

MIDWEST LAND GROUP PRESENTS

43.5 ACRES IN

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# NICOLLET COUNTY MINNESOTA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# **BUILDABLE ACREAGE, PRODUCTIVE TILLABLE & EXCEPTIONAL HUNTING**

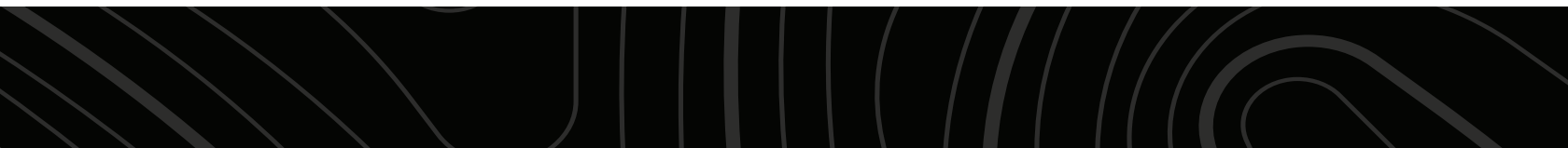
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Located just 1.7 miles east of Nicollet, this 43.5 +/- acre property offers an exceptional combination of productive farmland, buildable ground, mature timber, wetlands, and outstanding wildlife habitat. Approximately 5.22 acres are buildable, providing an opportunity for a country homesite, hunting base, or recreational retreat while remaining just minutes from town. Another 12.5 +/- acres are productive tillable ground with an impressive 90.1 CPI. The cropland is drain tiled and supported by a tile drainage pump system to help manage water and maximize the productivity of the ground.

For the hunter and outdoorsman, this property packs tremendous habitat diversity into 43.5 +/- acres. Approximately 3.5 acres of mature hardwoods combine with roughly 9 acres enrolled in the RIM program and extensive marsh and wetland habitat to create a mix of timber, cover, food, water, and edge. Mature whitetails have been observed on the property, and the combination of agricultural ground, hardwoods, thick wetland cover, and surrounding habitat creates excellent opportunities for deer hunting. The marsh and shallow-

water portions of the property also provide natural waterfowl habitat and opportunities for duck and goose hunting right out the back door.

The location adds another dimension to the property. It sits along Highway 99 just west of Nicollet and very near renowned Swan Lake, one of Southern Minnesota's signature waterfowl destinations and the largest prairie pothole wetland complex in North America. Swan Lake and the surrounding wildlife lands are a major destination for waterfowl hunters, birders, and outdoor enthusiasts. At the same time, the property is conveniently positioned near Nicollet and the four-lane Highway 14 corridor connecting the area with North Mankato/Mankato and New Ulm. Whether you are looking for a homesite, productive farmland, a hunting property, or a diverse recreational tract close to town, this property offers a combination that is increasingly difficult to find in southern Minnesota. Sale is subject to an approved lot split. Final acreage and boundaries to be determined by survey.



# PROPERTY FEATURES

COUNTY: **NICOLLET** | STATE: **MINNESOTA** | ACRES: **43.5**

- 43.5 +/- acres located just 1.7 miles east of Nicollet
- Excellent location with direct access from Highway 99
- Approximately 5.22 acres of buildable ground
- 12.5 +/- acres of productive tillable farmland
- Impressive 90.1 CPI on the tillable acres
- Tillable ground is drain-tiled for improved water management
- Tile drainage pump system helps manage excess water
- Approximately 9 acres enrolled in the RIM program
- Approximately 3.5 acres of mature hardwood timber
- Additional marsh and wetland habitat associated with Mud Lake
- Excellent habitat diversity with cropland, timber, wetlands, and permanent cover
- Strong whitetail deer hunting opportunities, with mature bucks observed on the property
- Excellent duck and goose hunting potential
- Very near Swan Lake, an area famous for waterfowl hunting and wildlife habitat
- Conveniently located near Nicollet, Mankato, New Ulm, and the Highway 14 corridor
- Sale is subject to an approved lot split
- Final acreage and boundaries to be determined by survey



## 5.22 ACRES OF BUILDABLE GROUND

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## 12.5 +/- ACRES OF PRODUCTIVE TILLABLE

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## 3.5 +/- ACRES OF HARDWOOD TIMBER

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# MARSH AND WETLAND HABITAT

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The marsh and shallow-water portions of the property also provide natural waterfowl habitat and opportunities for duck and goose hunting right out the back door.

