

LAND AUCTION



300.5 AC± | 2 TRACTS | WILKIN CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/27/25 **AUCTION TIME:** 12 PM CT

AUCTION HELD AT: ROTHSAY EVENT CENTER

124 FIRST ST NW, ROTHSAY, MN 56579

PROPERTY PREVIEW: 8/15/25 | 12PM - 4PM AT COUNTY ROAD 26, ROTHSAY, MN 56579

300.5± Acres of Productive Farmland, CRP Habitat & Hunting Opportunity in Wilkin County, MN

This auction presents a rare opportunity to purchase 300.5± acres of diverse, income-producing land in Tanberg Township, Wilkin County, MN, just west of Rothsay. The offering consists of two tracts featuring high-quality tillable ground, lush alfalfa, and wildlife-rich CRP and grassland habitat.

With a combined annual income of over \$27,000, both tracts offer a blend of agricultural return and excellent hunting opportunities for deer, turkey, and pheasant. Each parcel sells with open tenancy for 2026, giving buyers the flexibility to farm, lease, or develop their own long-term land strategy.

Whether you're a farmer, investor, or hunter looking to enjoy the land and earn from it, these tracts offer strong CPI ratings, easy access, and multiple income streams in a sought-after agricultural region.

TRACT 1 DESCRIPTION:

Productive 103± Acres of Tillable & CRP Land – Wilkin County, MN

Come bid your price on this highly productive 103± acre farm tract in Tanberg Township, Wilkin County, just west of Rothsay, MN. This flat, easy-to-operate land features 88.5± acres of quality tillable ground currently planted in row crops and lush alfalfa, along with 5.6± acres enrolled in CRP. With a solid CPI of 78 and \$9,500/year in combined cash rent and CRP income, this is a strong income-producing property with long-term potential.

The farm will sell with open tenancy for the 2026 season, offering a great opportunity for investors or owner-operators looking to add to their portfolio. Whether expanding your farming operation or investing in stable ag income, this tract deserves your attention.

Tract 1 Bullet Points:

- 103± total acres located in Wilkin County, MN
- 88.5± acres of productive tillable ground
- 5.6± acres enrolled in CRP
- Strong CPI rating of 78
- \$9,500/year in current annual income (cash rent + CRP)
- Flat, efficient field layout for easy farming
- Located in Tanberg Township, just west of Rothsay
- Selling with open tenancy for 2026
- Excellent opportunity for investors or producers
- Convenient access to local grain markets and infrastructure

Soil Types:

Gilby loam, Grimstad fine sandy loam, Lohnes sandy loam, Elmville fine sandy loam

Soil PI/NCCPI/CSR2:

CPI 78 and 86

Taxes:

TBD

Lease Status:

Open Tenancy for 2026 crop year

Possession:

Immediate possession subject to the current tenant's rights for 2025

Survey Needed?:

YES, Seller will provide

Brief Legal:

Pt N ½ S30 T135N R45W and part E ½ S29 T135N R45W Wilkin Co, MN

PIDs:

210290400, SPLIT FROM 210290100, SPLIT FROM 210300100

Lat/Lon:

46.47484, -96.37006

Zip Code:

56579

TRACT 2 DESCRIPTION:

197.5± Acres of High CPI Alfalfa, CRP Habitat & Build Site – Income & Hunting in Wilkin County, MN

Come bid your price on this 197.5± acre tract located in Tanberg Township, Wilkin County, MN—just west of Rothsay. This versatile property offers a rare combination of income-producing farmland and prime hunting opportunity, making it ideal for both investors and hunters.

The property includes 73± acres of flat, highly-productive tillable land currently in lush alfalfa, but with strong row crop potential thanks to a Crop Productivity Index (CPI) of 86.

It also features 70.42± acres enrolled in CRP, generating \$9,105/year while offering excellent wildlife cover, established tree rows, and quality habitat that supports strong populations of deer, turkey, and pheasant.

The additional 36± acres of grassland are in the Grassland Reserve Program (GRP), producing \$466/year and allowing for managed grazing and haying through 2034. A 5.5± acre building site offers the chance to develop or expand. This property is perfect for the buyer who wants income with hunting. Whether you're a hunter seeking ROI while enjoying the land yourself—or a farmer who wants to lease the hunting rights for extra income—this tract delivers on all fronts.

