

LAND AUCTION



39.03 AC± | 1 TRACT | BROWN CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/21/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: BEST WESTERN PLUS NEW ULM
2101 S BROADWAY ST | NEW ULM, MN 56073**

This property is located in Section 15 of Milford Township - 2 miles west of New Ulm and ½ mile north on 185th Avenue.

The property is 39.03 surveyed acres with 34.95 acres enrolled in the Conservation Reserve Program (CRP). The CRP acres are enrolled in two separate contracts. Contract #1 is in a CP21 program that was enrolled in 2016 and will expire in 2026. Contract #1 is comprised of 10.5 acres with an annual rental rate of \$276.45 per acre or \$2,903 per year.

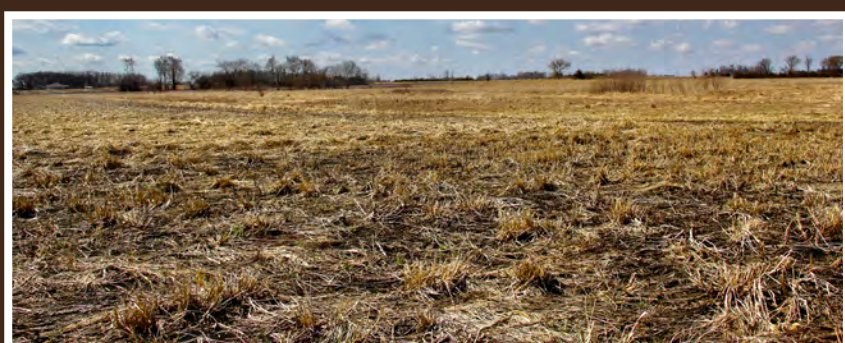
Contract #2 is in a CP23A program that was enrolled in 2021 and will expire in 2036. Contract #2 is comprised of 24.45 acres with a rental rate of \$287.93 per acre or \$7,040 per year.

The 2023 CRP Payment and Real Estate Taxes will be prorated to the day of closing.



TRACT 1: 39.03 ± ACRES

- **Deeded acres:** 39.03
- **FSA Farmland Acres:** CRP Enrolled Acres 34.95
- **Soil Types:** Webster Clay Loam, Okoboji Silty Clay Loam, Nicollet Clay Loam.
- **Soil PI/NCCPI/CSR2:** 91 CPI
- **CRP Acres/payment:** 34.95 acres total gross annual income of \$9,943
- **Taxes:** \$1704
- **Lease Status:** No Lease
- **Possession:** Immediate possession
- **Survey needed?:** No survey needed
- **Brief Legal:** Sect-15 Twp-110 Range-031 37.50 AC LOTS 4-10 OF PLAT OF SECTION 15 DOC 50327 THAT IS N OF RR & S OF FOLLOWING LINE: COMM AT N4 COR, THEN S 0 DEG E, 1475.68 FT; THEN N 89 DEG W, 1764.87 FT TO END OF LINE.
- **PIDs:** 19001500203250
- **Lat/Lon:** 44.3356 -94.5464
- **Zip Code:** 56073



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRYCE MCVICKER: 507.430.8518 | Bryce.McVicker@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
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