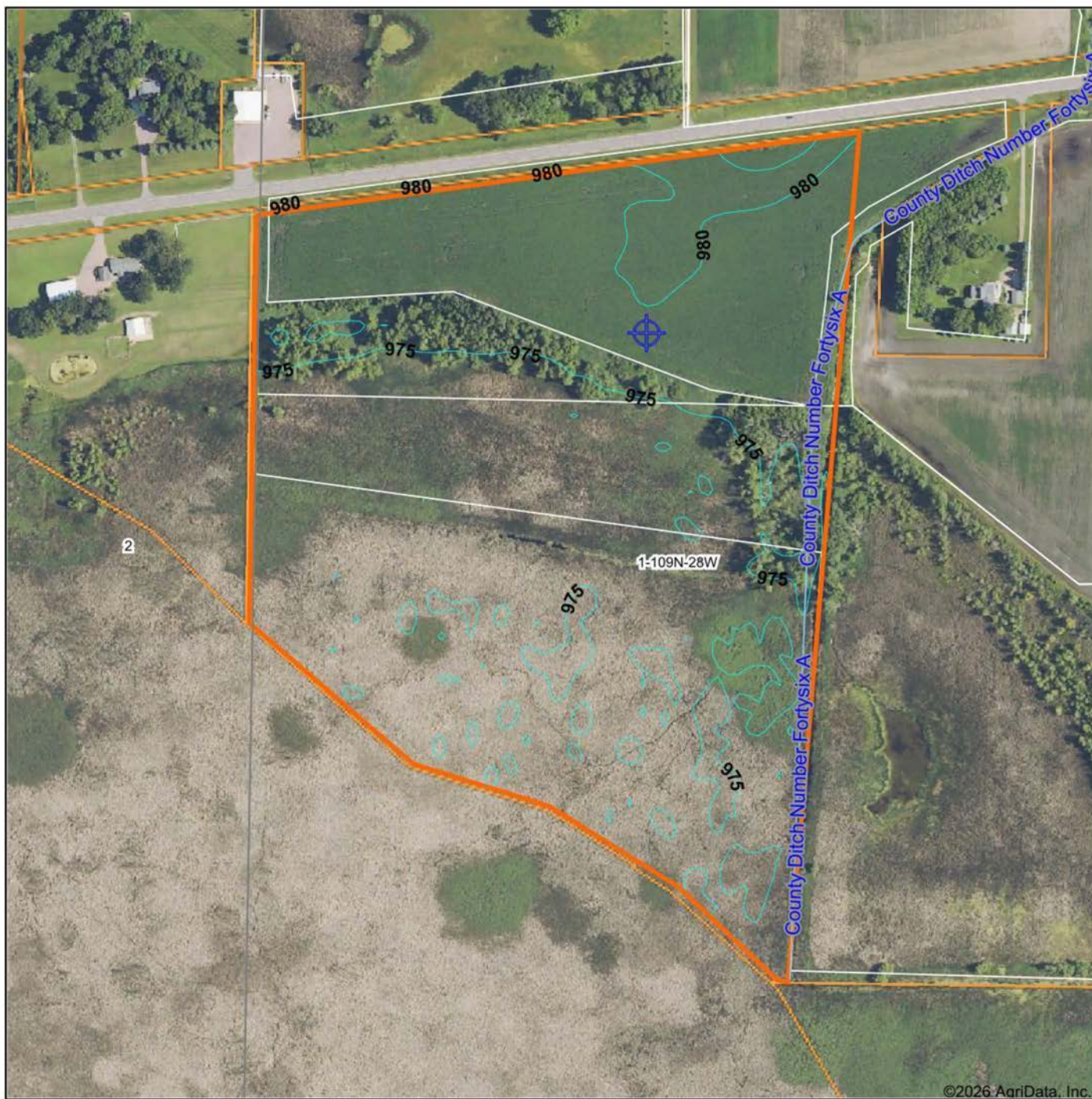


# ADDITIONAL PHOTOS

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# TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 974.2

Max: 986.8

Range: 12.6

Average: 975.8

Standard Deviation: 1.77 ft

0ft 356ft 712ft



9/16/2026

**1-109N-28W**  
**Nicollet County**  
**Minnesota**

Boundary Center: 44° 16' 43.07, -94° 8' 50.74



Maps Provided By:



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

Standard Deviation: 1.77 ft

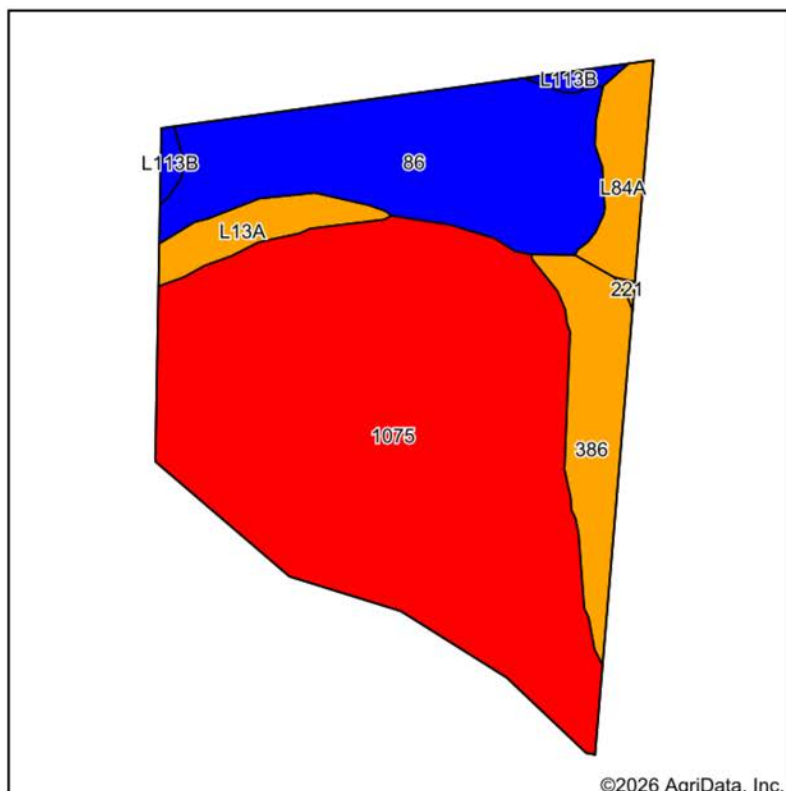


9/16/2026

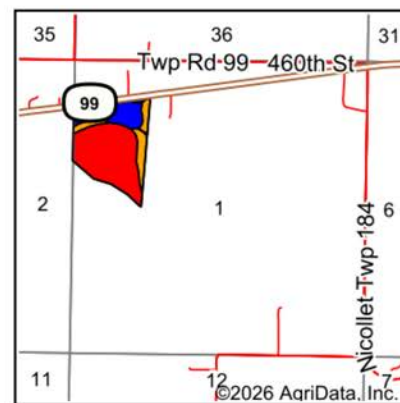
**1-109N-28W**  
**Nicollet County**  
**Minnesota**

Boundary Center: 44° 16' 43.07, -94° 8' 50.74

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Nicollet**  
 Location: **1-109N-28W**  
 Township: **Nicollet**  
 Acres: **43.57**  
 Date: **9/16/2026**



Maps Provided By:



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Area Symbol: MN103, Soil Area Version: 21

| Code             | Soil Description                                          | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|------------------|-----------------------------------------------------------|-------|------------------|----------------------|------------------|--------------------|------------------|---------------|-----------------------|-------------------|
| 1075             | Klossner and Muskego soils, ponded, 0 to 1 percent slopes | 27.19 | 62.4%            |                      | VIIIw            | 5                  | 16               | 9             | 15                    | 8                 |
| 86               | Canisteo clay loam, 0 to 2 percent slopes                 | 9.31  | 21.4%            |                      | IIw              | 93                 | 81               | 71            | 69                    | 81                |
| 386              | Okoboji mucky silty clay loam                             | 3.33  | 7.6%             |                      | IIIw             | 86                 | 76               | 58            | 25                    | 76                |
| L84A             | Glencoe clay loam, 0 to 1 percent slopes                  | 1.73  | 4.0%             |                      | IIIw             | 86                 | 77               | 76            | 70                    | 76                |
| L13A             | Klossner muck, 0 to 1 percent slopes                      | 1.52  | 3.5%             |                      | IIIw             | 77                 | 84               | 78            | 79                    | 84                |
| L113B            | Reedslake-Le Sueur complex, 1 to 6 percent slopes         | 0.49  | 1.1%             |                      | Ile              | 98                 | 81               | 78            | 73                    | 81                |
| Weighted Average |                                                           |       |                  |                      | 5.90             | 36.8               | *n 40            | *n 31.8       | *n 32.4               | *n 35             |

