

Brownton MN

XXXX Leaf Ave,
with deeded access & survey.

**Approx. 30 Acres of
Recreation Land,
part tillable, Trees
and Pasture**



Wet Land, Tillable, Pasture, Trees

Property Address, not assigned : XXXX Leaf Ave, Brownton MN

Located: 3 miles West of Glencoe on U.S. Hwy 212, continue 5 miles South on MN Hwy 22 to New Auburn, then 1.3 miles West on Sibley CR 15, then West on McLeod CR 17 for 1/2 mile to Leaf Ave, then South 3/10 mi. to Creek. The property is on the East side of the road.

Parcel Description: Wet Land, Tillable Field & trees. Property will have a deeded access. High Island Creek on West side of parcel. Approx. 10 acres tillable, approx. 15 acres pasture, tree coverage is light.

Part Legal: PO N $\frac{1}{2}$ of NE $\frac{1}{4}$ S25-T114 -R29W, Penn Twp. McLeod Co. MN

Actual legal of parcel to be described by surveyor, which is agreeable to both buyer & seller and conforms to McLeod County Zoning Regulations.

Approximately 30 Acres @ \$2,500./per acre = \$75,000.



John J. Radde, Realtor - CRS, GRI



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