

LAND, CABIN, & SHOP AUCTION



40 AC± | 1 TRACT | OTTER TAIL CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/20/23 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: DESTINY FITNESS
28854 STATE HIGHWAY 78 | ASHBY, MN 56309

OPEN HOUSE: 7/8/23 | 12:00-4:00 PM
34268 110TH ST | ASHBY, MN 56309

Rare is the day that you come across a property that quite literally has it all; even more rare is to find that property on the open market in a location as fantastic as this one. I am proud to introduce to you this absolute jaw-dropping 40± acres located just north and east of Ashby, MN. Tucked in a quarter mile away from any road you will find this property is made up of rolling hills, mature oaks, open meadows, food plots, a pond, native grasses, and is bordered on two sides by ag land to the south and east. There is timber and more tillable to the west and 40± acres of WMA to the north. You will also find a one-bedroom, one-bath comfortable cabin equipped with well, septic, and power to go along with a beautiful 40x60 insulated and heated finished shop. The land is full of deer and turkey and the trail cam pics tell the story so be sure to check them out! You can hunt ducks in the pond on this property or the WMA, along with grouse and pheasant. This property is so good it's nearly impossible to describe so I will let you take a gander at all the pics and decide for yourself if you'd like to bid on this rare opportunity.



TRACT 1: 40 ± ACRES

- Rarest of rare opportunity to purchase a property in this location
- Located NE of Ashby MN
- Cabin, Shop, Well, Septic and Power
- Mature Oaks
- Extensive Trail System
- Ponds
- Rolling Hills
- Deer Permit Area 213 Intensive Harvest
- Deer, Ducks, Pheasant, Grouse and Turkey
- Borders 40 acres of additional hunting

DETAILS:

Deeded acres: 40 acres

Taxes: \$1696.00

Possession: Immediate possession

Brief Legal: SW ¼ NE ¼ S36 T131N R41W Otter Tail County MN

Lat/Lon: 46.1167, -95.7779

Zip Code: 56309



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820
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