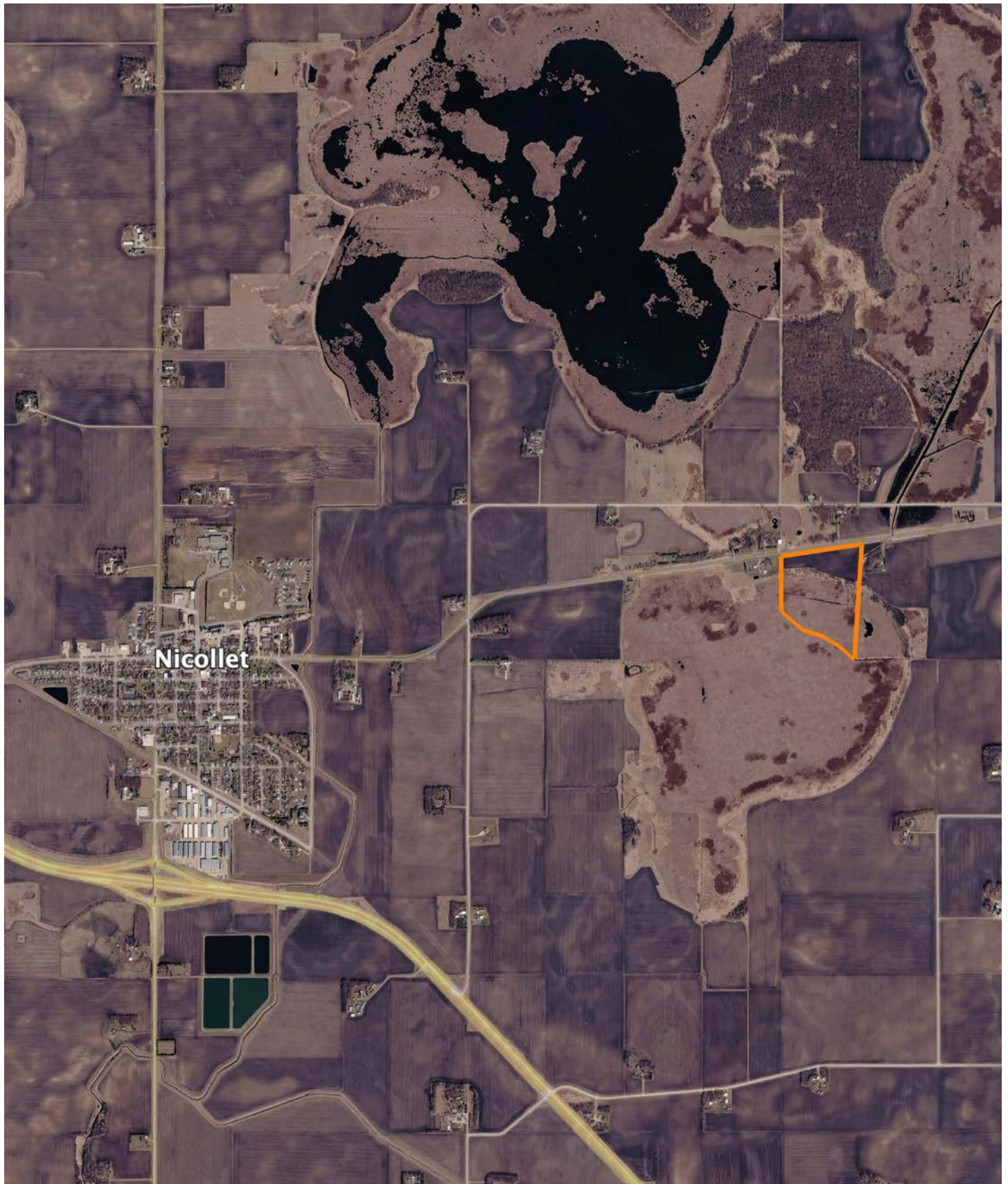
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# OVERVIEW MAP

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# AGENT CONTACT

Whether he's improving wildlife habitat on his own property, evaluating land, or exploring properties across the region, Mark Battles is passionate about helping people buy and sell land across Minnesota and Wisconsin.

Raised in the Saint Paul area, Mark now splits his time between Saint Paul and Clearwater, Minnesota. He brings a unique blend of professional expertise, firsthand landownership, and a lifelong appreciation for the outdoors to every client. Before entering land brokerage, he spent years as a veterinarian and medical director, where he developed exceptional problem-solving skills, attention to detail, and a client-first approach that continues to serve his clients today.

Building on that foundation, Mark transitioned into commercial real estate, where he represented clients in the sale and acquisition of outdoor resorts, hunting lodges, fishing outfitters, hotels, and recreational land, sharpening his skills in valuation, negotiations, due diligence, marketing, and complex contracts. He was recognized as a Crexi Platinum Broker in both 2025 and 2026.

Mark's connection to land extends far beyond his career. He owns and manages a 54-acre recreational property in Central Minnesota, giving him firsthand knowledge of the challenges and opportunities that come with rural landownership. Whether maintaining trail systems, improving deer habitat, managing timber, or caring for the property over the long term, he understands the decisions, investments, and stewardship that come with owning rural land because he lives them every day. He believes land is more than a financial investment; it's a place where families create traditions, conserve wildlife habitat, and build a legacy for future generations.

When he's not working with clients, Mark enjoys fishing, woodworking, building projects, foraging, and spending time outdoors with his wife, Taylor, and daughter, Bea. Whether clients are searching for a hunting property, recreational retreat, timber investment, or farm, Mark is committed to providing honest advice, knowledgeable representation, and the guidance needed to help clients make confident decisions and enjoy their land for years to come.



**MARK BATTLES,** LAND AGENT

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## MidwestLandGroup.com

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