

LAND AUCTION



154.6 AC± | 1 TRACT | KITTSON CO, MN

AUCTION:

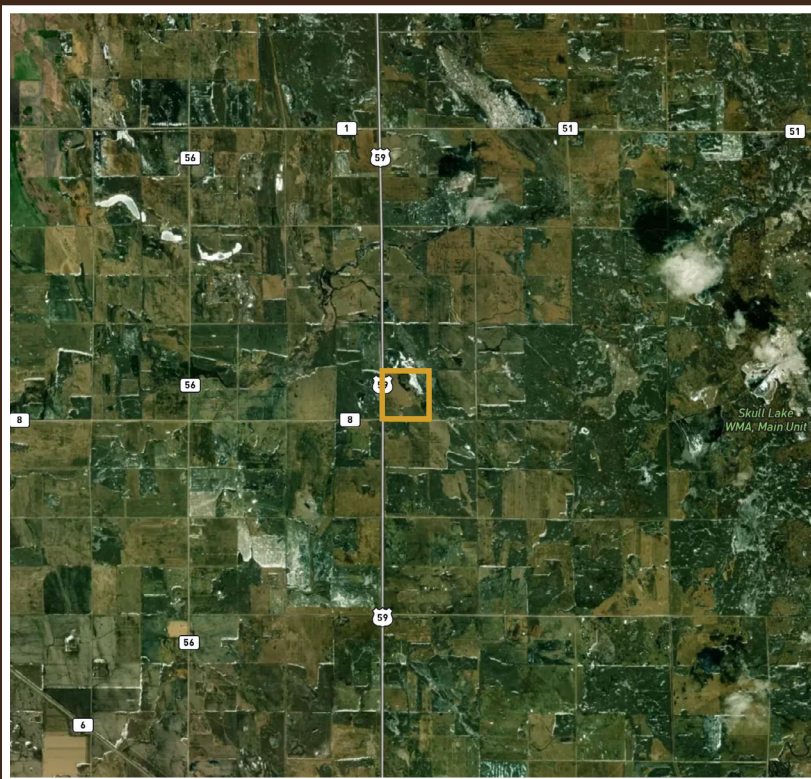
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/15/23 | **AUCTION TIME:** 10:00 AM

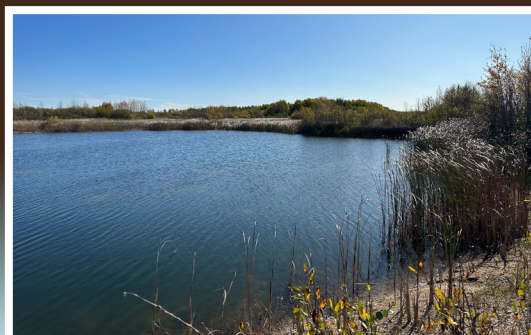
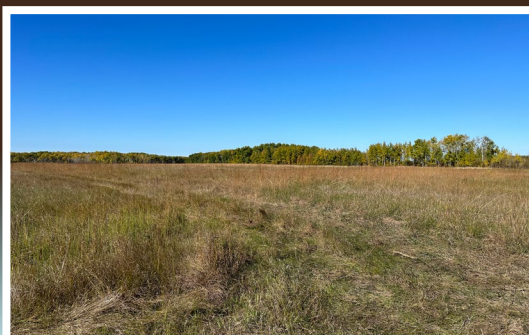
AUCTION LOCATION: QUALITY INN

1060 HIGHWAY 32 SOUTH, THIEF RIVER FALLS, MN 56701

Great tract of land with many uses. There is a nice pond that is used by a lot of wildlife from ducks and geese, deer, bear, and even elk. The elk in the area frequent the property and the owners often find multiple elk sheds in the spring. There is a CRP contract on some of the land for some extra income. The CRP contract expires in 2030 and after the contract you could turn it into tillable acres or re-enroll it into another program. This is an excellent tract of land with many possibilities for the new owner to utilize.



- **Deeded acres:**154.6
- **FSA Farmland Acres:**109.96
- **Soil Types:** Radium loamy sand,
Cormant loamy fine sand, Poppleton fine sand
- **Soil PI/NCCPI/CSR2:**42.7 CPI
- **CRP Acres/payment:**.....107.87 \$49/acre
- **Taxes:** \$424.00
- **Lease Status:** Subject to CRP until 2030
- **Possession:** Immediate possession
- **Survey needed?:** No survey needed
- **Brief Legal:**..... SW ¼ S18 T163N R47W
- **PIDs:**250181200
- **Lat/Lon:**48.9379 -96.7933
- **Zip Code:**.....56735



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOE ERB, AGENT: 218.849.6090 | joseph.erb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316820) | Jeff Evans, Minnesota Broker, License # 40316820 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Joe Erb, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090