

LAND FOR SALE

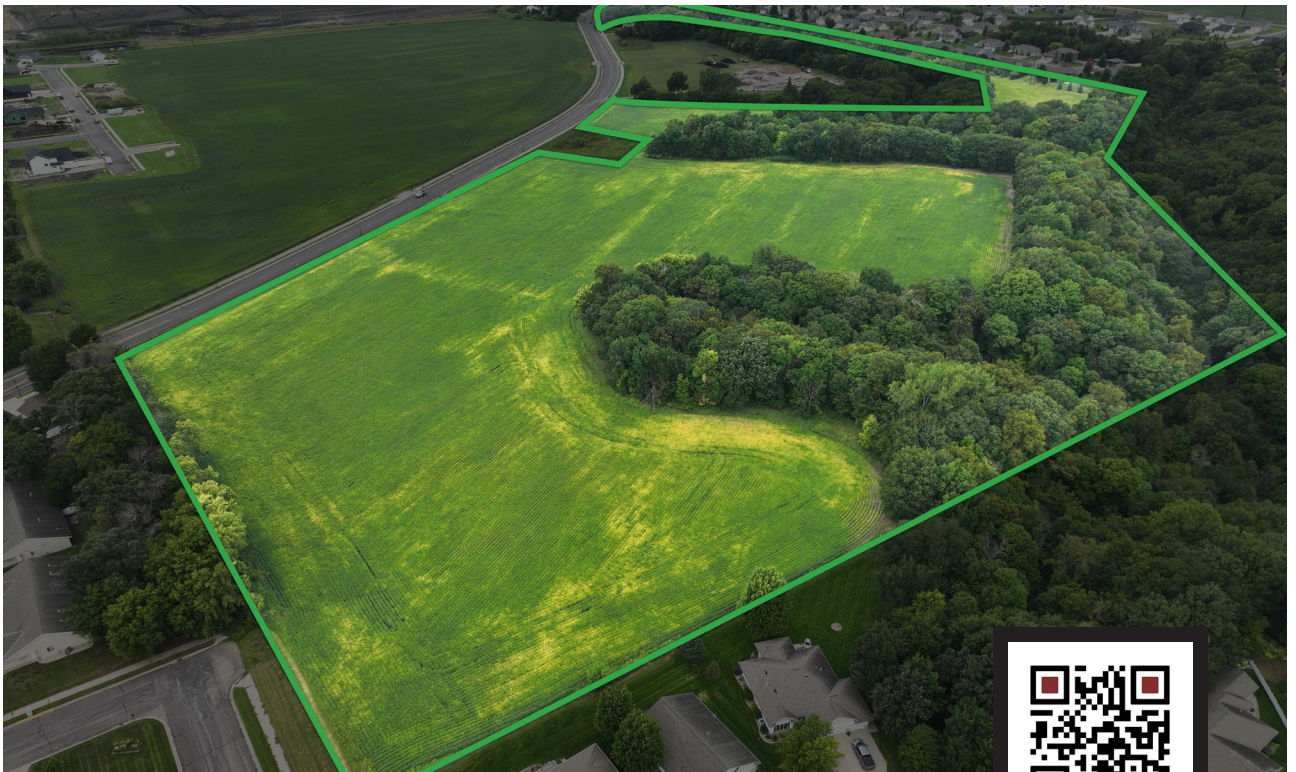


43.39± ACRES

SLJ Holdings

Belgrade Township, Nicollet County, Minnesota

38600 498th Street | North Mankato, MN 56003



FOR SALE
\$1,075,000

Scan to view this
property and
register online.



FOR ADDITIONAL INFORMATION CONTACT:

