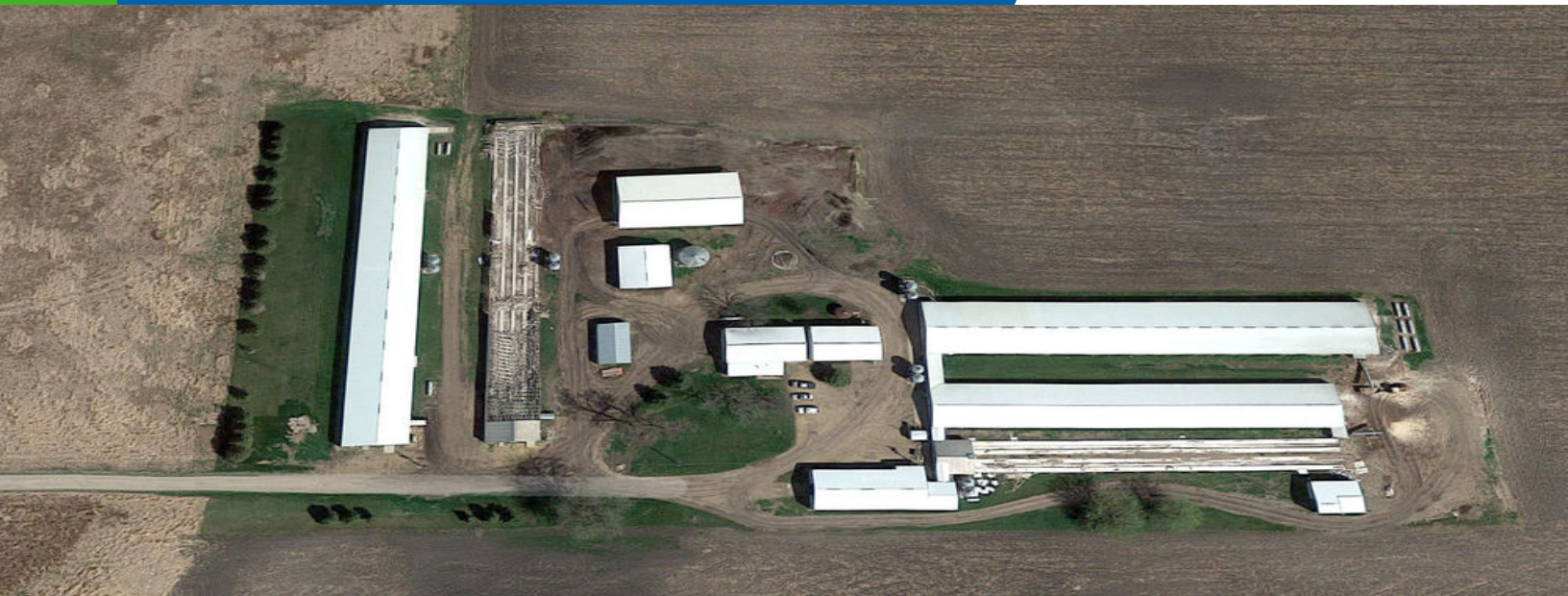


NORTH MANKATO - U S HWY 14 - 42862

FOR SALE

\$599,000



42862 U S HWY 14, NORTH MANKATO, MN 56003

Property Description

Former Belgrade Pullets poultry operation for sale located approximately 8 miles West of North Mankato, MN. Site is zoned for one residential dwelling and 3,600 animal units (300,000 layers and pullets). Property features 3 pullet barns, 2 manure barns, storage building, shop with electrical service, Morton machine shed, workshop with employee lounge, and insulated office with concrete floor and 3/4 bathroom. Also included is all poultry equipment: generators, feeding, watering and ventilation systems and manure handling systems.

Property Highlights

- Turn-key poultry operation
- All buildings and equipment included in price
- Excellent visibility and easy access to Hwy 14



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OFFERING SUMMARY

Sale Price: \$599,000

Lot Size: 21.54 Acres

Zoning: Agricultural - to determine

Sale Price / SF: \$0.64

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	1,183	19,478	40,455
Total Population	3,026	49,638	107,181
Average HH Income	\$74,207	\$61,949	\$61,001