Tract 2 Bullet Points

- 197.5± total acres in Tanberg Township, Wilkin County, MN
- 73± acres of tillable/alfalfa land with CPI of 86 – highly productive and flat
- 70.42± CRP acres generating \$9,105/year with dense cover and tree rows
- Excellent deer, turkey & pheasant hunting on-site
- 36± acres in GRP producing \$466/year (expires 2034) – allows for managed haying/grazing
- 5.5± acre buildable site for potential home, cabin, or equipment shed
- Total annual income: \$17,971
- Open tenancy for the 2026 crop year
- Perfect for hunter-investors or farmers looking to lease hunting rights for additional revenue
- Easy access, flat terrain, and a great mix of income and hunting potential

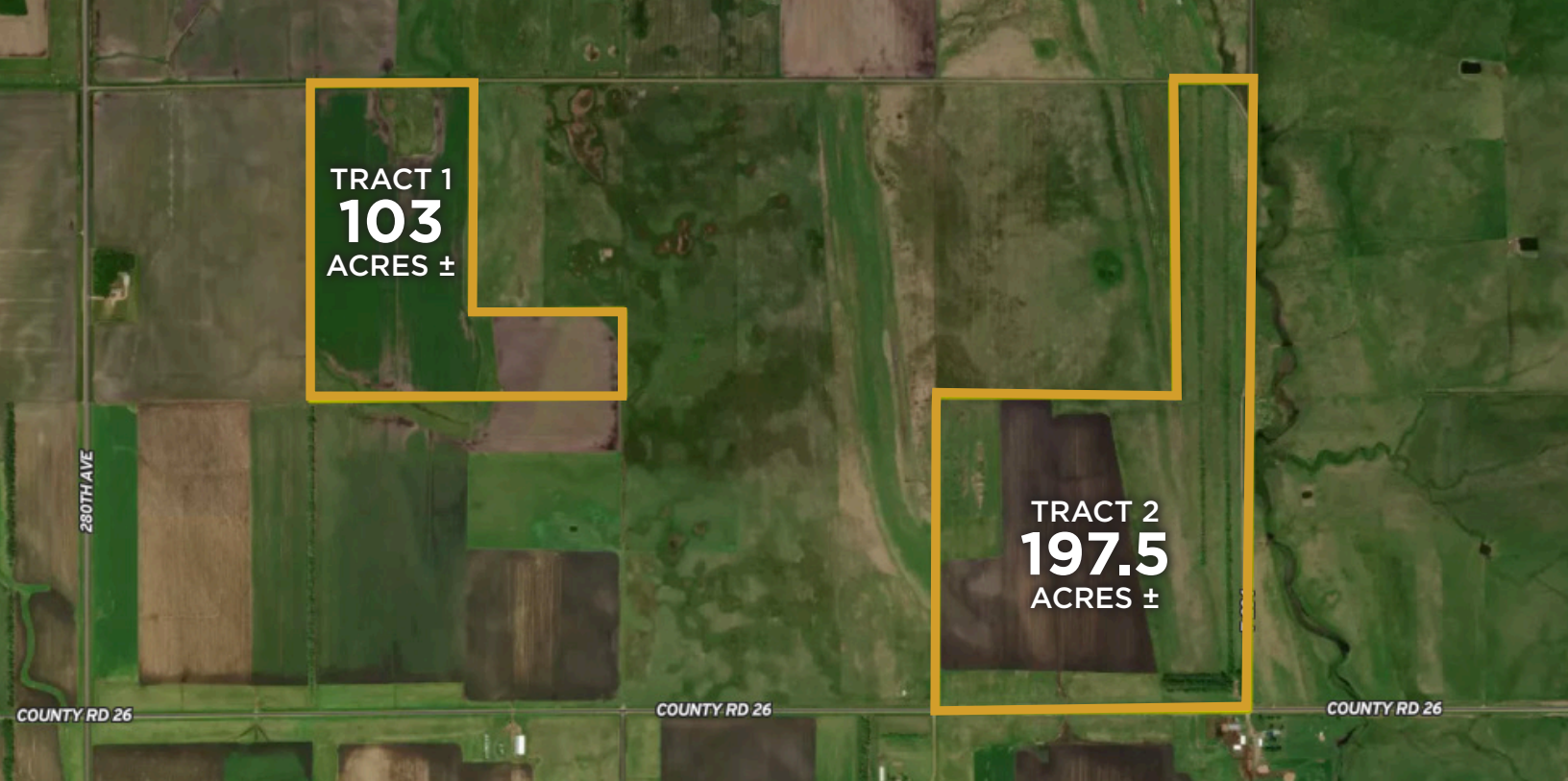
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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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
Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376



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