Steve Kibble

LAND SPECIALIST

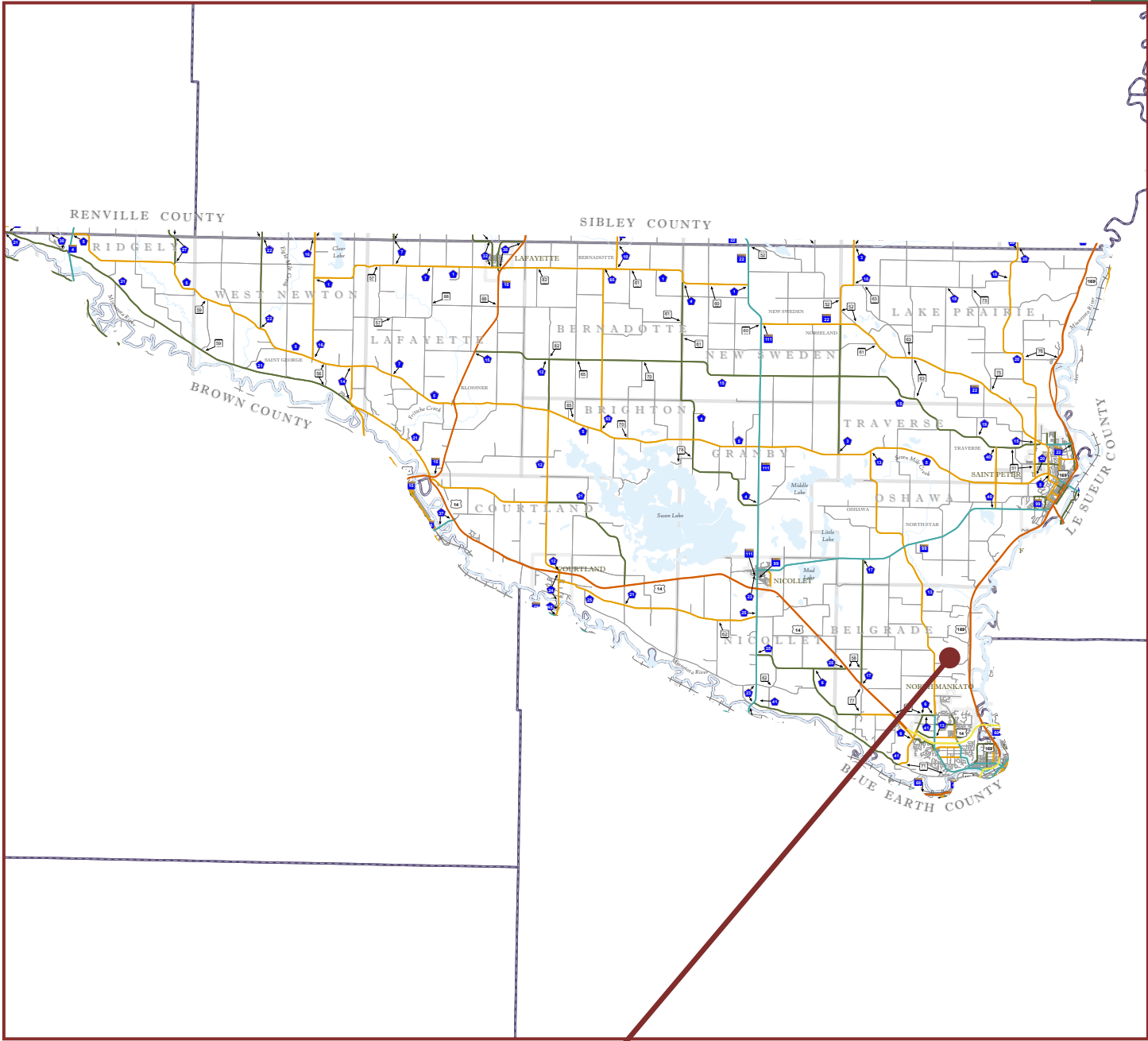
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wingertlandservices.com

