

LAND AUCTION

186.55 AC± | 1 TRACT | RICE CO, MN



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/21/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: THE AMERICAN BAR AND GRILL
102 ELM AVE SW, MONTGOMERY, MN 56069

Rice County Farmland

Located in Sections 15, 16, and 22 of Erin Township. The property consists of 186.55± deeded acres with approximately 175± FSA tillable acres and a Crop Productivity Index (CPI) of 77.4.

The property has public road access from 115th Street West, which serves as an access road coming south off of State Highway 21. 115th Street West borders the north side of the property and functions as a no-maintenance public road. Jasper Avenue borders the west side of the property and also serves as a no-maintenance public road, providing additional access for farming equipment during harvest and planting seasons.

A waterway runs throughout the property and provides effective drainage for the farmland acres. The ditch system has recently been dredged to help ensure proper water flow and drainage performance across the farm. Along the ditch, there is a compliant 50-foot-wide grass buffer on each side of the waterway. There is a culvert and crossing in the northeast portion of the property for easy access to those acres east of the drainage ditch. All tile outlets along the ditch are marked with flags.

In addition to the tillable value, this property has multiple building eligibilities. Those eligibilities may be transferred within the township. Building rights in this area can add significant value. All building eligibility and transfer eligibility should be established with the county prior to purchase.



Deeded Acres:	186.55±
FSA Farmland Acres:	175±
Soil Types:	Derrynane Loam, Houghton Muck, Lerdal Clay Loam, Kilkenny Clay Loam
Soil PI/NCCPI/CSR2:	77.4
CRP Acres/Payment:	None
Taxes:	\$9,956
Lease Status:	Open Tenancy for 2027 crop year
Possession:	At the end of the 2026 crop year
Survey Needed?:	No survey needed
Brief Legal:	Pt W ½ SW ¼ S15, E ½ SE ¼ S16 and NW ¼ NW ¼ S22 T11N R22W Rice Co MN
PIDs:	05.22.2.25.001 and 05.15.3.50.001 and 05.16.4.00.001
Lat/Lon:	44.4142 -93.4811
Zip Code:	56069

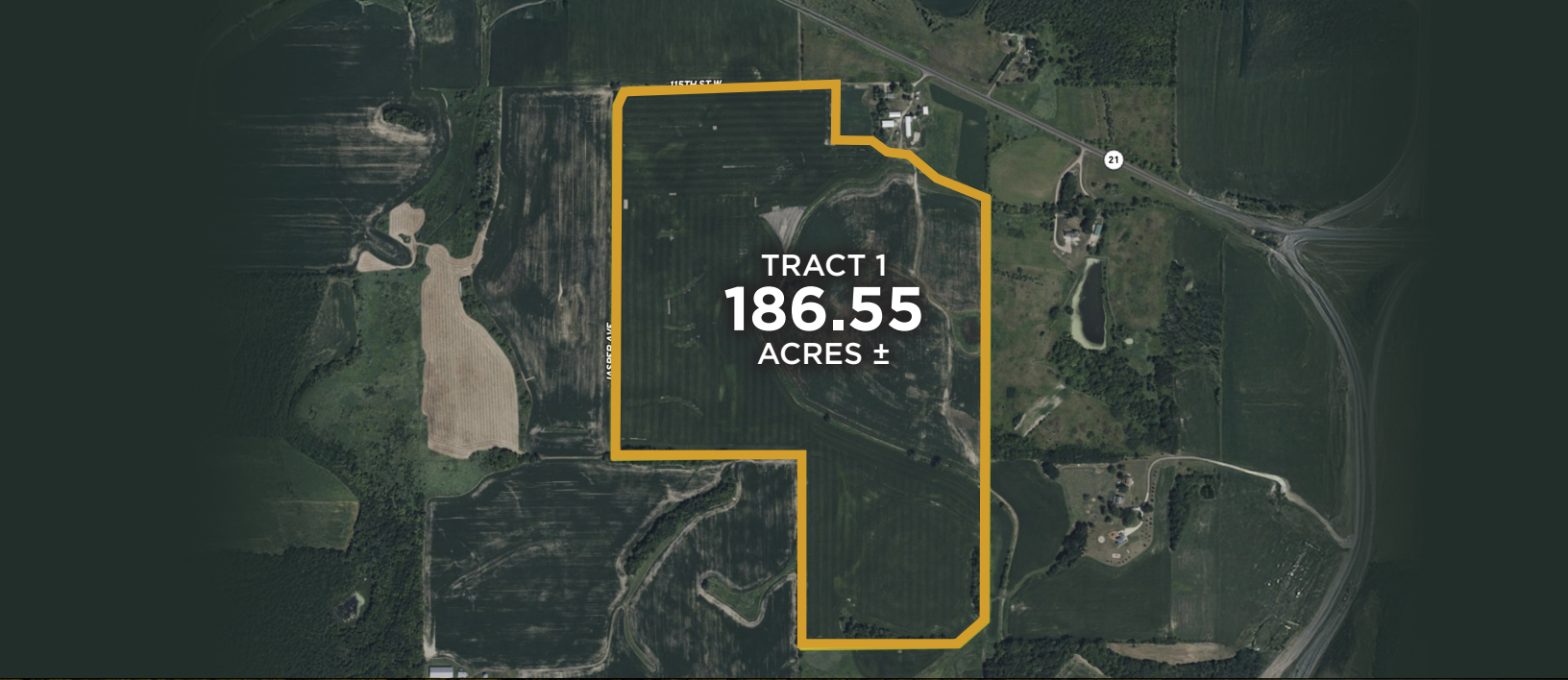
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRYCE MCVICKER, AGENT: 507.430.8518 | bryce.mcvicker@whitetailproperties.com