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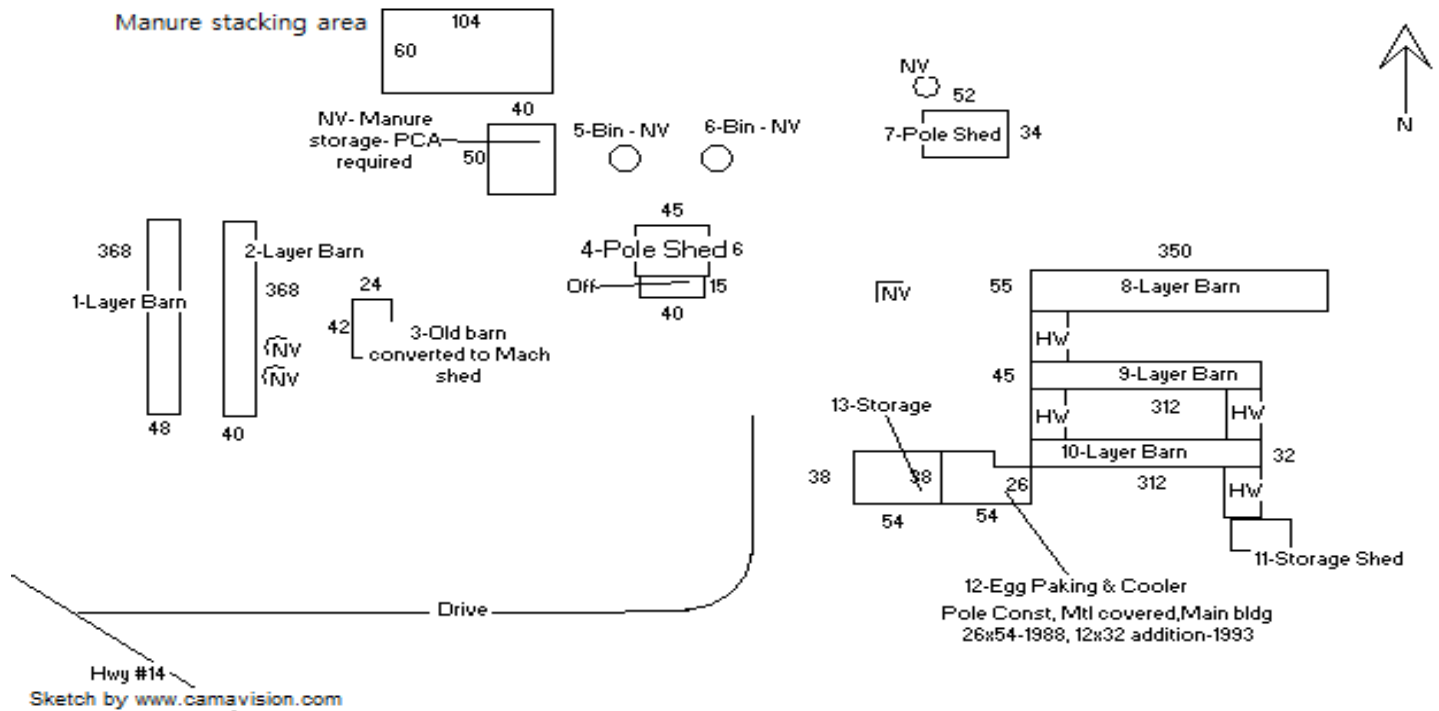
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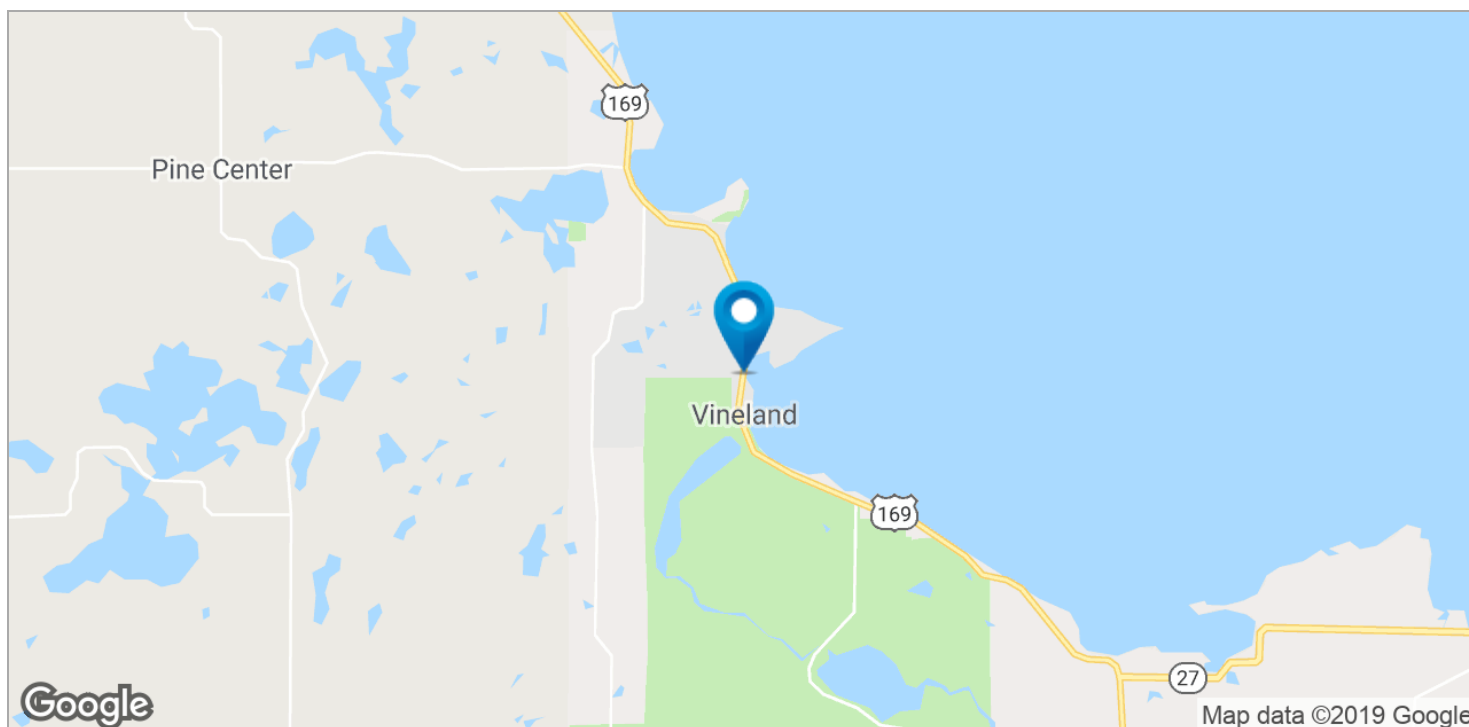
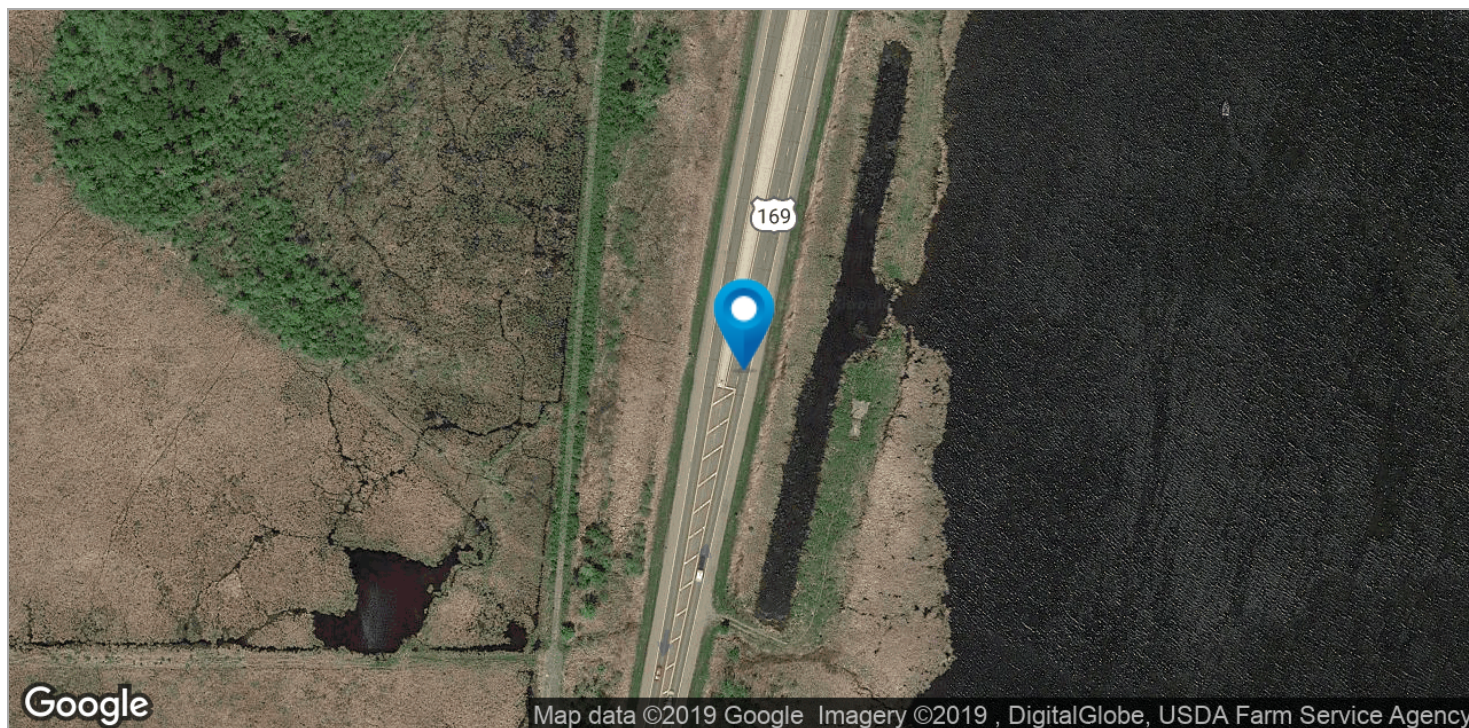
