

LAND AUCTION



80 AC± | 2 TRACTS | OTTER TAIL CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/13/24 | **AUCTION TIME:** 1 PM CT

AUCTION LOCATION: PRAIRIE EVENT CENTER
201 WEST MAIN STREET, PARKERS PRAIRIE, MN 56361

OPEN HOUSE: 7/28/24 | 12-3 PM | 62535 - 190TH STREET, PARKERS PRAIRIE, MN 56361

We would like to invite you to bid your price on this 80± acre farm located south of Wrightstown. This property has a ton of potential, giving you the opportunity to build your forever home, create an excellent hunting property, or have the hobby farm you've been wanting. The property will be offered in two separate tracts. The two homes and outbuildings will be sold with 50± acres and the remaining 30± acres will be sold as one tract. If you're a hunting enthusiast or looking for the perfect spot in the country to build your dream home, you will want to check out this property!

TRACT 1 DESCRIPTION: 30± ACRES

Located just south of Wrightstown, this tract of land is in an area known for several things but most notably are the giant deer that call this area home. Over the years I have witnessed what this area can produce, and it is nothing short of amazing. Currently, this property is being pastured but if left alone the willows and cover will come back and you could have one heck of a small hunting tract that has the potential to produce some top-end deer year in and year out. There is also a decent amount of pheasant and turkey in the area. Of course, pasture is hard to come by so leaving it as is, is also a great option for pasturing horses or cattle. This auction will be held online and in person on August 13 at 1:00 PM at the Prairie Event Center in Parkers Prairie, MN.

- Located south of Wrightstown on Cty Road 40
- Access is in the NW corner of the property
- Currently pasture for cattle and horses
- If left to grow back, it will have great cover for deer, turkey, and pheasants
- One of the best areas in the state for big bucks
- Buildable

Taxes:	TBD
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenant's rights for 2023
Survey needed?:	No survey needed
Brief Legal:	W ½ SW ¼ S14 T132N R36W Otter Tail Co
PIDs:	62000140118002
Lat/Lon:	46.24172, -95.18532
Zip Code:	56361



TRACT 2 DESCRIPTION: 50± ACRES

If you are looking for the perfect hobby farm, look no further! This property is currently being used for pasture, hay, and tillable. It is fenced, has a well for water, several outbuildings, two homes, a barn, a shop, and much more. One of the homes needs some TLC and the other home would need to be wired for power but has ample living space, bedrooms are insulated and comfortable. About 23 acres of the property is either hay ground or tillable and the rest is set up for pasturing horses or cattle. The area is also known to produce some of the largest bucks in the state of MN year in and year out. The pheasant population is strong and so is the turkey population. If you want a clean slate to create the ultimate hunting property, this would be a great opportunity to do so in an area that is second to none. This auction will be held online and in person on August 13th at 1:00 PM at the Prairie Event Center in Parkers Prairie, MN.

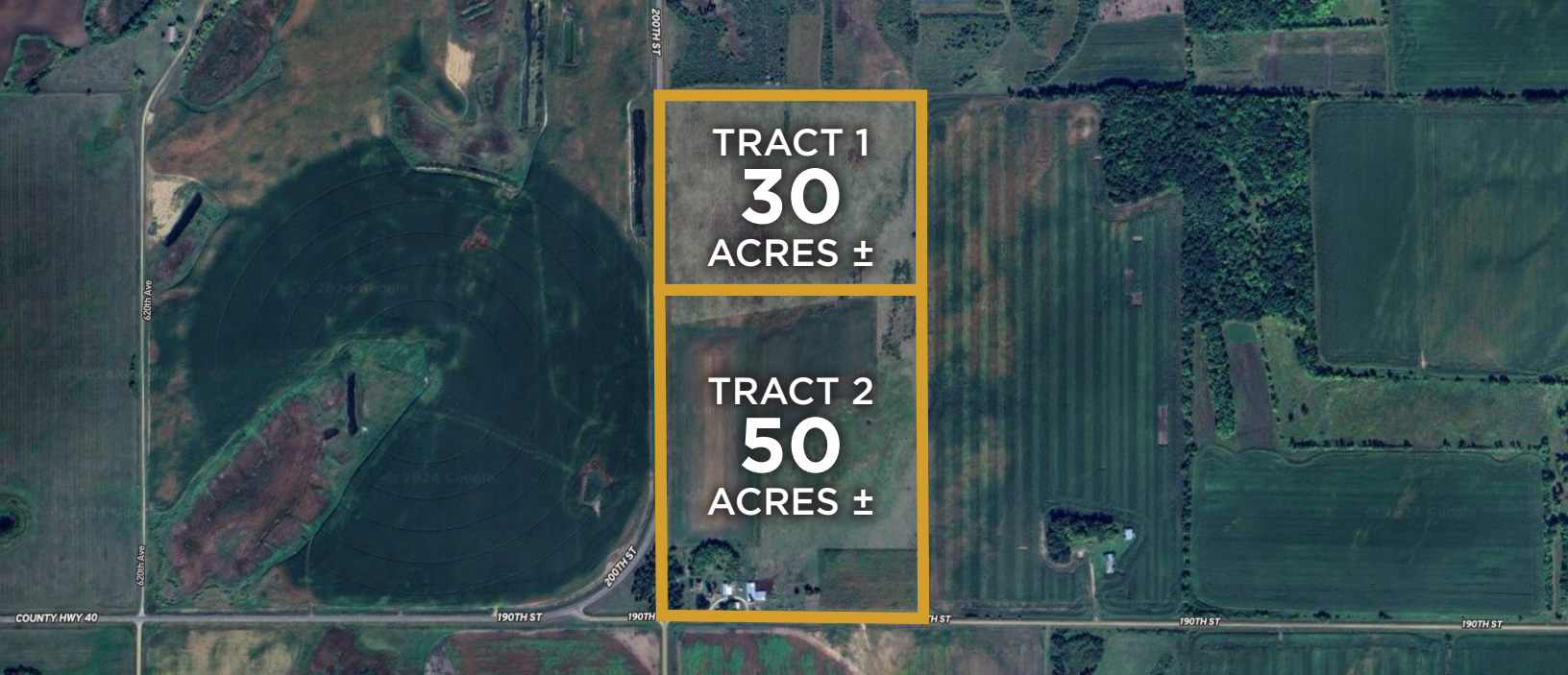
- Great hobby farm
- Pasture
- Tillable
- Hay ground
- Fenced
- Two homes
- Barn
- Shop
- Outbuildings
- Great hunting area
- 4" well
- Power nearby

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JASON ZIEGLER, AGENT: 701.367.2376 | jason.ziegler@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO 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 | Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376



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TRACT 2
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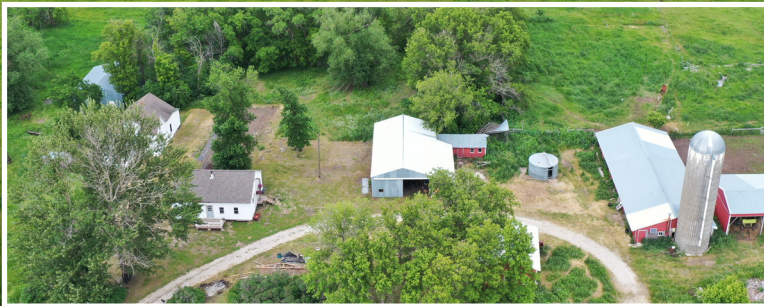
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