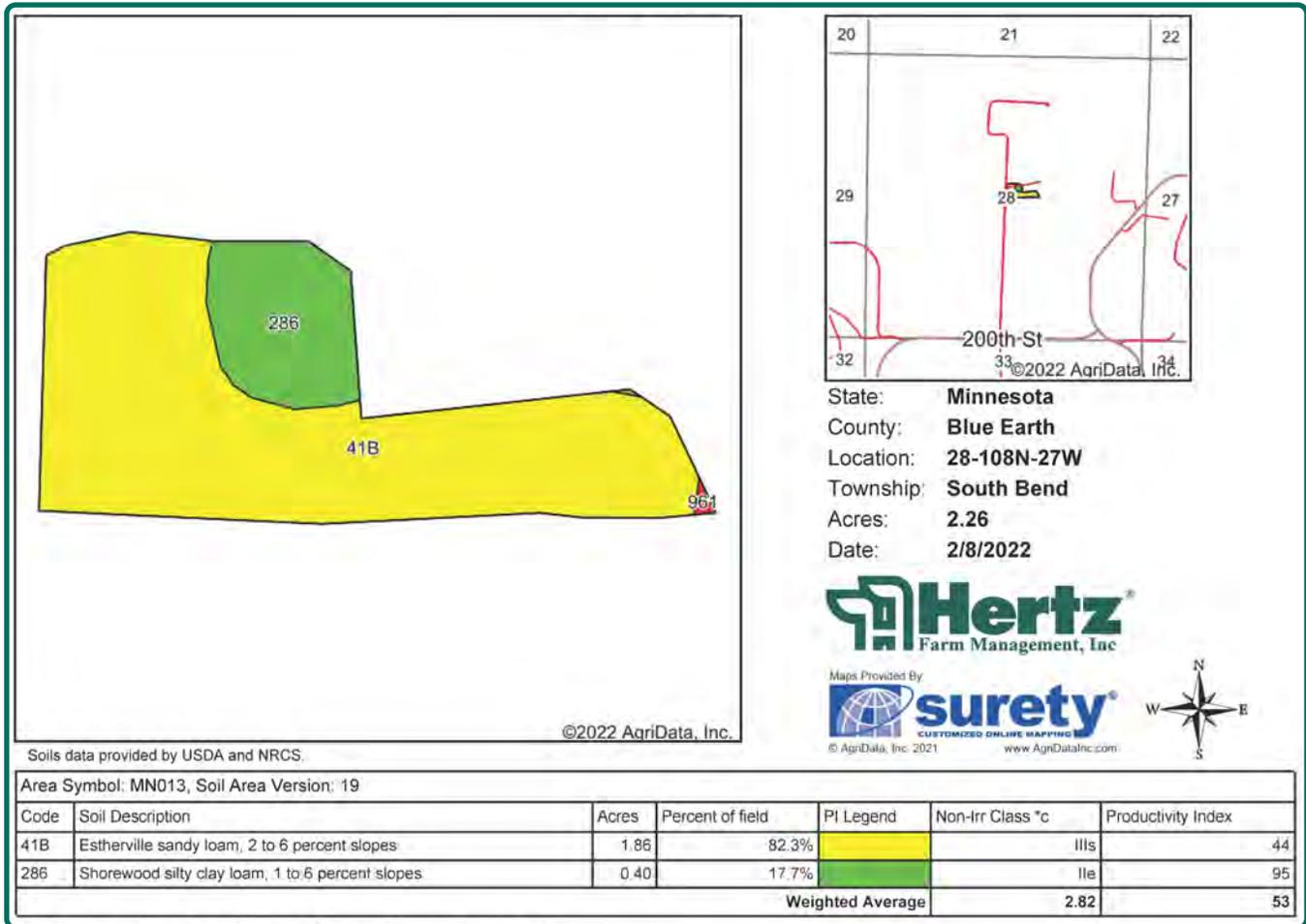
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### Mineral Rights

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

### Land Description

Level to rolling.

### Drainage

Some tile draining east. No maps available.

### Buildings/Improvements

8' x 8' Outdoor Lawn Shed

### Dwelling

1-story rambler built in 1985 with 1,204 square feet. There are 4 bedrooms and 3 bathrooms (full, ¾, and a ½). Home has a gas fireplace, finished basement, owned water softener, and an attached 2-stall garage. Repairs are needed around the home.

### LP Tank

LP fuel will be prorated to day of closing.

### Water & Well Information

There is a shared well on the neighbor's property. Well is located north of the driveway.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Living Room



Kitchen and Living Room



Kitchen and Living Room



Kitchen



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Bedroom 1 Southeast



Bedroom 2



Bedroom 3



Bedroom 4 in Basement



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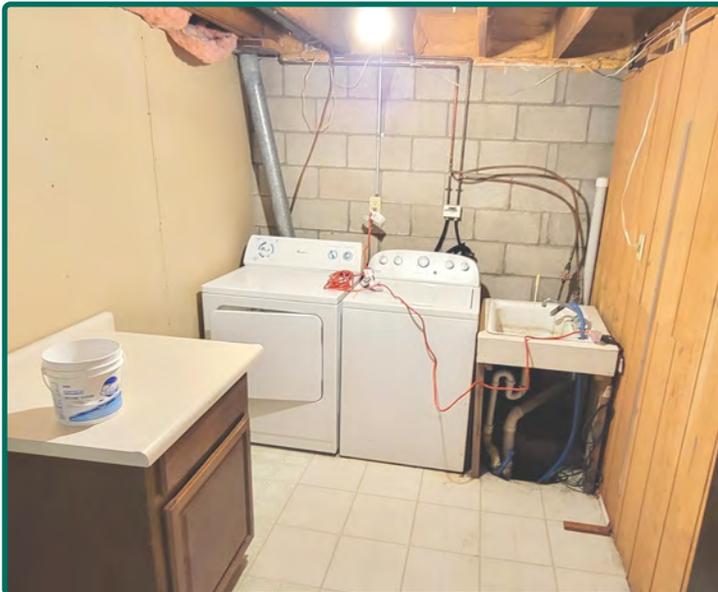
Basement Bathroom



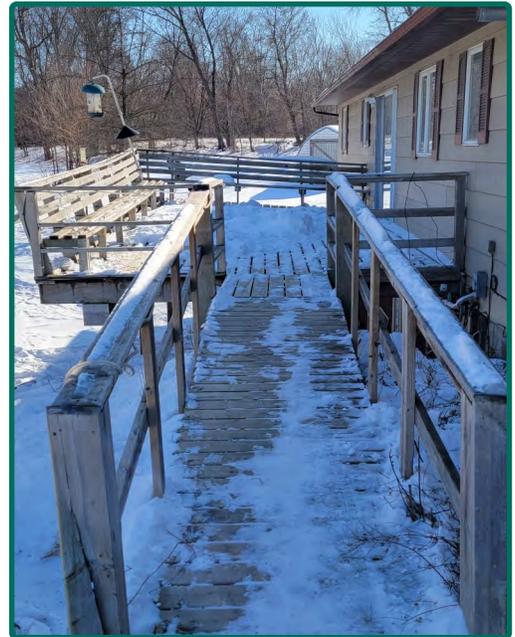
Basement Family Room and Fireplace



Basement Utility/Laundry Room



Deck Overlooking Ravine



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Looking Southeast



Looking South



Looking East



Looking Northeast



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