

LAND AUCTION



160 AC± | 1 TRACT | GRANT CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/14/25 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: HERMAN COMMUNITY CENTER

416 ATLANTIC AVE S, HERMAN, MN 56248

PROPERTY PREVIEW: CONTACT AGENT FOR DETAILS

Located just SW of Herman in Logan Township, Section 33, is 126.23 +/- FSA tillable acres with an average CPI rating of 85.8. And 22.77 +/- acres enrolled in CRP with an annual payment of \$3,416. The CRP is along the creek and the contract runs until the end of September 2035. Access from two sides. The renter will be allowed to harvest crops for 2025. Sellers will retain all 2025 income but will also pay all the 2025 taxes. Open tenancy then for the 2026 crop season.



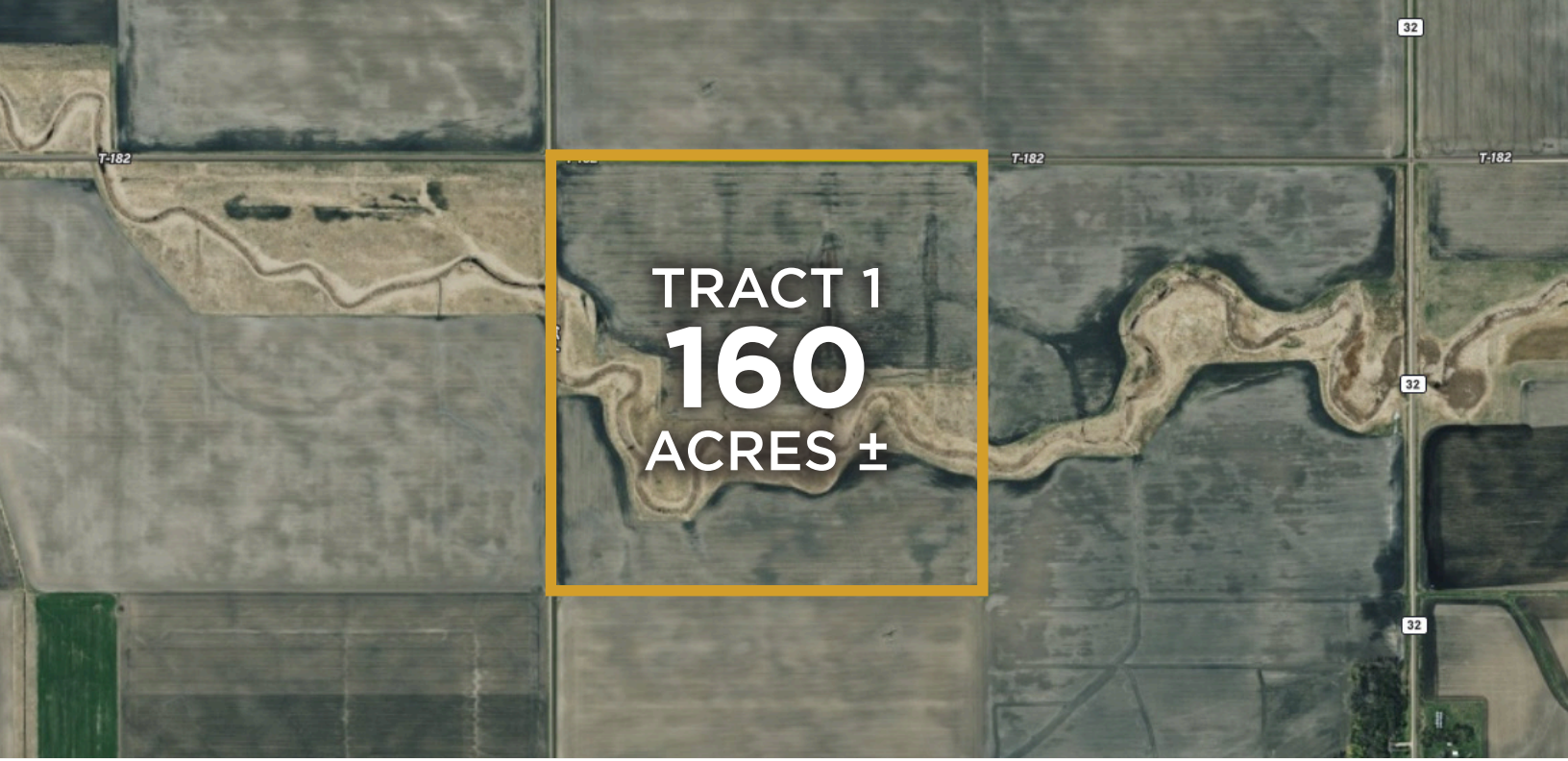
Deeded Acres:	160±
FSA Farmland Acres:	126.23±
Soil Types:	Grimstad-Towner fine sandy loam, Vallers Clay Loam, Glyndon Loam
Soil PI/NCCPI/CSR2:	85.8 CPI
CRP Acres/payment:	22.77 - \$3,416
Taxes:	\$5,648 (Non-Homestead)
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey needed?:	No survey needed
Brief Legal:	NW ¼ S33 T127 R44W Grant Co, MN
PIDs:	090147000
Lat/Lon:	45.7704 -96.2079
Zip Code:	56248

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
GREG GRACZYK, AGENT: 320.420.5196 | greg.graczyk@whitetailproperties.com

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 | Greg Graczyk, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 320.420.5196



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