

LAND AUCTION



63.01 AC± | 1 TRACT | OLMSTED CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/25/23 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: AMERICAN LEGION
11 N MADISON AVENUE, EYOTA, MN 55934

Discover an exceptional opportunity with this 63.01± acre farm located on the outskirts of Eyota. Boasting high-quality tillable land and an impressive average Crop Productivity Index (CPI) of 90, this property presents a rare chance for both seasoned farmers and astute investors.



TRACT 1: 63.01 ± ACRES

TILLABLE ACRES: With nearly 60 acres of fertile, tillable land, this property is a haven for agricultural enthusiasts. The high-quality soil is primed for productive farming endeavors.

PATTERN TILING: The property features a pattern tiling system, ensuring effective water management and enhancing the overall productivity of the land.

EASY ACCESS: Convenient access is guaranteed via 110th Ave SE, simplifying transportation of equipment and crops.

INVESTMENT POTENTIAL: Positioned on the cusp of Eyota, this property is a smart long-term investment choice. It offers opportunities for portfolio diversification and capital appreciation over time.

ROAD FRONTAGE: The northern boundary of the property enjoys a quarter-mile of frontage along Hwy 14, providing excellent visibility and accessibility.

RAILROAD ACCESS: The southern border of the property abuts the main railroad line, a valuable asset for transporting agricultural products and goods.

CITY LIMITS PROXIMITY: The eastern boundary of the property meets the City limits of Eyota, opening doors to potential future growth and development opportunities.

LONG-TERM GROWTH: With its strategic location and versatile features, this property holds great promise for long-term growth and development in various sectors.

1031 EXCHANGE POTENTIAL: Ideal for those seeking to perform a 1031 exchange, this farm offers an attractive option for tax-deferred real estate transactions.

Don't miss out on this outstanding opportunity to acquire a farm with high-quality tillable land, investment potential, and strategic location on the edge of Eyota. Whether you're expanding your farming operation or seeking a savvy investment, this property is a promising choice. Contact us today to explore its full potential and secure your future in agriculture and real estate.



• Deeded acres:	63.01	• Possession:	Immediate possession
• Soil Types:	Racine Loam, Clyde Silty clay loam, Kasson Silt loam		subject to current tenant rights
• Soil PI/NCCPI/CSR2:	90 CPI	• Survey needed?:	Just Surveyed
• CRP Acres/payment:	N/A	• Brief Legal:	pt SW¼ S10 T106N R12W Olmsted Co, MN
• Taxes:	\$2,902.00	• PIDs:	62.10.32.084698
• Lease Status:	Open Tenancy for 2024	• Lat/Lon:	43.9975 -92.2569
		• Zip Code:	55934

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.

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