

# LAND AUCTION



**80.5 AC± | 1 TRACT | LE SUEUR CO, MN**

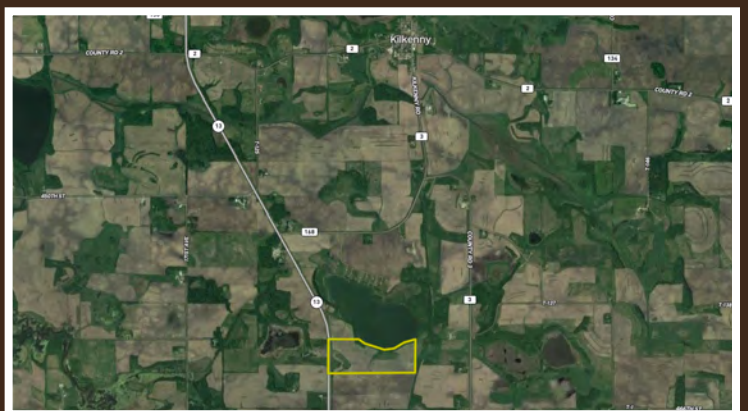
## AUCTION:

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

**BIDDING ENDS: 12/16/22 AT 5:00 PM CDT**

OFFERED BY ONLINE BIDDING ONLY WITH NO INTERNET OR BUYERS PREMIUMS.

Online Only bidding ending 12/16/22 at 5:00 PM CDT. Located on the south side of Sunfish Lake, this property has it all! There are over 2,100 feet of shoreline, 67+/- acres of prime farmland, multiple buildable sites and endless recreational opportunities! If you have already looked at the pictures, it does not take long to appreciate the sheer beauty of this property. The rolling terrain coupled with  $\frac{3}{4}$  of a mile of shoreline and acres of farmland set up to make one of the most breathtaking recreational properties this area has to offer. Come build your dream home on the hilltops overlooking Sunfish Lake. When you access the property off Highway 13 you will immediately noticed the rolling tillable acres. The farmland consists of approximately 67 tillable acres with a 77.1 crop productivity index (CPI). These acres are currently rented for 2022 with a long-standing tenant. The farmland not only offers income production, it also acts as a blank canvas to start developing your recreational paradise. There are multiple locations throughout the cropland where one or more homes could be built. These buildable sites have full access to the lake and have the ability to install docks or boat lifts. Furthermore, the farmland could also be enrolled into conservation programs such as CRP for income or recreational enhancement. Now for the recreational opportunities! With only 13 acres of woods, you may easily overlook this property as a destination for whitetail deer and turkeys. However, the arrangement of woods along the shoreline next to cropland makes for excellent edge habitat. It also creates a funnel for deer and turkeys moving along the shore. These edge areas are full of tracts, scrapes, rubs and many of the soybeans have been browsed. The east side of this property is far from any public roads, with additional wildlife management practices, this could be an area capable of producing and holding multiple species year-round. As for Sunfish Lake, it is 121 acres and over 30 feet deep. The lake has been stocked with multiple fish species by the Minnesota DNR such as walleye, perch, crappie, and sunfish. On the northwest corner of the property is the public access area for Sunfish Lake. This is a public boat ramp with a cement ramp and dock. Getting a boat on the water could not be any closer or more convenient!



### **TRACT 1: 80.5 ± ACRES**

**FSA Farmland Acres:** 67+/- acres

**Soil Types:** Kilkenny clay loam, Hamel loam, Mazaska silty clay loam

**Soil PI/NCCPI/CSR2:** CPI of 77.1

**CRP Acres/payment:** No CRP

**Taxes:** \$3354

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

**Survey needed?:** No survey needed

**Brief Legal:** S3 T109N R23W Le Sueur Co, MN

**PIDs:** 14.003.0100 & 14.003.2500

**Lat/Lon:** 44.2815, -93.5814



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
BRYCE MCVICKER, AGENT (507) 430-8518 | [bryce.mcvicker@whitetailproperties.com](mailto:bryce.mcvicker@whitetailproperties.com)

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