

MIDWEST LAND GROUP PRESENTS

4 ACRES IN

LE SUEUR COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 4 ACRE BUILDABLE LOT SOUTH OF TWIN CITIES

Located right between Mankato and Faribault in Kilkenny, Minnesota, this gorgeous 4 +/- acre buildable property has it all. Mostly wooded with a level build site already cleared, a completed perc test, and electric hooked up, this property is ready to host your dream home or seasonal getaway. The property offers roughly 495 feet of frontage on paved 151st Avenue, a short 1.5-mile jog over to State Highway 13 for quick commuting,

and stunning views of rolling farmland and hardwood stands. With a very reasonable commute to multiple cities and nearby lakes in every direction, this location is the perfect blend of convenience and rural southern Minnesota charm.

This is one you won't want to miss! Call Dan Mozdren at (952) 563-9809 for details or to schedule a showing.



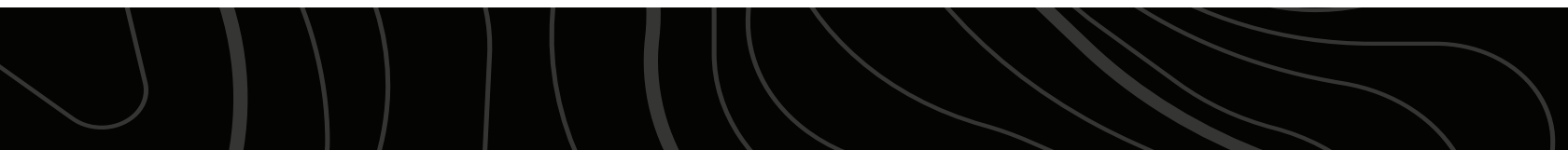
PROPERTY FEATURES

PRICE: **\$65,000** | COUNTY: **LE SUEUR** | STATE: **MINNESOTA** | ACRES: **4**

- Hardwood timber
- Established drive
- Cleared, level build site
- Perc test completed
- Electric hooked up
- Stunning views
- 35 minutes from Mankato
- 20 minutes from Faribault
- 6 minutes from Waterville
- Waterville-Elysian-Morristown Schools

CLEARED, LEVEL BUILD SITE

Mostly wooded with a level build site already cleared, a completed perc test, and electric hooked up, this property is ready to host your dream home or seasonal getaway.



