



112 Ac Bldg Eligibility-Tillable-Pasture-CRP!

112.2 +/- Acres (\$8,800/acre) | Le Sueur County, MN | \$987,400



ADDRESS

0 310th Lane
New Prague, MN 56071

LOCATION

From New Prague, head East on Hwy 19E/State Hwy 13 N, 0.4 miles; turn right onto 141st Ave, 1 mile; turn left onto 15th St SE/290th St, 50'; turn right onto 141st Ave, 2.1 miles; turn right onto 310th Ln, 0.4 miles and arrive at your destination.

PROPERTY SUMMARY

112.20 acres that will allow you to build your dream country home; allow you to farm the tillable land; provides pasture (or hay ground) if you desire animals (horses, cattle, etc), and CRP that offers an annual income through 2031.

Enjoy the panoramic view offered with this secluded building site, as well as the close proximity to New Prague; likewise to the Twin Cities.

There are approximately 72 acres tillable with CPI 80.9; +/-14.03 acres CRP; 20.90 acres pasture (or hay ground); 2.47 acres woods; 2.42 acres road/ditch.

The CRP contracts run through 9-30-2031 and provides an income of \$3,421 annually.

The pasture has been used with cattle, as well as for hay production.

Fall tillage has been completed and is ready for you for spring planting!

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