

LAND AUCTION



253.95 AC± | 3 TRACTS | WABASHA CO, MN

AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 8/15/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: AMERICAN LEGION
215 3RD STREET SW | PLAINVIEW, MN 55964**

**OPEN HOUSE: 7/20/23 | 4:00 - 8:00 PM
N COUNTY ROAD 8, PLAINVIEW MN 55964**

Dan and Doreen Johnson farm auction. Highly desirable farm being sold in 3 tracts just south of Millville on County Rd 8. The farm consists of quality farmland and excellent hunting land with trout stream flowing through it. The custom built 4 bedroom 4 bathroom walk-out home and heated shop and buildings are also available for sale as a traditional listing.



TRACT 1: 60.32 ± ACRES

High-Quality farmland with good access and Downs-Hersey complex soils that has been well cared for and it shows. It includes 57.1 acres of crop land and is available for farming in 2024 and would make a great addition to any farming operation or an investment property for you to add to your investment portfolio. It is an excellent option for anyone looking to complete a 1031 exchange. This property would also be a great location to build your dream home right off a paved county road.



TRACT 2: 89.73 ± ACRES

This parcel has what many hunters dream of. The access is via an already established gravel driveway off County Road 8 that leads down to the 72x40 pole shed that is part of the property. The pole shed has concrete floor and power to it and will be a great place to store all your toys or equipment. This property will also have an easement access through tract 3 on an established field road to get you to the back side of the timber and along the field edge, giving you excellent hunting access. The property is nearly 100% timber, with rolling terrain, multiple south facing slopes, part of 3 different draws and a ton of field edges to hunt. To top that off Long Creek flows through the property near the SE part of the property which gives you opportunity to trout fish and ample water for the local wildlife, there is also a spring on the property. The deer and turkey hunting are excellent, and this is an area that rarely sees hunting land come available for purchase. This property is not buildable for a dwelling.



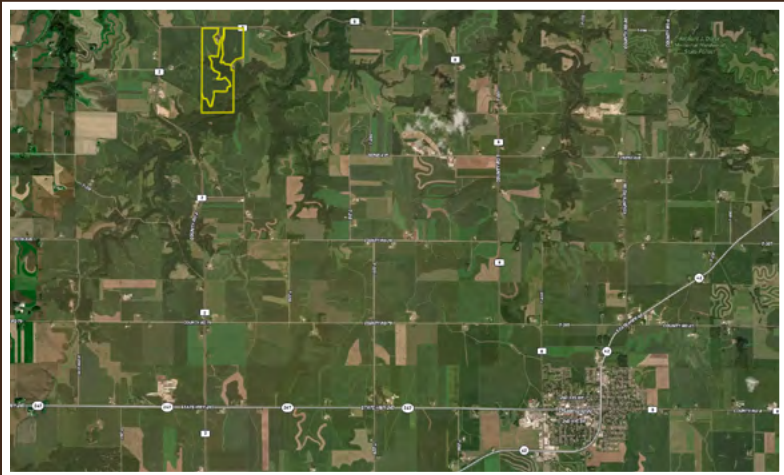
TRACT 3: 103.9 ± ACRES

High-Quality farmland with good access and mainly Downs-Hersey complex soils that has been well cared for and it shows. It includes 89.2 acres of crop land and is available for farming in 2024 and would make a great addition to any farming operation or an investment property for you to add to your investment portfolio. There is a field road access in the NW corner off of County Rd 8 as well as an easement access further east through an established gravel driveway through parcel #2 for access to field road that leads to the back tillable section. There is roughly 6-7 acres of timber for hunting options. It is an excellent option for anyone looking to complete a 1031 exchange. The field road going to the back tillable will be a shared easement to benefit tract 2 for access to the hunting land, call Bob with questions.



OFFERED AS A TRADITIONAL LISTING AND IN ADDITION TO THE 3 TRACTS AT AUCTION.

See www.whitetailproperties.com for additional information on this tract. Stunning well-cared for custom built home just south of Millville on a hard-surfaced road. The home features 4 bedrooms, 4 bathrooms over 3900 finished sq feet, in-floor heat in the basement and attached garage, hardwood floors, steel siding, great windows, very well landscaped yard and outdoor wood boiler. The nearly 9 acres includes a 60x72 shop that has 18' side walls, 2 overhead doors and in-floor heat, as well as a 30x60 quonset with cement floor, 15,000 bushel grain bin, (2) 9-10,000 bushel grain bins, and 3300 bushel wet bin. The property will also have access to use the driveway on the east side of the property. The property also has 2.4 acres of tillable land for income or you could plant into hay or use as pasture.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO [RANCHANDFARMAUCTIONS.COM](https://www.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 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
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