Nicollet County

Minnesota



Subject Property

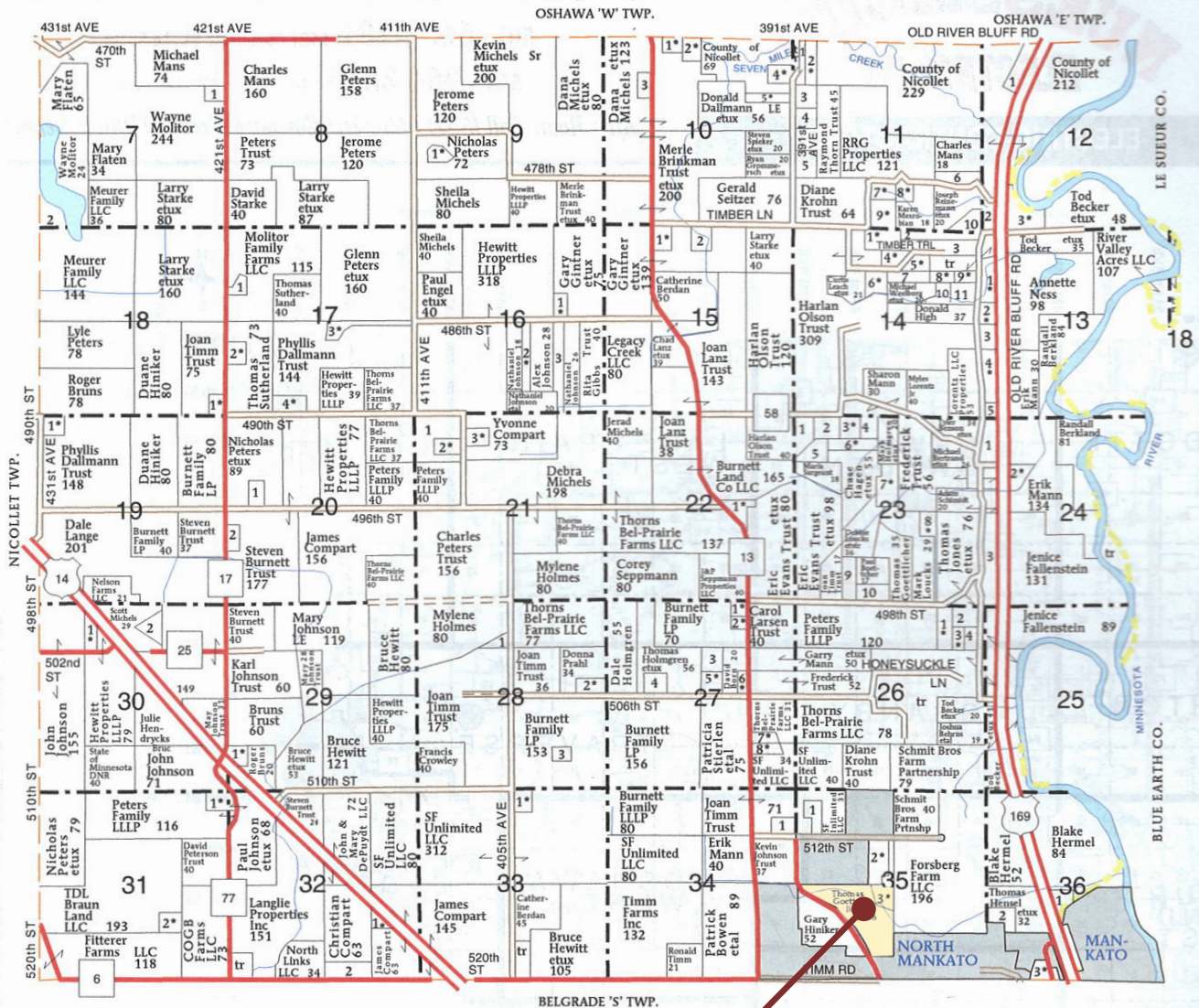
Belgrade Township

Nicollet County | T109N-R27W

T-109-N

BELGRADE 'N' PLAT

R-27-W



Subject Property

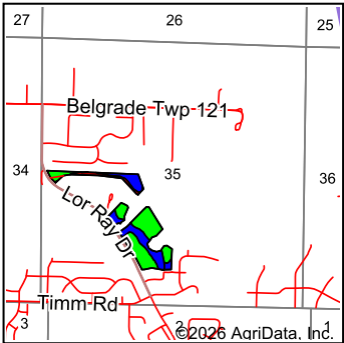
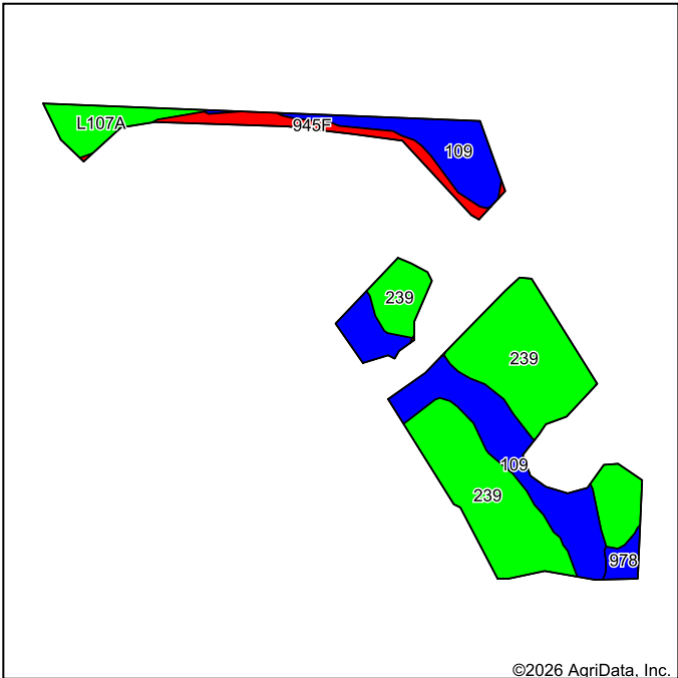
Property Information

DESCRIPTION:	N 120 Ac of SW 1/4 lyg NEly of CL LorRay Dr "Ex .98 ac" "Ex 10.03 ac" "Ex 6.40 ac" "Ex .56 ac" "Ex .55 ac" "Ex .25 ac" +47.98 ac	
TAX ID#:	010350805	
REAL ESTATE TAXES:	Estimated Ag Non-Homestead Taxes	\$2,674.00
	Special Assessment	\$0.00
	Total Estimated Tax & Specials	\$2,674.00
*Special Assessments	City of Mankato - Total Estimated Tax & Specials	\$235,000.00
FSA INFORMATION:	Total Acres	43.39± acres
	FSA Tillable Acres	26.00± acres
RENT/LEASE INFORMATION:	Leased through 2026 crop year.	
DESCRIPTION:	This beautiful 43-acre wooded property is located in the heart of upper North Mankato and offers an exceptional opportunity for upscale residential development. The site's natural topography may support multiple wooded ravine lots, creating a distinctive setting for future homeowners. Development concepts could include larger, multi-acre home sites or a more compact neighborhood featuring smaller patio-home-style residences. Situated directly off Lo Ray Drive, the property is conveniently located near schools, restaurants, and many of the amenities North Mankato has to offer.	
SOIL DESCRIPTION:	Le Sueur loam, Cordova clay loam, Canisteo-Glencoe complex, Lester-Belview complex, Cordova-Rolfe complex. See Soil Maps.	
CROP PRODUCTIVITY INDEX (CPI):	N/A	
TOPOGRAPHY:	Level.	
DRAINAGE:	N/A	
CRP:	N/A	
NRCS CLASSIFICATION ON TILLABLE ACRES:	N/A	
OTHER:	The property has been recently surveyed.	

Wingert Land Services stipulated they are representing the Seller exclusively in this transaction.

The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Wingert Land Services, or its staff. Package is subject to prior sale, price change, correction or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property "as is, where is, with All Faults" condition.

Soils Map



State: **Minnesota**
County: **Nicollet**
Location: **35-109N-27W**
Township: **Belgrade**
Acres: **23.85**
Date: **9/10/2026**



Soils data provided by USDA and NRCS.

