

# LAND AUCTION



**240 AC± | 3 TRACTS | MARTIN CO, MN**

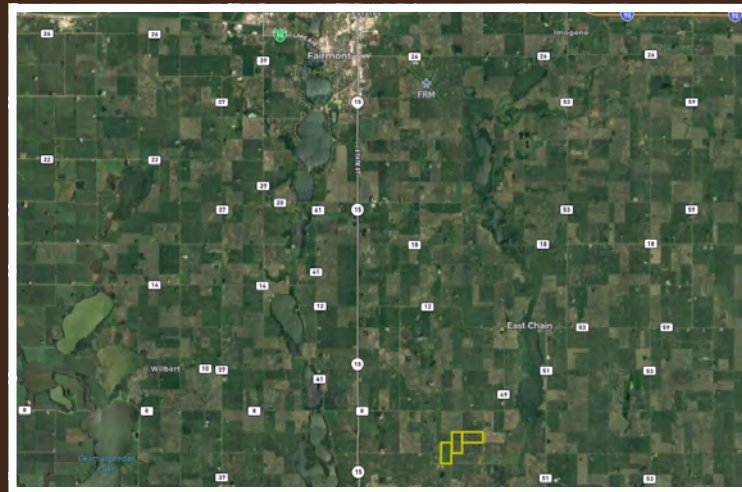
## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 12/14/22 | AUCTION TIME: 10:00 AM**

**AUCTION LOCATION: KNIGHTS OF COLUMBUS  
920 E 10TH ST | FAIRMONT, MN 56031**

The Mosloski Farm is comprised of 240+/- deeded acres which will be sold in three tracts. Tract 1 is all farmland with high quality soils, rolling topography, good drainage and county road frontage to 240th Avenue. Tract 2 is mostly tillable with high quality soils and level topography. Tract 2 will also include a building site with an older farmhouse, storage buildings, grain bins, and machine sheds. Tract 3 is a proven hunting property with an updated country home and scenic views in all directions.



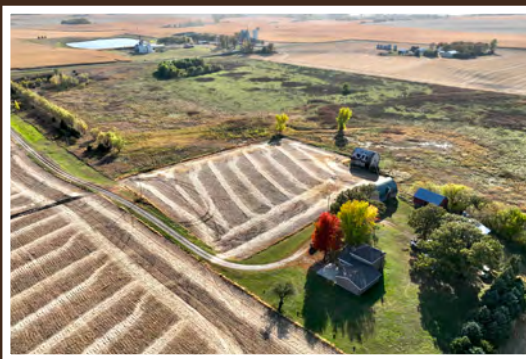
### TRACT 1: 80 ± ACRES

Tract 1 is +/- 80 deeded acres with +/- 76.3 FSA tillable acres. This tract carries a Crop Productivity Index (CPI) of 89.3 with the primary soil types being Clarion Storden complex, Canisteo-Glencoe Complex and Delft clay loam. According to the Martin County Beacon system, Judicial Ditch 20 is present on this parcel. This tract will have county road access from 240th avenue.



### TRACT 2: 80 ± ACRES

Tract 2 is 80+/- deeded acres with 71+/- tillable acres. These are excellent soils with Crop Productivity Index (CPI) of 92.7. The primary soil types are Delft clay loam, Clarion loam and Clarion Storden complex. According to the Martin County Beacon system, Judicial Ditch 20 is present on this parcel. There is a 9 acre building site located in the west central portion of Tract 2. The building site is made up of an older farmhouse, machine sheds, storage buildings, grain bins, and two Harvestore's. The farmhouse was built in 1880 with 1,636 square feet of living space and 4 bedrooms with 2 bathrooms. The two machine sheds are 72ft x 54ft and 60ft x 40ft. An access easement will be granted to this parcel from 240TH Avenue down the existing driveway.



### TRACT 3: 80 ± ACRES

Tract 3 is an updated country home with scenic views in all directions. The land is made up of 73 acres of recreational property that multiple wildlife species call home. The building site is just over two acres with some tillable land to the north and south of the yard. The home has a long driveway that extends from 232nd Avenue. The home is 4 bedrooms and 2 bathrooms with new siding, new shingles and a new septic in 2022. There is a two stall attached garage along with an unattached garage and some older barns as well. The 73 acres of grassland is enrolled in the Reinvest in Minnesota (RIM) program. RIM is a permanent conservation easement that ensures this property will remain wildlife habitat in perpetuity. These acres are excellent habitat for deer and pheasants. You will notice in the pictures, there are many nice bucks and roosters that frequent these RIM acres.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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