

LAND AUCTION

279.25 AC± | 3 TRACTS | MARSHALL CO, MN



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/7/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: LEGACY EVENT CENTER
16458 160TH AVE NE, THIEF RIVER FALLS, MN 56701

279.25± Acres Offered in 3 Tracts | Productive Farmland Auction

An excellent opportunity to add quality, productive farmland to your agricultural portfolio. This 279.25± acre property will be offered at auction in three separate tracts, giving area farmers, investors, and landowners the flexibility to bid on individual tracts or pursue multiple parcels.

According to FSA records, the property contains approximately 262.58± acres of tillable land, providing a high percentage of productive cropland. Across the property, the farmland carries a combined average CPI of 82.77, highlighting the overall quality of the soils and agricultural potential.

All three tracts offer good access, making them convenient additions to an existing farming operation. With strong tillable acreage, quality soils, and multiple purchasing options, this auction represents an excellent opportunity for both established producers looking to expand their operation and land investors seeking productive agricultural acreage.

Property Highlights

279.25± total acres

Offered at auction in 3 separate tracts

Approximately 262.58± FSA tillable acres

Combined average CPI of 82.77

High percentage of productive tillable acreage

Good access to all three tracts

Excellent opportunity to expand an existing farming operation

Strong addition to an agricultural land investment portfolio

Flexibility to purchase individual tracts or multiple tracts

Quality farmland with long-term agricultural and investment potential

Tract 1 – 79± Acres | 76.27± Tillable Acres | 85.53 CPI

Tract 1 consists of approximately 79± total acres, with 76.27± acres classified as tillable according to FSA records. With nearly the entire tract in productive cropland and an impressive average CPI of 85.53, this is a quality piece of farmland that would make an excellent addition to an existing farming operation or agricultural investment portfolio.

The tract offers good access and a highly efficient tillable-to-total-acre ratio, allowing producers to maximize the productive potential of the property. The strong CPI, high percentage of tillable acres, and manageable tract size should make this an attractive opportunity for area farmers and land investors alike.

79± total acres	Productive agricultural land
76.27± FSA tillable acres	Good access
Average CPI of 85.53	Excellent addition to an existing farming operation
Approximately 96.5% tillable	Strong agricultural investment opportunity

Deeded Acres:	79
Soil Types:	Grimstad fine sandy loam, Strathcona fine sandy loam
Soil PI/NCCPI/CSR2:	CPI 85.53
CRP Acres/Payment:	NO CRP
Taxes:	1256
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	79± acres pt E ½ SE ¼ S31 T156N R45W Marshall Co MN
PIDs:	PID 24-0163-000
Lat/Lon:	48.2865, -96.482
Zip Code:	56760

Tract 2 – 160± Deeded Acres | 147.99± Tillable Acres | 81.07 CPI

Tract 2 consists of approximately 160± deeded acres, with 147.99± acres classified as tillable according to FSA records. The tillable ground carries an average CPI of 81.07, offering a solid base of productive farmland and making this tract an attractive addition to an existing farming operation or agricultural investment portfolio.

An old farmstead site is located within the tract, adding some character and diversity to the property. With nearly 148 acres of tillable ground, good access, and a convenient 160-acre configuration, this tract provides an excellent opportunity for area producers looking to expand their land base.

160± deeded acres
147.99± FSA tillable acres
Average CPI of 81.07
Approximately 92.5% tillable
Old farmstead site located on the property
Good access
Productive agricultural land
Excellent addition to an existing farming operation
Strong agricultural land investment opportunity

Deeded Acres:	160
Soil Types:	Grimstad fine sandy loam, Mavie fine sandy loam
Soil PI/NCCPI/CSR2:	CPI 81.07
CRP Acres/Payment:	NO CRP
Taxes:	\$2498
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	160± acres SE ¼ S32 T156N R45W Marshall Co MN
PIDs:	PID 24-0167-000
Lat/Lon:	48.2866, -96.4634
Zip Code:	56760

Tract 3 – 40.25± Deeded Acres | 38.32± Tillable Acres | 80 CPI

Tract 3 consists of approximately 40.25± deeded acres, with 38.32± acres classified as tillable according to FSA records. With an average CPI of 80, this tract offers a strong combination of productive soils and a very high percentage of tillable acreage.

Nearly the entire property is in productive cropland, making this an efficient tract that would fit well into an existing farming operation. Its manageable size also creates an opportunity for landowners, beginning farmers, or investors looking to add quality agricultural acreage to their portfolio.

With good access, productive tillable ground, and limited non-tillable acreage, Tract 3 rounds out this three-tract farmland auction with another attractive agricultural offering.

40.25± deeded acres
38.32± FSA tillable acres
Average CPI of 80
Approximately 95.2% tillable
High percentage of productive cropland
Good access
Excellent addition to an existing farming operation
Attractive agricultural investment opportunity
Offered as Tract 3 of a three-tract farmland auction

Deeded Acres:	40.25
Soil Types:	Grimstad fine sandy loam, Strathcona fine sandy loam
Soil PI/NCCPI/CSR2:	CPI 80
CRP Acres/Payment:	No CRP
Taxes:	\$414
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey Needed?:	No survey needed
Brief Legal:	40.25± acres NE ¼ NW ¼ S5 T155N R45W Marshall Co MN
PIDs:	PID 43-0019-000
Lat/Lon:	48.2812, -96.4712
Zip Code:	56760

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSEPH ERB, AGENT: 218.849.6090 | joseph.erb@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (3159) | Jeff Evans, North Dakota Broker, License # 9456 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Joseph Erb, North Dakota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090 | Bryce McVicker, MN Auctioneer's License #64-26-29



TRACT 1
79
ACRES ±

TRACT 2
160
ACRES ±

TRACT 3
40.25
ACRES ±

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