

Updated Country Home with a Newer Machine Shed



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7.00 Acres, m/l
Brown County, MN



Location

From Searles: Go west on Co. Rd. 24 for 3 miles, then continue on 180th St. for 1 mile, then south on 170th Ave. for 1 mile, and then west on 170th St. for 2.4 miles. Property is located on the south side of the road.

Simple Legal

Part of the NW¼ NE¼ of Section 33, Township 109 North, Range 31 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

Address

19415 170th St.
New Ulm, MN 56073

Price & Terms

PRICE REDUCED!

- ~~\$579,900~~ \$524,900
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable in 2025
Ag-Hmstd Taxes: \$1,815.00*
Special Assessments: \$20.00*
Total 2025 Real Estate Taxes: 1,835.00*
Net Taxable Acres: 7.00*
**Taxes estimated pending survey and tax parcel split. Brown County Treasurer/ Assessor will determine final tax figures.*

Land Description

Nearly level.

Dwelling

There is a single-story house, built in 1973, with 1,608 sq. ft. of living space with two-bedrooms, two-bathrooms, an unfinished basement, and a 3-stall attached garage.

Buildings/Improvements

- 60' x 105' Machine Shed (2011)
- 24' x 60' Cattle Pole Barn (1980)
- 20' x 20' Detached Garage (1932)

Water & Well Information

There are two wells that service the property. One well is located near the southeast corner of the three-stall garage. The other well is located east of the house next to an outbuilding.

Survey

Property will be surveyed at Seller's expense to remove acreage from farmland. Final sale price will not be adjusted up/down based on final surveyed acres.



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.

Southeast looking Northwest



Southwest looking Northeast



Front View of the House



60' x 105' Machine Shed



Detached Garage



Dining Room



Living Room



Updated Kitchen



Island & Pantry



Bedroom



Laundry Area



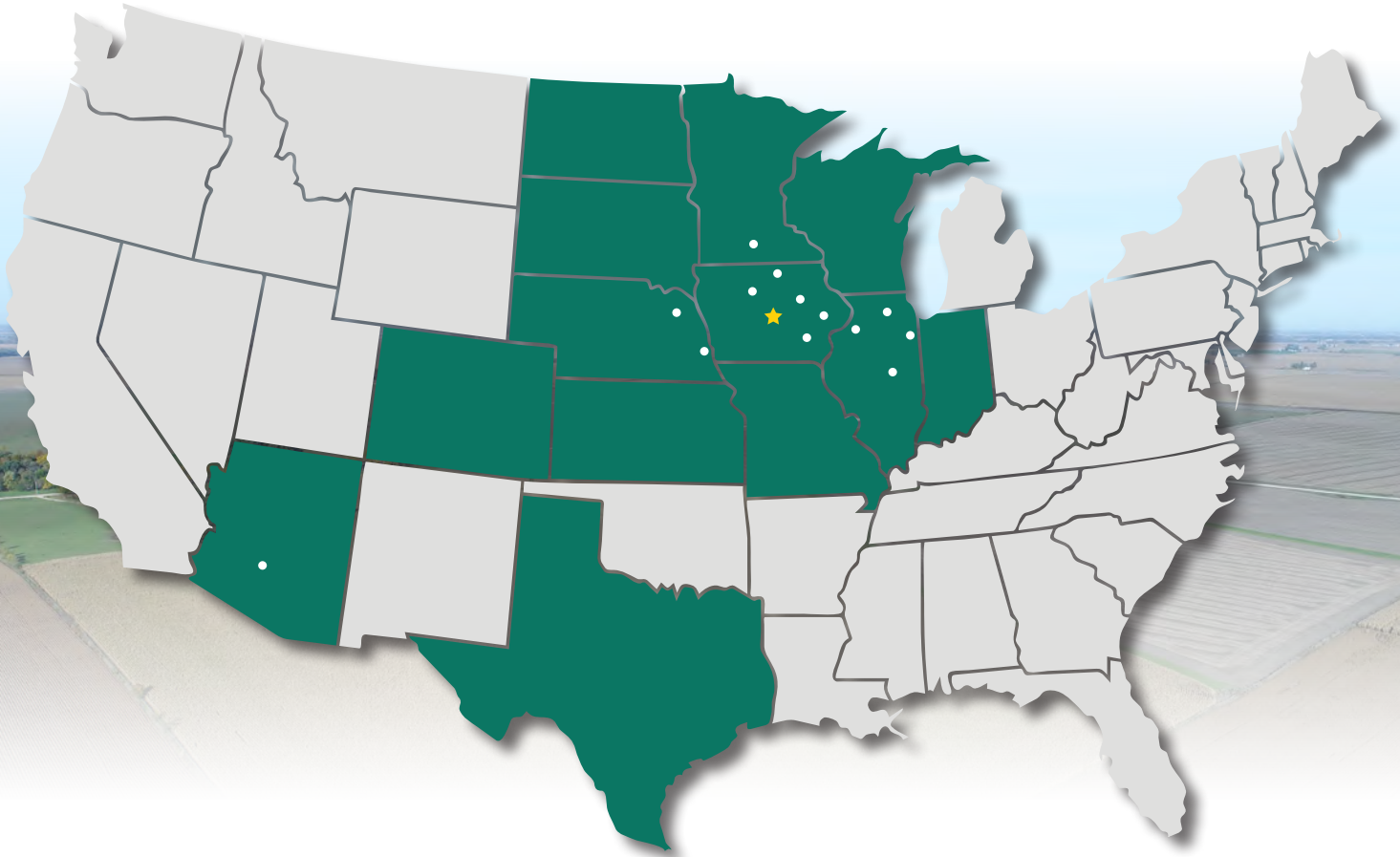
Walk-In Shower & Bathtub



Bathroom



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