

LAND AUCTION



40 AC± | 1 TRACT | COTTONWOOD CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/12/24 | **AUCTION TIME:** 11 AM CT

LOCATION: COMFREY COMMUNITY CENTER, 120 BROWN ST E, COMFREY, MN 56019

CALL AGENT FOR A SCHEDULED VIEWING

This +/- 40 acre property is located in Cottonwood County in Selma Township Section 32 with high quality soils and a CPI of 97. The property has road frontage on 560th Avenue with a field approach on both the north and south end of the field. Of the +/- 40 deeded acres, there are 38.16 FSA Tillable acres.



Deeded Acres: 40+/-
FSA Farmland Acres: 38.16
Soil Types: Nicollet Clay Loam and Webster Clay Loam
Soil PI/NCCPI/CSR2: 97.00
CRP Acres/payment: None
Taxes: \$1,968
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: NW ¼ SW ¼ S32 T107N R34W
PIDs: 14-032-0500
Lat/Lon: 44.0264, -94.959
Zip Code: 56159



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRYCE MCVICKER, AGENT: 507.430.8518 | bryce.mcvicker@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 | Bryce McVicker, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC. 507.430.8518



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