

LAND AUCTION



113.74 AC± | 2 TRACTS | MURRAY CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/25/23 | AUCTION TIME: 4:00 PM

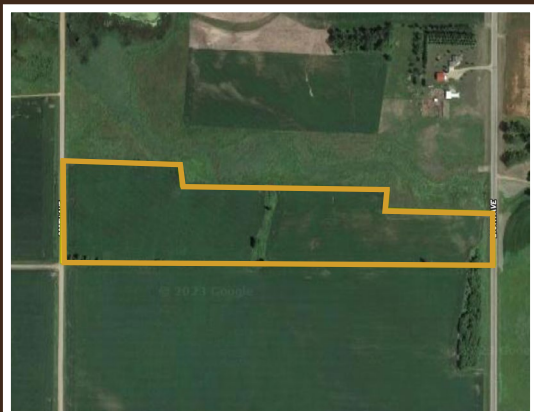
**AUCTION LOCATION: CABOOSE OF TRACY
1045 CRAIG AVE, TRACY, MN 56175**

Located 8 miles south of Tracy in Section 33 of Shetek Township, this auction will offer a total of 113.74± surveyed acres with 93.18± FSA tillable acres. The overall average Crop Productivity Index (CPI) is 61.60. As part of the FSA tillable acres, there are 23.82 acres enrolled in the Conservation Reserve Program (CRP) these acres were enrolled in 2020 and will expire in 2030. The total annual CRP income is \$2,927 per year. This is a diverse property that offers, farmland, CRP income, recreational opportunities and potential buildable sites.



TRACT 1: 85.20 ACRES

Tract 1 has 85.20 surveyed acres with 66.75± FSA tillable acres. The overall average Crop Productivity Index (CPI) is 55.2. As part of the FSA tillable acres, there are 12.21 acres enrolled in the Conservation Reserve Program (CRP) these acres were enrolled in 2020 and will expire in 2030. The CRP rate is \$121 per acre with an annual payment of \$1,477 per year. Tract 1 is a diverse property that offers farmland and CRP income. There are also recreational opportunities with good deer, pheasant and waterfowl hunting. With the rolling terrain, this property also has scenic buildable sites with views of Armstrong Slough and Lake Shetek.



TRACT 2: 28.54 ACRES

Tract 2 has 28.54 surveyed acres with 26.43± FSA tillable acres. The overall average Crop Productivity Index (CPI) is 78.1. As part of the FSA tillable acres, there are 11.61 acres enrolled in the Conservation Reserve Program (CRP) these acres were enrolled in 2020 and will expire in 2030. The CRP rate is \$124.88 per acre with an annual payment of \$1,450 per year. The actual farmed acres in Tract 2 carry a CPI of 91.3 making these acres very productive. The east half of Tract 2 is enrolled in CRP and has paved road access with higher elevation that faces west toward Lake Shetek. This area would make a great buildable site.

TRACT 3: 113.74 ACRES

Tract 3 is a combination of Tracts 1 & 2. There is a total of 113.74± surveyed acres with 93.18± FSA tillable acres. The overall average Crop Productivity Index (CPI) is 61.60. As part of the FSA tillable acres, there are 23.82 acres enrolled in the Conservation Reserve Program (CRP) these acres were enrolled in 2020 and will expire in 2030. The total annual CRP income is \$2,927 per year. This is a diverse property that offers, farmland income, CRP income, recreational opportunities and potential buildable sites.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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