

# LAND AUCTION



**148 AC± | 1 TRACT | DAKOTA CO, MN**

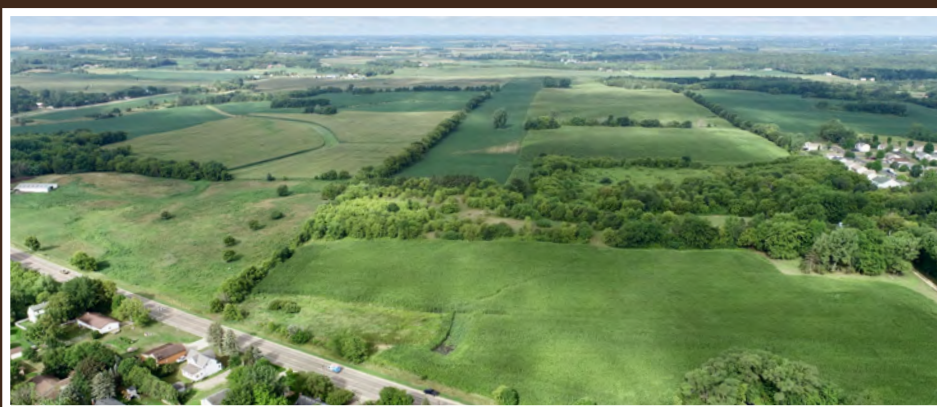
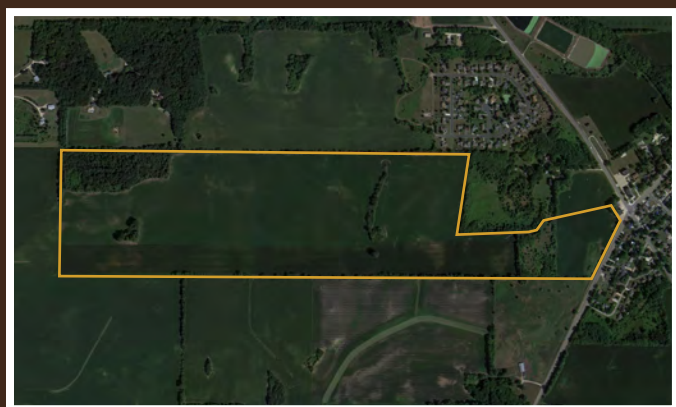
## AUCTION:

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

**AUCTION DATE: 9/21/22 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: HAMPTON FIRE DEPARTMENT  
5265 238TH STREET E | HAMPTON, MN 55031**

Rare opportunity to purchase high-quality farmland with great upside development potential. This farm has been in the family for over 150 years! Well known as the Marschall Farm and prior to that the Feipel Farm. There are roughly 130 acres of highly productive farmland with an average CPI of 86.6 the remaining acres are made up of timber patches. This property lays long West to East with approximately the East 68 acres being within the City Limits of Hampton. This makes this high-quality farmland an even more solid purchase with the potential for future development. The property is located less than 1 mile from Highway 52 which also adds to its value. This property will make an excellent option for anyone looking to complete a 1031 exchange, a farmer looking to add to their operation or an investor looking to add to their portfolio. Properties like this are hard to come by and this one hasn't been on the market in over 1.5 centuries!



### TRACT 1: 148 ± ACRES

- **Tract #:** 1 of 1
- **Deeded acres:** 148+/- will be surveyed prior to auction date
- **FSA Farmland Acres:** 130+/-
- **DCP Cropland Acres:** 133.40\*\*\*\*
- **Soil Types:** Ostrander loam, Klinger silt loam, Ostrander-Carmi loams, Carmi loam
- **Soil PI/NCCPI/CSR2:** CPI 86.6
- **Base acres and Yield:** Corn Base Acres 61.65/PLC yield 141, /Soybean Base Acres 62.55/ PLC yield 47
- **CRP Acres/payment:** No CRP
- **Taxes:** TBD by final survey
- **Lease Status:** Open Tenancy for 2023 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2022
- **Survey needed?:** Yes- survey is needed and is getting done prior to closing
- **Brief Legal:** 148+/- acres Section 7&8 T113 R 18 Dakota County MN Pid#17-00700-02-010, part of pid#18-00800-30-010 and part of pid#18-00800-11-010
- **Lat/Lon:** 44.6104/-93.0139

\*\*\*\*DCP and Farmland acres will be determined by new survey.



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

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