

# LAND AUCTION



## 210.2 AC± | 1 TRACT | PENNINGTON CO, MN

**AUCTION:** ONLINE ONLY AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 9/23/24

**AUCTION TIME:** BIDDING ENDS AT 3 PM CT

This 210.2± acre property is located in Section 23 of Mayfield Township in southern Pennington County. It is made up of 53.58± FSA Tillable acres that are currently in expired CRP, with an additional 153± acres enrolled in the Conservation Reserve Program (CRP). The CRP acres are comprised of two contracts. Contract #1 has 108.4 acres enrolled at \$34.64 per acre or \$3755 annually and expires in 2024. Contract #2 has 44.6 acres enrolled at \$60.01 per acre or \$2676 annually and expires in 2024. The property sits just north of the Clearwater River, making it a great recreational property specifically for deer, turkey, grouse and bear hunting. The mix of CRP, cropland and neighboring wooded acres creates an excellent habitat to hold wildlife year-round. This could be a great addition to one's current farm operation, investment or 1031 option.



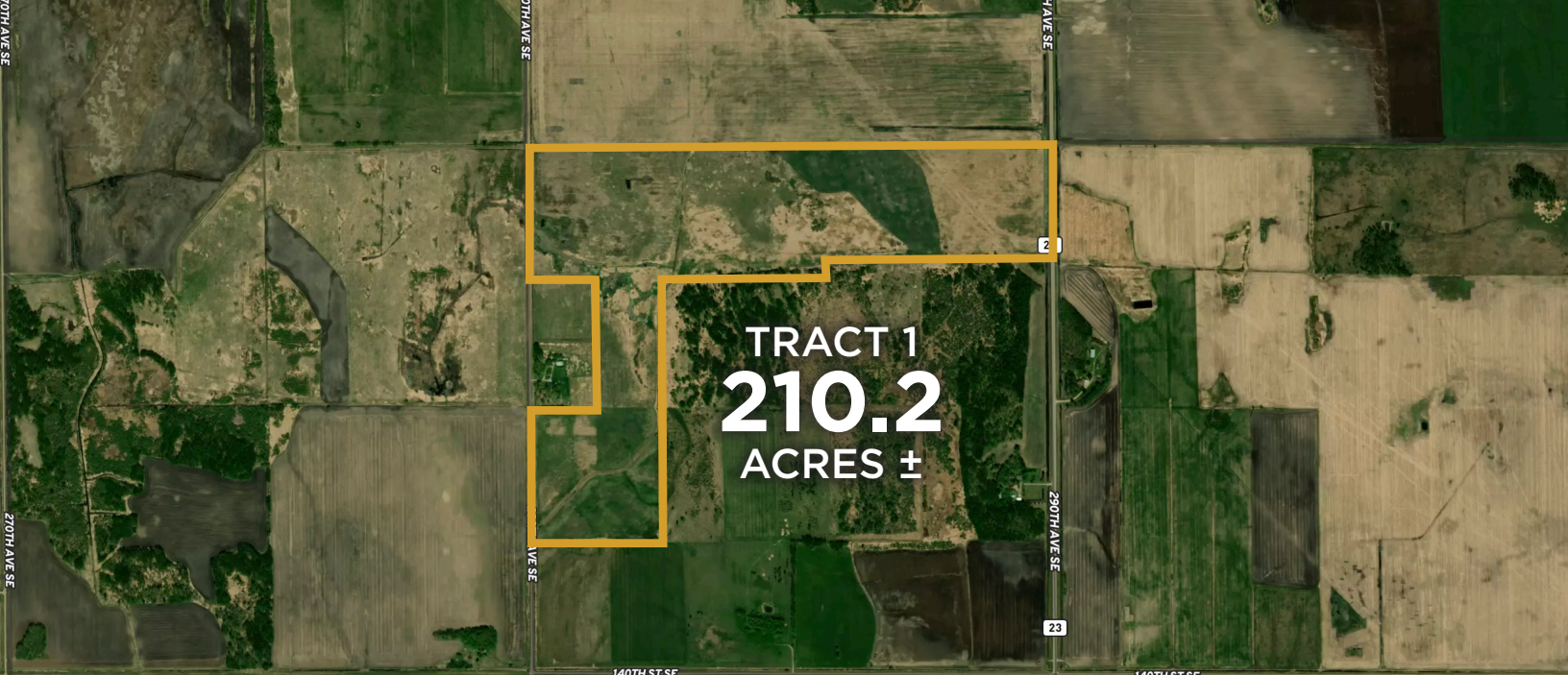
**Deeded Acres:** 210.2±  
**FSA Farmland Acres:** 206.58±  
**Soil Types:** Smiley Loam, Hamre Muck, Reiner Sandy loam, Cathro Muck, Berner Muck, Vallers Loam, Strathcona Sandy Loam, Northwoods Muck, Kratka Sandy Loam  
**Soil PI/NCCPI/CSR2:** 50.12/53.46  
**CRP Acres/payment:** 153/\$6431  
**Taxes:** \$2920  
**Lease Status:** Open Tenancy for 2025 crop year  
**Possession:** Immediate possession, subject to CRP contracts that expire in Oct 2024  
**Survey needed?:** No survey needed  
**Brief Legal:** Sect 23 Twp 152 Range 041 +/-210ac N1/2 NE1/4 LESS THE S. 185FT OF THE E. 2300FT, N1/2 NW1/4, E1/2 SW1/4, NW1/4 SW1/4  
**PIDs:** R-09.02308000  
**Lat/Lon:** 47.9774, -95.8604  
**Zip Code:** 56742

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
JOSH MILLER, AGENT: 218.850.8627 | [josh.miller@whitetailproperties.com](mailto:josh.miller@whitetailproperties.com)

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820  
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Josh Miller, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 218.850.8627



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