

LAND AUCTION



76 AC± | 1 TRACT | MCLEOD CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/12/24 | **AUCTION TIME:** 4 PM CT

LOCATION: CROW RIVER WINERY, 14848 MN-7, HUTCHINSON, MN 55350

OPEN HOUSE: 8/25 | 12PM-4PM | 18335 MAJOR AVE, HUTCHINSON, MN

Upon stepping foot on this property and having conversations with the sellers, a number of old cherished memories came rushing back to me. The reason is that my relatives own and have owned the adjacent property to the north of this property for years. I remember following my dad for countless hours chasing roosters on their farm. A story we still talk about to this day is of the big buck that almost ran him over in the tall cover as the dogs spooked him out of his bed. I've missed my fair share of roosters that dumped over the old railroad tracks into this property, which only garnished frowns from the tired dogs. However, the most cherished of all the memories was shooting my very first rooster at age 9 out there. Needless to say, little did I know nor ever imagine that 40 years later I'd be blessed with the opportunity to bring this great farm to market and offer it up to the open public to create their very own memories!

The farm itself is located approx. 3 miles east of Hutchinson or less than an hour from the west metro area (see the general location maps /pics). Keep in mind for those that may be considering a move or building new in a relocated location but would still have a need to commute to the cities, this property is approx. 10 minutes from Glencoe and Hwy 212 which has had and is in final steps of being turned into a 4-lane highway all the way into the cities. Another side note of the area is that there are many lakes around the Hutchinson area, and the community itself provides amenities such as schools, shopping, industry, and so much more.

The property itself consists of 3 main components starting with the approx. 29.5± tillable acres. These acres yield an overall average soil CPI rating of 88.56 which, for those that don't know, correlates to good productive soils which are currently in alfalfa and corn/bean rotation and rented out to a local farmer and currently yields approx. \$7,000 in annual income. The tillable acreage would be a good candidate for conversion to pasture for horses, cattle, or other livestock, as well as enrollment into CRP for added habitat and many other uses.

As you will see from the aerial photo, basically the western half of the property is an existing habitat consisting of the thick cattail wintering cover slough. The old trail road running through the slough allows access to the western wooded corners and then the meadow between them. I traveled this road on my UTV in the heart of this year's late spring/early summer rains and made it across without any issues. The meadow is approx. 2 acres in size and is a no-brainer in my opinion for conversion to a good protected and isolated food plot. Don't let the smaller size of the woods fool you as I grew up again in this area and I'm here to tell you that some very respectable bucks have been taken over the years out of smaller patches of woods than those on this property and some not far away. I also readily see turkeys in this area, so they have real potential as well.

Lastly, is the approx. 8± acre farm site which has been very well maintained. You will notice from the aerial photos that the farm site also includes a mature wooded area wrapping around the west and north sides creating a great windbreak. The farmhouse itself is an older farmhouse but again, has been maintained really well and consists of 4 total bedrooms (3 up and 1 on the main level) and two baths (one up and one on the main level). Approx. 2400± sq ft total with approx. 1500± sq ft of finished area. It has fuel oil heat, forced air A/C, a drilled well and a newer upgraded septic system (sized to the existing home). There is an insulated 46x26 garage, a 30x60 ft. pole shed, a larger lean-to and a couple smaller buildings. Another feature is a lot of open space that would yield well to the building of a newer home if now or in the future. All of this is off of Major Avenue which is an asphalt road. Also, an important note is that from conversations with the county, there is a possibility of a future owner having/acquiring a second building eligibility for a second home. The property also lies within the McLeod Co-op Power service area which, speaking from experience, is a bonus in being a local service provider.

I've said quite enough so please, look at all the pics, watch the property video, open the interactive map on top of the opening page and by all means, give me, Greg Graczyk a call at 320-420-5196 to discuss in greater detail this wonderful opportunity for a country acreage estate!

For those interested in potentially building a new home, it is recommended that they contact the McLeod Co. Env. Services department at 320-484-4300 to confirm any information.



Deeded Acres:	76±
FSA Farmland Acres:	Approx. 29.5
Soil Types:	Cordova Clay Loam (0-2% slopes), Reedslake-Le Sueur Complex (1-6% slopes), LeWueur-Reedslake-Cordova Complex (0-5% slopes)
Soil PI/NCCPI/CSR2:	CPI = 89.3 weighted average
CRP Acres/payment:	NO CRP
Taxes:	\$4,602 for 2024 (Non-Homestead)
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	Seller will have it surveyed
Brief Legal:	N 1/2 SE 1/4 EX RR Sec. 2, T116, R29
PIDs:	06-002-0200
Lat/Lon:	44.883, -94.2788
Zip Code:	55350

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
GREG GRACZYK, AGENT: 320.420.5196 | greg.graczyk@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 | Greg Graczyk, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 320.420.5196



76 AC± | 1 TRACT | MCLEOD CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/12/24 | **AUCTION TIME:** 4 PM CT

LOCATION: CROW RIVER WINERY, 14848 MN-7, HUTCHINSON, MN 55350

OPEN HOUSE: 8/25 | 12PM-4PM | 18335 MAJOR AVE, HUTCHINSON, MN



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
GREG GRACZYK, AGENT: 320.420.5196 | greg.graczyk@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 | Greg Graczyk, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 320.420.5196