

LAND AUCTION



110.24 AC± | 1 TRACT | DOUGLAS CO, MN

RESERVE AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/13/24 | **AUCTION TIME:** 11 AM CT

LOCATION: HOLIDAY INN, 5637 MN-29, ALEXANDRIA, MN 56308

CALL AGENT FOR A SCHEDULED VIEWING

This is a tremendous opportunity in the Alexandria Lakes area that will suit many needs. The property is located approx. 15 miles west of Alexandria and generally speaking, consists of a flow-through outlet pond system on the north end, rolling prairie, woods, wetlands and some tillable. The ponds are ultimately part of the outlet for Lake Venus which lies to the east and bleed into a creek that flows west through the property. The prairie and other habitat components to the N and east have been restored and are in the federal WRP program. There is approx. 5-6 acres not in this easement on the east side along Co Rd 1 with approx. 1 ac of tillable that would make a good building site. The southern portion of the property consists of a hillslope mature wooded area and then an approximately 12-acre field. Each of these is accessed off of Twin Lakes Rd and, again, would make for a great elevated building location. Speaking of building and eligibilities, according to the county zoning department, there could possibly be 2 eligibilities with this property for someone looking to split it. The property also has additional adjacent habitats to the south, east, and southeast, which adds to the overall habitat complex of the area. The property is a proven producer of deer and pheasants and with the ponds, one has the opportunity at some waterfowl as well and turkeys frequent the area as well. For those not familiar with the Alexandria area, it is not only a tremendous community to live close by with what it all provides but also has numerous lakes with top-notch fishing opportunities. So, whether you live in the area and want to stay close but build in the country, move to the area and live on a great property, build a cabin and hunt the property in the fall and fish all the lakes the rest of the year or just own a piece of land in a great area, this property checks all the boxes!



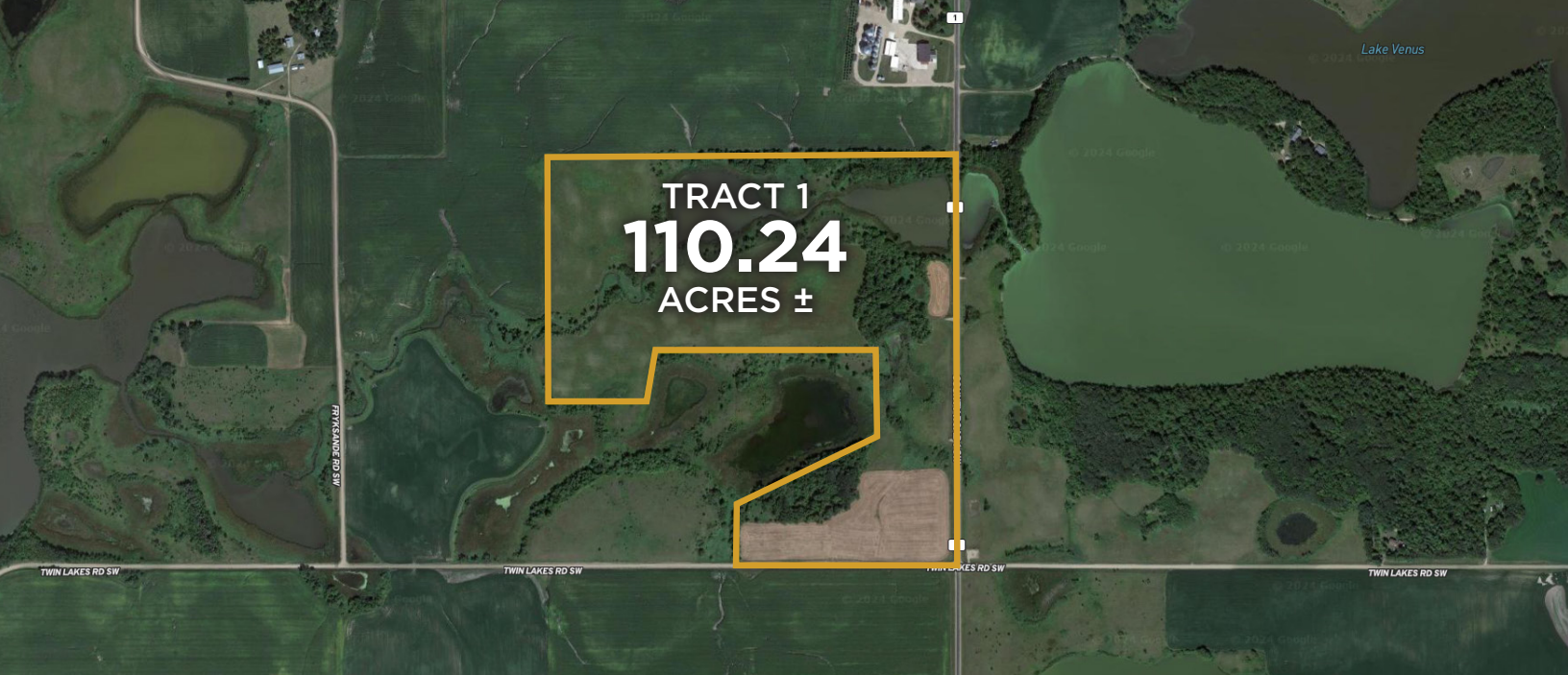
Deeded Acres:	110.24±
FSA Farmland Acres:	Approx. 13
Taxes:	\$922 For 2024 In A Non-Homestead Status
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	No survey needed
Brief Legal:	PART OF NE ¼ SEC 21 T128 R40 (URNES TWSP)
PIDs:	205-000-084200
Lat/Lon:	45.8889, -95.702
Zip Code:	56326

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



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