

LAND AUCTION



153.7 AC± | 4 TRACTS | FILLMORE CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/5/24 | AUCTION TIME: 1:00 PM

**AUCTION LOCATION: AMERICAN LEGION- RUSHFORD
213 STATE ROAD 16, RUSHFORD, MN 55971**

**OPEN HOUSE: 1/20 & 1/24 | 12:00 - 3:00 PM EACH DAY
43802 270TH ST, RUSHFORD, MN 55971**

Welcome to the Roger Runger Farm, a picturesque haven at the end of a tranquil dead-end road. This sprawling property, perched on the bluff top, offers breathtaking views that stretch as far as the eye can see. With over 43 acres of tillable land, the possibilities are as vast as the landscape itself. A natural spring gracefully flows through the property, adding a touch of serenity and enhancing the overall charm of this unique estate. The favorable county zoning rules open the door to a potential of 4 buildable sites, allowing you to turn your dreams of a custom home into reality. Privacy takes center stage on this super secluded property, embraced by rolling timber that not only adds to the beauty but also creates an excellent environment for deer and turkey hunting. Whether you're a nature enthusiast or a hunting aficionado, this property offers a rare combination of tranquility and adventure. Rest easy knowing that the well on the property has been thoroughly tested and meets the stringent drinking water standards of Minnesota. The Roger Runger Farm will be available in 4 parcels, each eligible for a buildable site. A shared 66' wide easement ensures easy access to all parts of this expansive property, allowing you to explore and appreciate its various facets. Don't miss the chance to make this extraordinary property your own—a place where natural beauty and potential converge.



TRACT 1: 98.79 ± ACRES

Nestled at the secluded end of a dead-end road, this property is a haven for any hunter or outdoor enthusiast seeking an adrenaline-pumping experience. Having walked countless properties, I can confidently say that this one not only checks all the boxes but stands out as one of the most thrilling I've encountered. With 3.5 acres of tillable land, the possibilities are vast—whether you envision creating food plots or providing a spacious pasture for your animals. Imagine building your dream home or cabin in an excellent spot that captures the essence of tranquility and natural beauty. The rolling timber, part of an expansive timbered draw, unveils a multitude of hunting opportunities, making this property a haven for those seeking the thrill of the chase. A trail network on the north edge guides you through the diverse terrain, leading you down into the valley where a natural spring gives birth to a meandering creek that graces the bottom of the property. For convenience, another trail takes you back up to the West side, providing excellent access to different parts of the land. This property hunts huge and is a haven for deer and turkey, evident in the abundant signs scattered across its expanse. Opportunities like this are rare, and properties of this caliber seldom come up for sale. Don't miss your chance to own a piece of outdoor paradise that promises not just a property but an exhilarating experience waiting to unfold.

TRACT 2: 17.46 ± ACRES

Introducing a prime opportunity for agricultural enthusiasts, investors, or someone looking to build out in the country—a property that's almost entirely tillable and presents an ideal addition to any farming operation. Whether you're looking to bolster your agricultural endeavors or diversify your portfolio with a small, income-producing property, this parcel is a gem waiting to be discovered. Nestled at the end of a tranquil dead-end road, the property not only offers seclusion but also treats you to a mesmerizing view to the south. The expansive, nearly all-tillable land provides a blank canvas for your farming aspirations, promising productivity and potential. What sets this property apart is the exceptional spot it offers for building your dream home. The panoramic view to the south, coupled with the gentle slope of the land, creates an idyllic setting for a residence that captures both serenity and stunning vistas. Imagine waking up to the beauty that surrounds your home on this unique piece of land. Access to this promising property is facilitated by a shared 66' wide easement, ensuring convenience without compromising on privacy.

TRACT 3: 12.44 ± ACRES

Embark on the realization of your dream hobby farm or find solace in the charm of an old farmhouse in the heart of the countryside—welcome to a property that embodies the spirit of rural living. Comprising 75% tillable land, this parcel not only promises potential income but invites you to cultivate your own crops or provide a pastoral haven for animals. A dependable well, tested and meeting the stringent standards of Minnesota drinking water, ensures a secure and sustainable water source for your envisioned farmstead. The existing home, though in need of tender loving care or removal, holds the promise of restoration, while the aged barn, despite requiring attention, boasts valuable timber that could be salvaged. Additional structures near the home site add character to the property, offering potential for various uses. The septic tank, having passed inspection, is in good condition, but the drain field requires attention, with the responsibility falling on the buyer for septic compliance with the county. Nature enthusiasts will appreciate the timber on the north edge, showcasing abundant deer signs—an idyllic setting for those who yearn for a touch of wilderness. The dead-end road location, coupled with access via a shared 66' wide easement along the property's south line, adds an extra layer of seclusion and tranquility. Consider this property an ideal canvas to build your dream house or establish your very own small hobby farm. Opportunities like this, with small buildable sites, a reliable well, and power in place, are rare. Don't let this chance slip away—seize the opportunity to create the rural haven you've been dreaming of.

TRACT 4: 25.01 ± ACRES

Discover the allure of this truly unique property, where the promise of an exceptional building site with breathtaking southern views harmoniously combines with unparalleled hunting opportunities and income potential from over 15.5 acres of tillable land. Nestled on a tranquil dead-end road, access is granted via a convenient 66' wide easement along the property's north line, complete with an established driveway ready to welcome you home. A solid investment for any farming operation or an astute investor seeking a small income-producing property, this parcel offers a harmonious blend of tillable land and timber. Picture yourself building your dream house or cabin against a backdrop of nature's beauty, a panorama of the southern landscape. The integration of tillable acreage and wooded areas makes this property an ideal canvas for those envisioning a small hobby farm or a retreat in the heart of the countryside. Small buildable parcels with the perfect mix of tillable and timber are a rare find, especially on a peaceful dead-end road. Seize this opportunity to own a piece of land that not only offers a potential haven but also serves as a wise addition to your investment portfolio. Don't let this rare gem slip away—make your dreams of a serene country escape a reality on this one-of-a-kind property.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BOB STALBERGER, AGENT: 507.884.4717 | bob.stalberger@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
Bob Stalberger, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 507.884.4717