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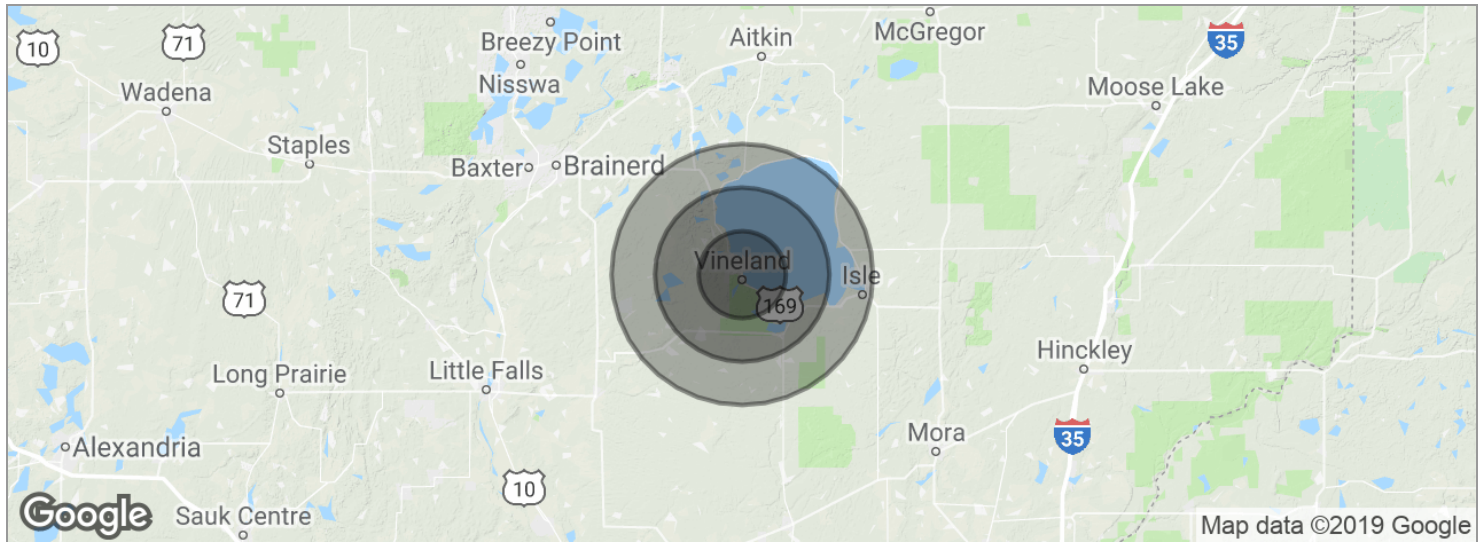
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	3,026	49,638	107,181
Median age	39.0	32.4	31.8
Median age (male)	37.7	31.6	30.9
Median age (Female)	41.3	34.3	33.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	1,183	19,478	40,455
# of persons per HH	2.6	2.5	2.6
Average HH income	\$74,207	\$61,949	\$61,001
Average house value	\$229,091	\$191,106	\$193,455

* Demographic data derived from 2010 US Census



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