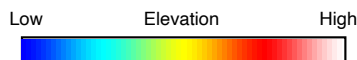
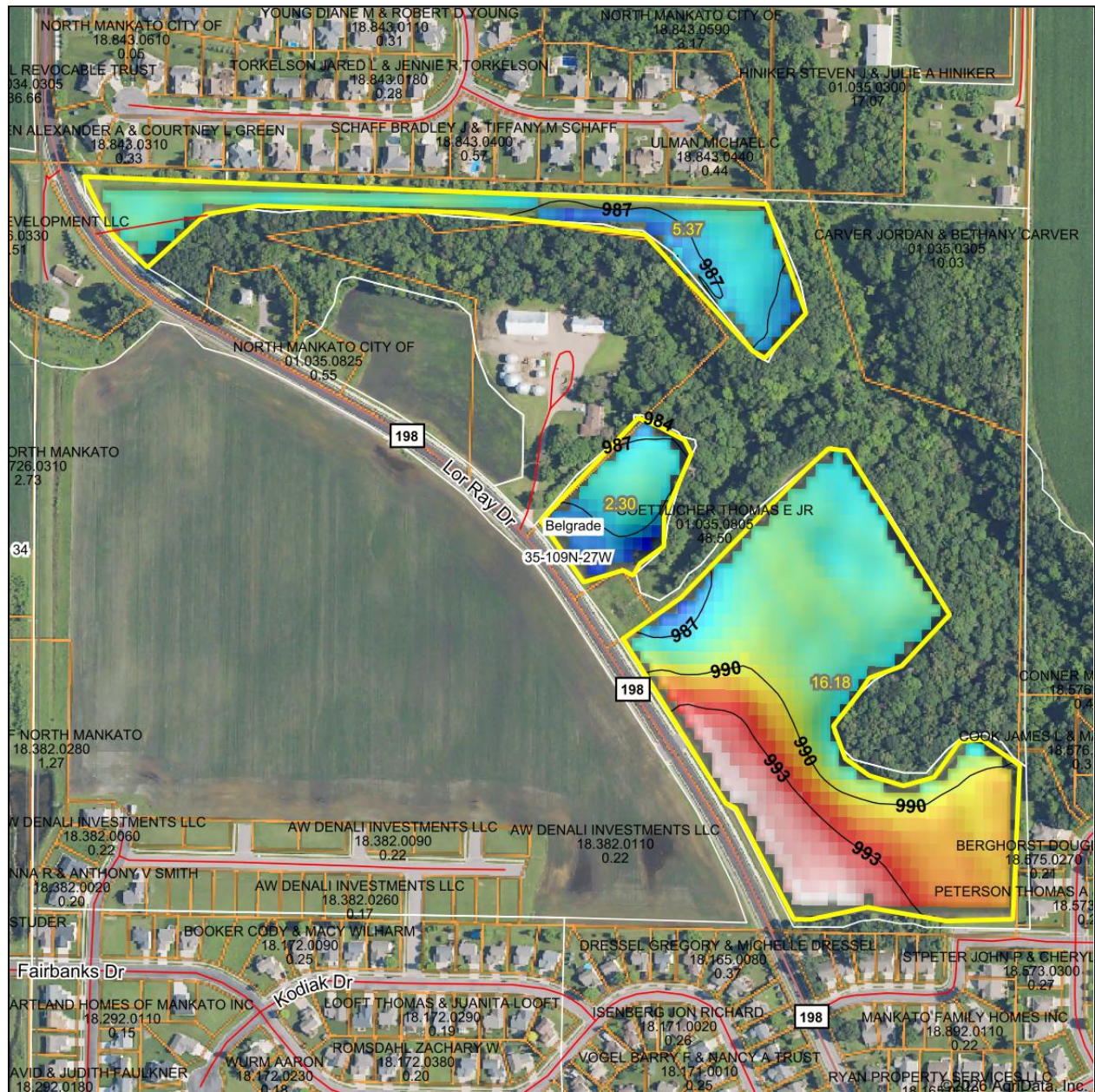
Area Symbol: MN103, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
239	Le Sueur loam, 1 to 3 percent slopes	12.77	53.5%		lw	97	90	90	84
109	Cordova clay loam, 0 to 2 percent slopes	7.74	32.5%		llw	87	85	85	82
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.49	6.2%		llw	91	81	72	81
945F	Lester-Belview complex, 22 to 40 percent slopes	1.36	5.7%		Vlle	6	23	23	16
978	Cordova-Rolfe complex, 0 to 2 percent slopes	0.49	2.1%		llw	86	84	84	77
Weighted Average					1.75	88	*n 83.9	*n 83.3	*n 79.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade

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Source: USGS 10 meter dem

Interval(ft): 3

Min: 984.9

Max: 995.7

Range: 10.8

Average: 989.7

Standard Deviation: 2.49 ft

0ft 415ft 830ft



35-109N-27W
Nicollet County
Minnesota

Boundary Center: 44° 12' 3.4, -94° 2' 39.29

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Property Images

SE Corner Looking NW



NW Corner Looking SE



Property Images

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SW Corner Looking NE



NE Corner Looking SW



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Thank you.

Thank you for allowing us the opportunity to present this property to you.
If you have questions or would like additional details, we're here to help.



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