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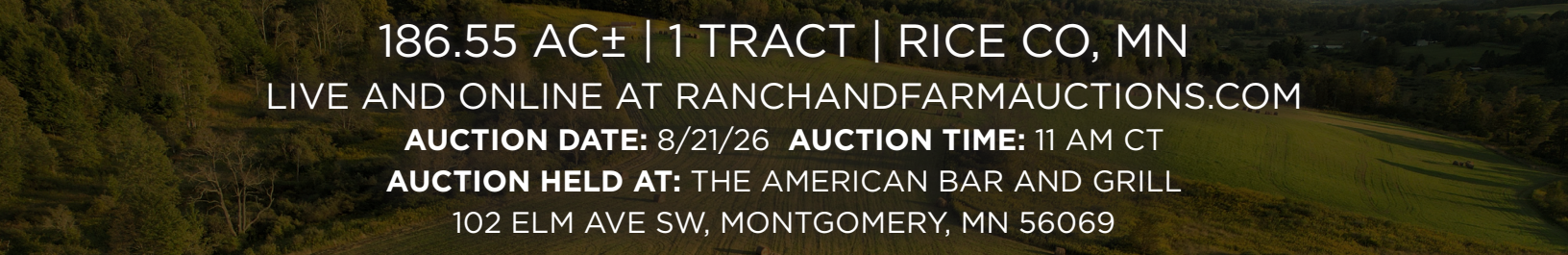
GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryce McVicker, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 507.430.8518

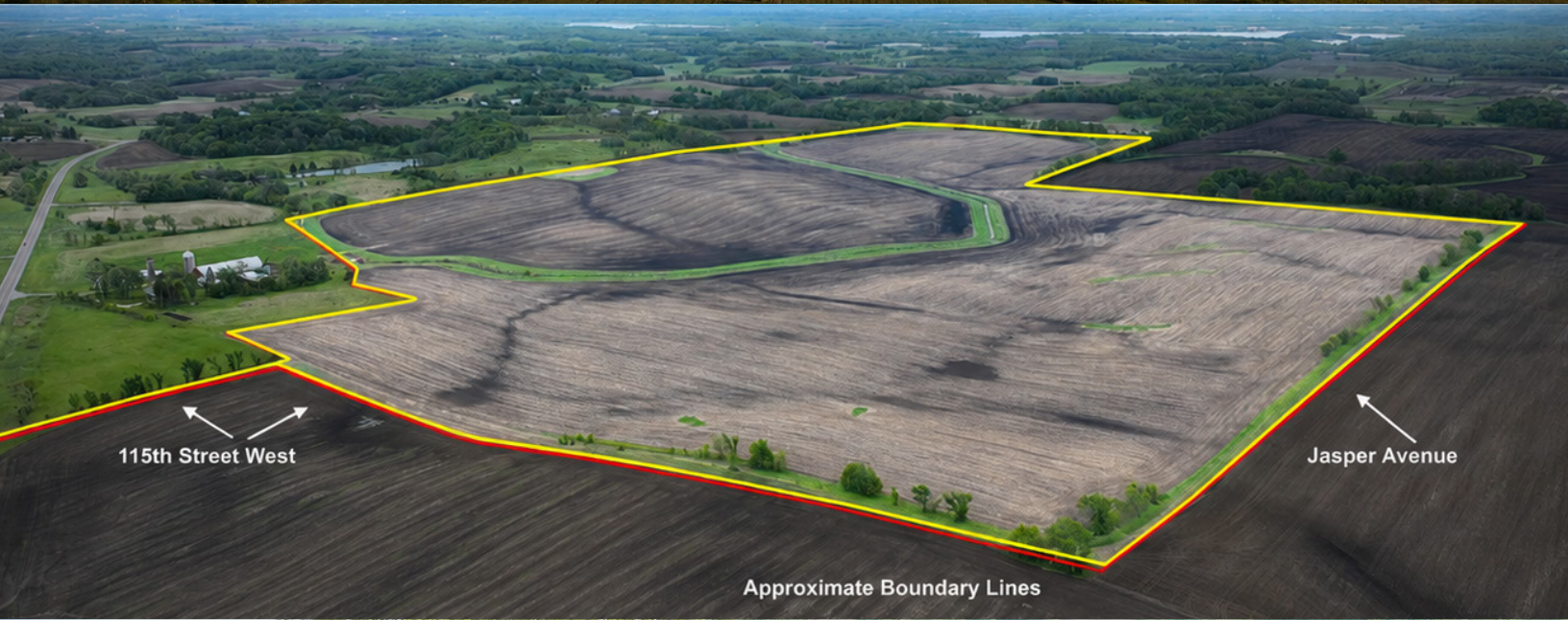




TRACT 1
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ACRES ±



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115th Street West

Jasper Avenue

Approximate Boundary Lines



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