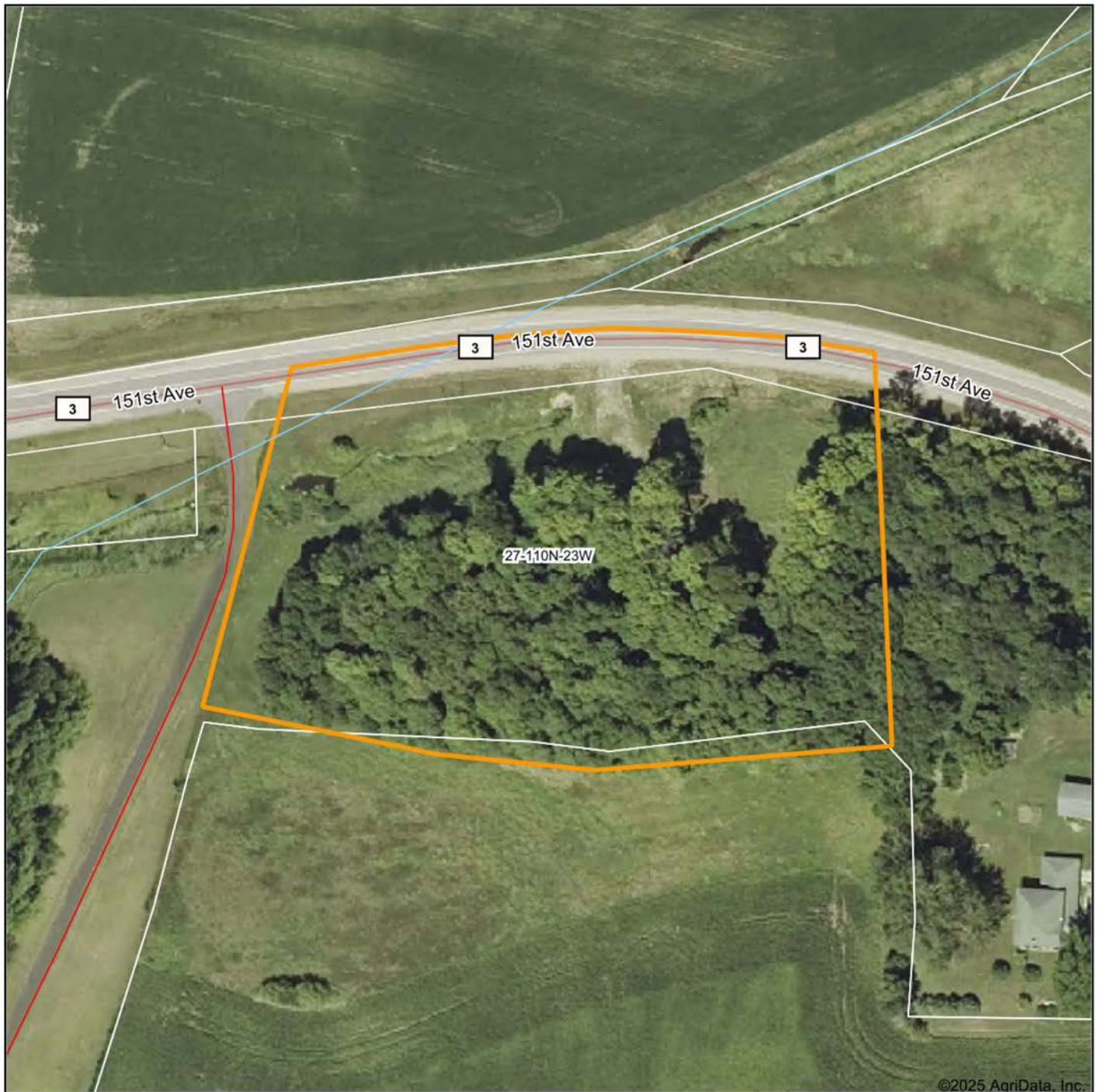
495 FEET OF PAVED 151ST AVE FRONTAGE



HARDWOOD TIMBER



AERIAL MAP



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Map Center: 44° 17' 56.67, -93° 34' 10.97

0ft 130ft 261ft



Maps Provided By:



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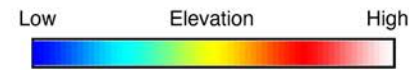
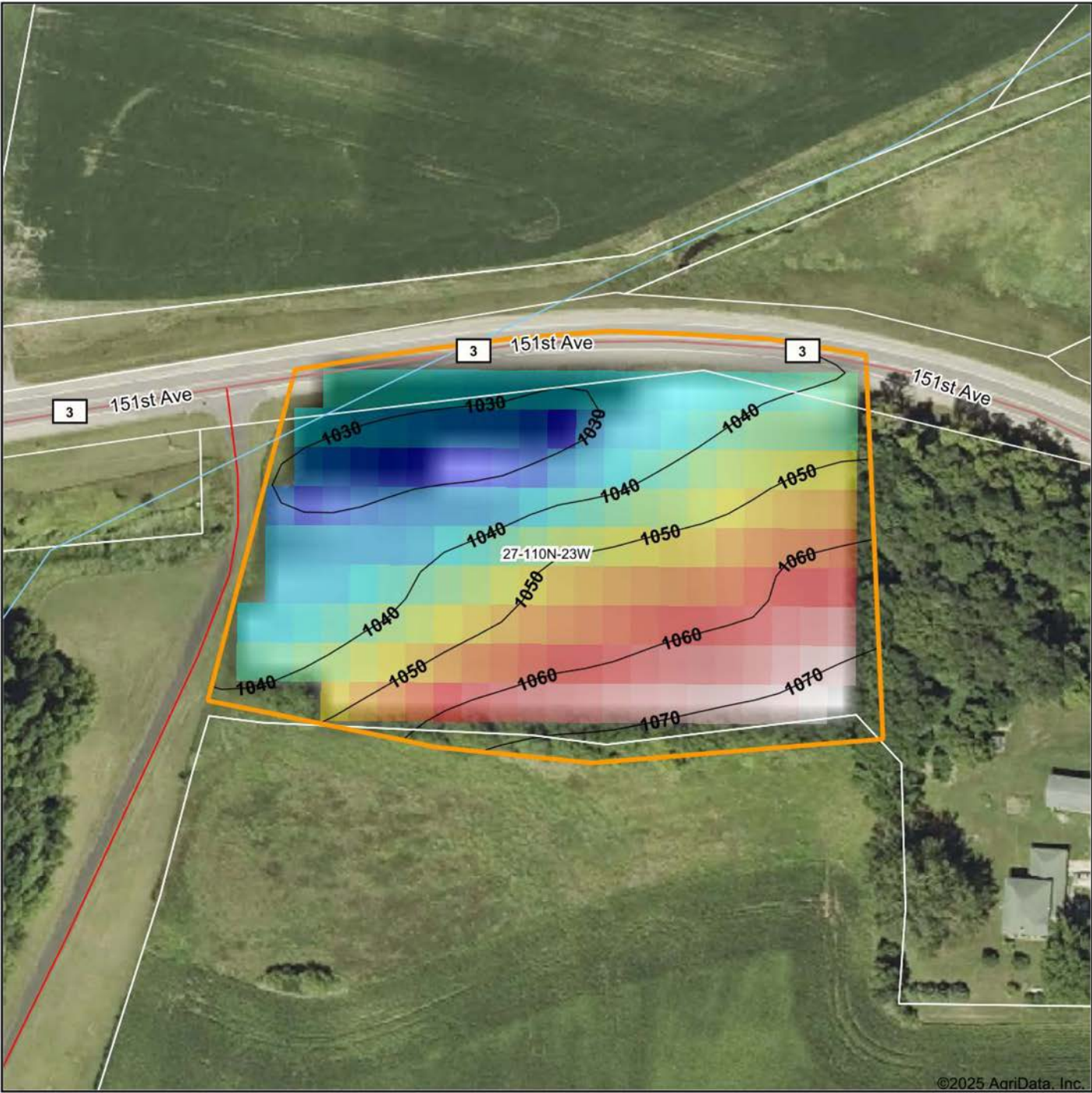
27-110N-23W
Le Sueur County
Minnesota



