

LAND AUCTION



150 AC± | 1 TRACT | STEARNS CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/27/23 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: TROBEC’S BAR & GRILL
1 COUNTY ROAD 2 S, SAINT STEPHEN, MN 56375

OPEN HOUSE: 11/20 | 9 AM - 12 PM

ON SITE - 100TH AVE, SAINT JOSEPH, MN 56375

Here is a rare opportunity to bid on a great property close to the St. Cloud area. This century farm is located approximately 1.5 miles west/northwest of Saint Stephen off of quiet 100th Ave which happens to be an asphalt road as well. The property contains a general mixture of tillable fields, old pasture, wetlands and is rounded out by the gorgeous mature maple/oak woods in the back. Given the diversity of habitat types not only on this property but around the entire area, it is no surprise to tell you that the deer sign on this property is tremendous. In total there are approx. 31 ± acres of existing tillable ground with some other areas possible. These can continue to be rented out, farmed, pastured or made into some great food plot areas. Per the county, the property will have with it three total building entitlements. Build your dream home in a great area, enjoy hunting and recreation out your backdoor, enhance some pasture ground for your hobby farm and the possibilities go on from there!



TRACT 1: 150 ± ACRES

- **Deeded acres:** 150
 - **FSA Farmland Acres:** 31.36±
 - **Soil Types:** Pomroy Fine Sand, Brainerd Fine Sand
 - **Soil PI/NCCPI/CSR2:** 67.5 CPI
 - **Taxes:** \$1,608.00
 - **Lease Status:** Leased for 2023 (SELLER TO RETAIN ALL 2023 RENT AND PAY ALL 2023 TAXES. IF CLOSED IN JAN. BUYER TO PAY ALL 2024 TAXES AND NEGOTIATE / RETAIN ALL 2024 RENT).
- **Possession:** Immediate possession
 - **Survey needed?:** No survey needed
 - **Brief Legal:**.....S2NE4, SEC 22. T126, R29 & N2SE4 LESS SE4NE4SE4, SEC. 22, T126 R29
 - **PIDs:**04020270000 & 04020320015
 - **Lat/Lon:** 45.7102, -94.3115
 - **Zip Code:**..... 56367



- Mature Maple / Oak Woods
 - 31 ± Acres Of Existing Tillable
 - Peaceful Country Setting
 - Located Just West / Northwest Of St. Stephen
 - Excellent Building Sites
- Excellent Population Of Deer And Turkey
 - Ability For Pasture
 - Located Off Of A Quiet Asphalt Road
 - Close To St. Cloud
 - Rare Opportunity



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

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