



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Mankato - Agricultural Land FOR SALE

23028 589th Ave., Mankato, MN 56001



**Great future
development
possibilities!**

PROPERTY INFORMATION

- * \$2,500,000.00
- * 150.20 Acres
- * Blue Earth County PID R40.04.34.200.001
- * 2011 Taxes \$5,824.00
- * Zoned Agriculture
- * CSAH 12 (589th Ave.) Extension to TH 14 Interchange complete Fall 2011
- * Near US Routes 14, 169 and MN. State Highways 22 and 60
- * Mankato water, sewer, electric and fiber-optics on 589th Avenue
- * Railroad on SW section of property
- * Adjacent to airport
- * WalMart Distribution Center going in South at Highway 14 and CSAH 12



Contact:

**WAYNE ELAM
(763) 229-4982**

WElam@commrealtysolutions.com

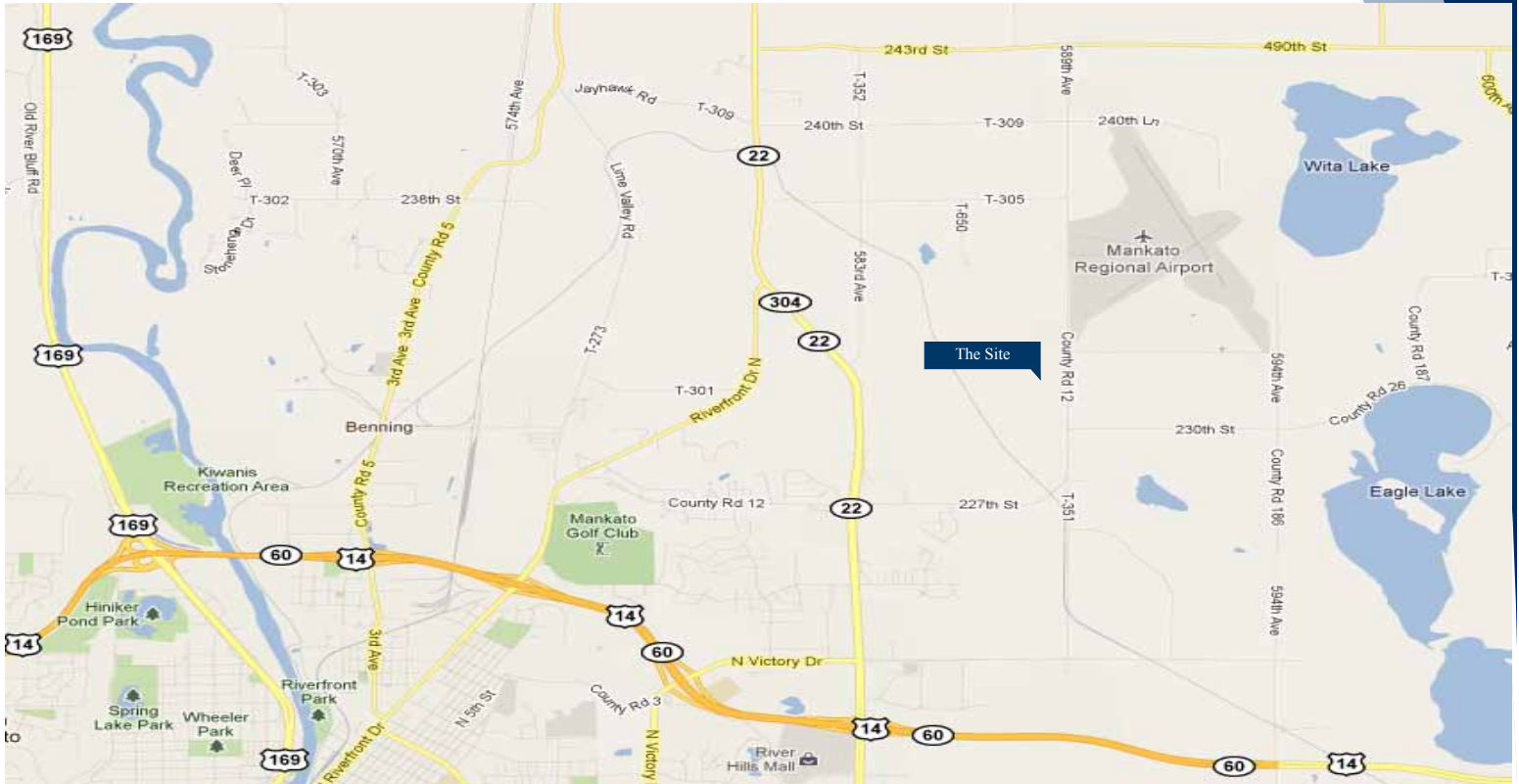


3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Mankato - Agricultural Land

FOR SALE

23028 589th Ave., Mankato, MN 56001



PROPERTY INFORMATION

- * Mankato is a major regional center designated as the 14th Most Livable Micropolitan City in the Nation.
- * America's Promise has named Greater Mankato to its list of Top 100 communities for young people for 4 years running.
- * AARP Magazine placed community in "Cities to Watch"

TRAFFIC COUNTS - 2009

- * Highway 60 - 35,500 VPD
- * Highway 169 - 26,000 VPD
- * Highway 22 - 12,000 VPD
- * CSAH 12 - 2,800 VPD

Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com