10/29/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

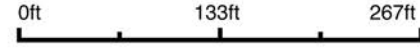
TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

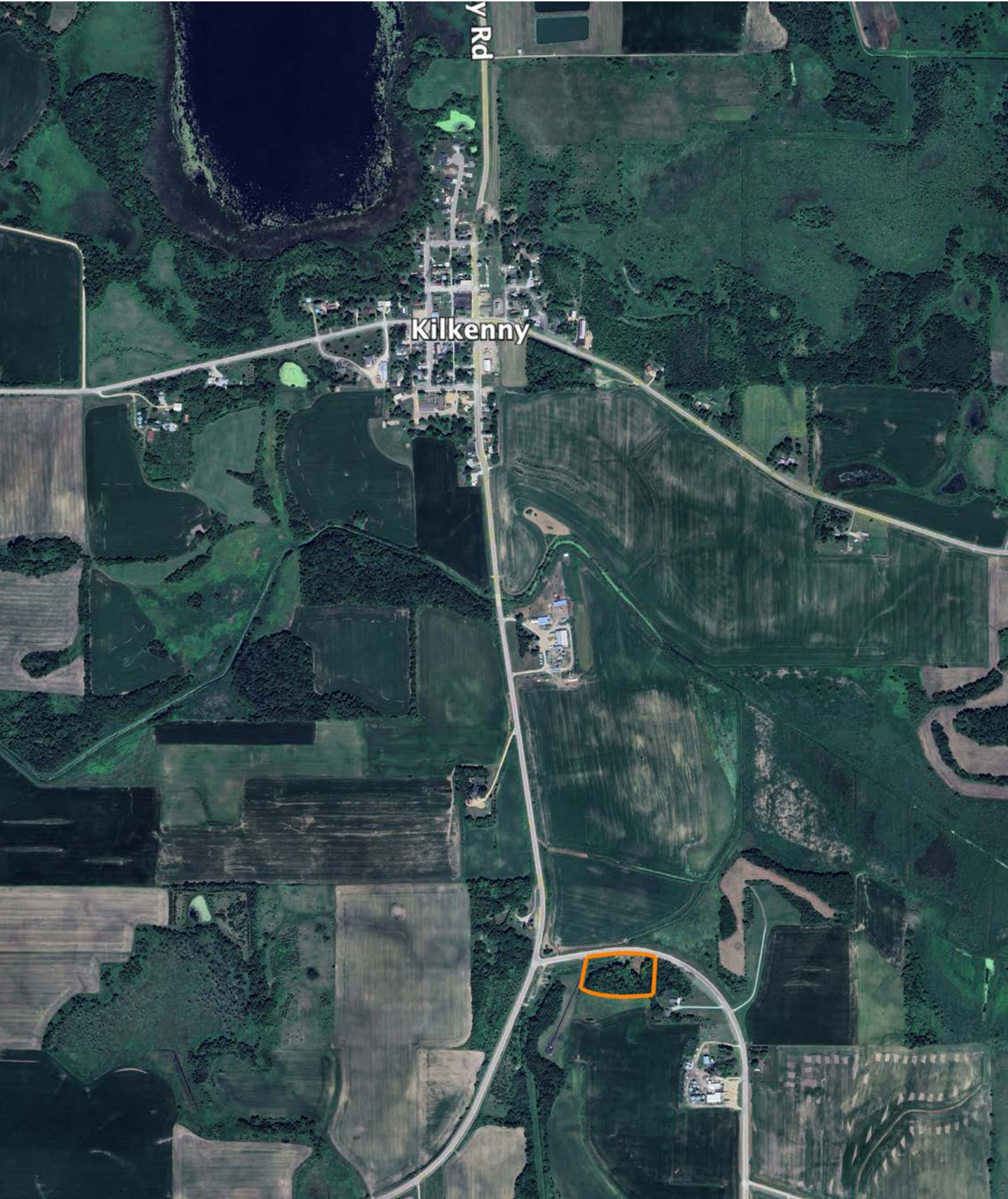
Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,022.1
Max: 1,076.0
Range: 53.9
Average: 1,046.3
Standard Deviation: 14.14 ft



27-110N-23W
Le Sueur County
Minnesota

Boundary Center: 44° 17' 56.67, -93° 34' 10.97

OVERVIEW MAP



AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel and their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



DAN MOZDREN, LAND AGENT
952.563.9809
DMozdren@MidwestLandGroup.com



MidwestLandGroup.com

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