

LAND & HOME AUCTION



24.45 AC± | 1 TRACT | WILKIN CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/20/23 | AUCTION TIME: 11:00 AM

AUCTION LOCATION: ON THE PROPERTY

1528 240TH ST | KENT, MN 56553

OPEN HOUSE: 6/3/23 & 6/11/23 | 11:00 AM - 1:00 PM

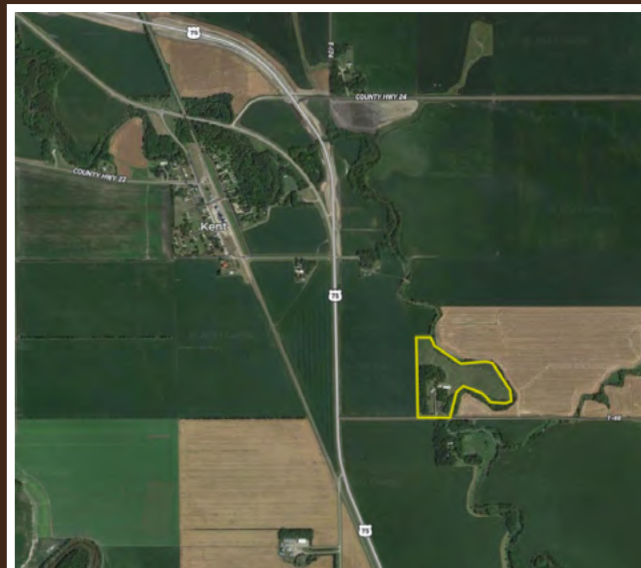
1528 240TH ST | KENT, MN 56553

Attention Local Farmers, Investors, or those individuals looking for tons of living space! This secluded Ranch style farmstead offers the perfect balance of income opportunities and accessibility. With 5+ bedrooms/2 baths and over 2700+ Sq Ft, this home is ideal for those who need the extra storage and/or sleeping space. The property also features several amazing out-buildings. Included is a 50'x100' insulated and heated shop with water, featuring 18' side walls and 14' doors, perfect for storing your machinery, vehicles, tools, and toys. The 14x20 unattached finished garage would make an excellent office or craft room. There are 7± tillable acres enrolled in CRP for extra income. Enjoy breathtaking views of the sunrise from the deck or relax in the spacious open living areas. Wildlife enthusiasts will be delighted to find Whiskey Creek flowing gently around the property bringing an abundance of grouse, whitetail, pheasant, and ducks right out of your front door. Located just outside of Kent and a short drive to Fargo/Moorhead and Wahpeton/Breckenridge. Don't miss out on this fantastic opportunity to own a property with so many options! Please join us for an Open House on Saturday, June 3rd or Sunday, June 11th from 11am-1pm. Bidding will take place on Tuesday, June 20th at 11am.



TRACT 1: 24.45 ± ACRES

- 5+ bedroom, 2 bath Ranch farmstead
- 50'x100' insulated shop
- Loaded with Pheasants, whitetail, turkey, and ducks
- Income producing investment opportunity
- CRP Income
- 14'x20' finished garage/office
- Whiskey Creek bordering property
- Fargo/Moorhead-30 miles
- Wahpeton/Breckenridge-15 miles
- 2700+/- Sq Ft of living space
- **Taxes:** \$1184.00
- **Brief Legal:** S1/2 S12 T134N R48W Wilkin Co, MN
- **Address:** 1528 240th St, Kent, MN 56553



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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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