

# LAND AUCTION



**141.47 AC± | 2 TRACTS | OTTER TAIL & WILKIN CO, MN**

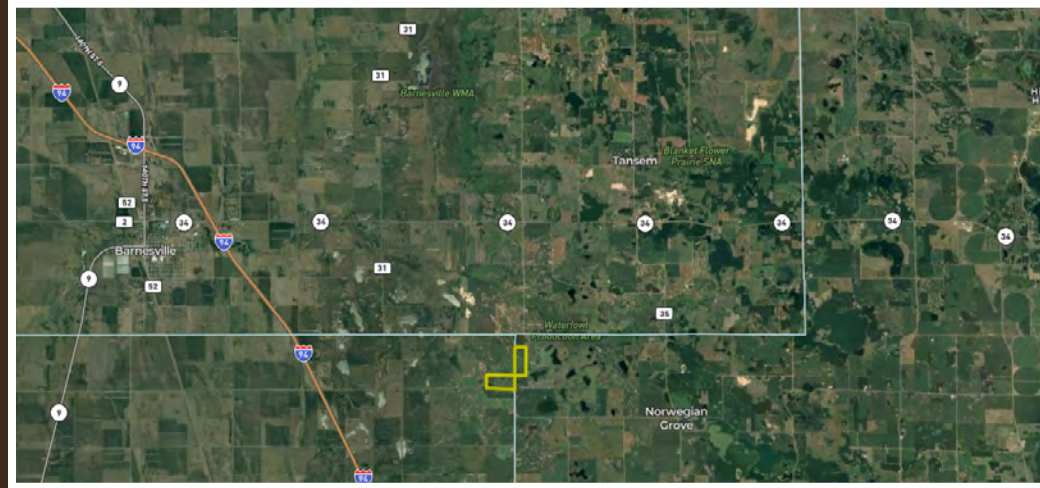
## AUCTION:

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

**AUCTION DATE: 2/14/23 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: OLD CITY HALL  
101 FRONT STREET | BARNESVILLE, MN 56514**

Rare opportunity to own two excellent tracts of land in Otter Tail County and Wilkin County consisting of good tillable ground, building sites, hunting, and much more. Both are income producing investment properties that have a lot to offer.



### **TRACT 1: 63.5 ± ACRES**

63.5+/- acres in Otter Tail Co. This is a solid tillable tract of land with an average CPI of 79.24. Out of the 63.50 acres, approximately 56 acres are tillable and have been on corn/bean rotation. The entire west side of the property is bordered by township road (100th Ave) making access to the property easy with large equipment. There is also an access trail on the south side of the property that leads to literally 1000s of acres of state land that borders this property. Maybe you are looking to build? If so, there are several good building locations with easy access and no restrictions - you can do what you want with the property! Come bid your price on February 14, 2023 at the Barnesville Old City Hall.



### **TRACT 2: 77.97 ± ACRES**

77.97+/- acres in Wilkin Co. This tract of land provides a little bit of everything. For starters, the approximate 42.25 acres of tillable has a solid CPI rating of 81 and has been on a corn/bean rotation. The remaining acres are made up of brush, woods, cattails, ponds, and a building site. The building site has an established driveway that leads to an old barn, few out buildings, and a nonuseable trailer. There is an artesian well and septic system in place.

The woods, cattails, brush, and pond provide excellent habitat for deer, turkey, pheasant, and water fowl. The few times that we have walked the property, we flushed dozens of pheasants and witnessed good deer sign - rubs, scrapes, trails, etc. Just across the road is thousands of acres of state ground for more room to roam and hunt. So whether you're looking to add to your current farming operation or for a place to build and hunt on, this tract would be a good one to come bid your price on. Come to the Barnesville Old City Hall on February 14, 2023.

### **ENTIRE FARM**

- Offered in 2 tracts
- Income producing investment property
- Good tillable ground
- Close to 1000s of acres of state land
- Building sites
- No restrictions
- Easy access to property
- Great CPI ratings/Average 79.7
- Zell-Rothsay complex, Zell-Rothsay silt loams, Rothsay-Zell complex, Darnen loam soils

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.