

LAND AUCTION



80 AC± | 1 TRACT | POLK CO, MN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM
AUCTION DATE: 1/12/26 **AUCTION TIME:** 2 PM CT
AUCTION HELD AT: CROOKSTON INN & CONVENTION CENTER
2200 UNIVERSITY AVE, CROOKSTON, MN 56716

Productive 80-Acre Income-Producing Tract in Polk County, Minnesota

Located in the heart of northwest Minnesota farm country, this 80-acre property offers a strong blend of income potential, soil quality, and long-term investment value. Situated just minutes from local grain markets and quality county road access, this tract is well-positioned for farming operations or as a stable land investment.

Approximately 65 acres are currently in high-quality tillable production, featuring fertile soils well-suited for corn, soybeans, small grains, and specialty crops common to the region. The open field layout provides excellent farmability with long, straight rows and minimal waste acres, making it attractive to both owner-operators and investors looking for turnkey rental income.

An additional 9 acres are enrolled in CRP, adding a consistent annual payment while enhancing habitat diversity on the property. This mix of tillable ground and CRP provides both economic stability and conservation benefits, with the CRP acres helping support upland wildlife, pollinators, and soil health.

Whether you're expanding your farming operation, searching for a profitable land investment, or looking for a tract with income and recreational potential, this Polk County parcel checks all the boxes. Access, soils, and a balanced income stream come together to make this an excellent opportunity rarely available in today's market.



Deeded Acres: 80+
FSA Farmland Acres: 75±
Soil Types: Grimstad fine sandy loam, ulen loamy fine sand
Soil PI/NCCPI/CSR2: 78.3
CRP Acres/Payment: 9
Taxes: 1484
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: S ½ S ½ NW ¼ PT S ½ NW ¼ SW ¼ AND S ½ NE ¼ SE ¼ S33 T152N R46W POLK CO MN
PIDs: 40012008, 40012009, 40012012, 40012011
Lat/Lon: 47.9397, -96.5625
Zip Code: 56722

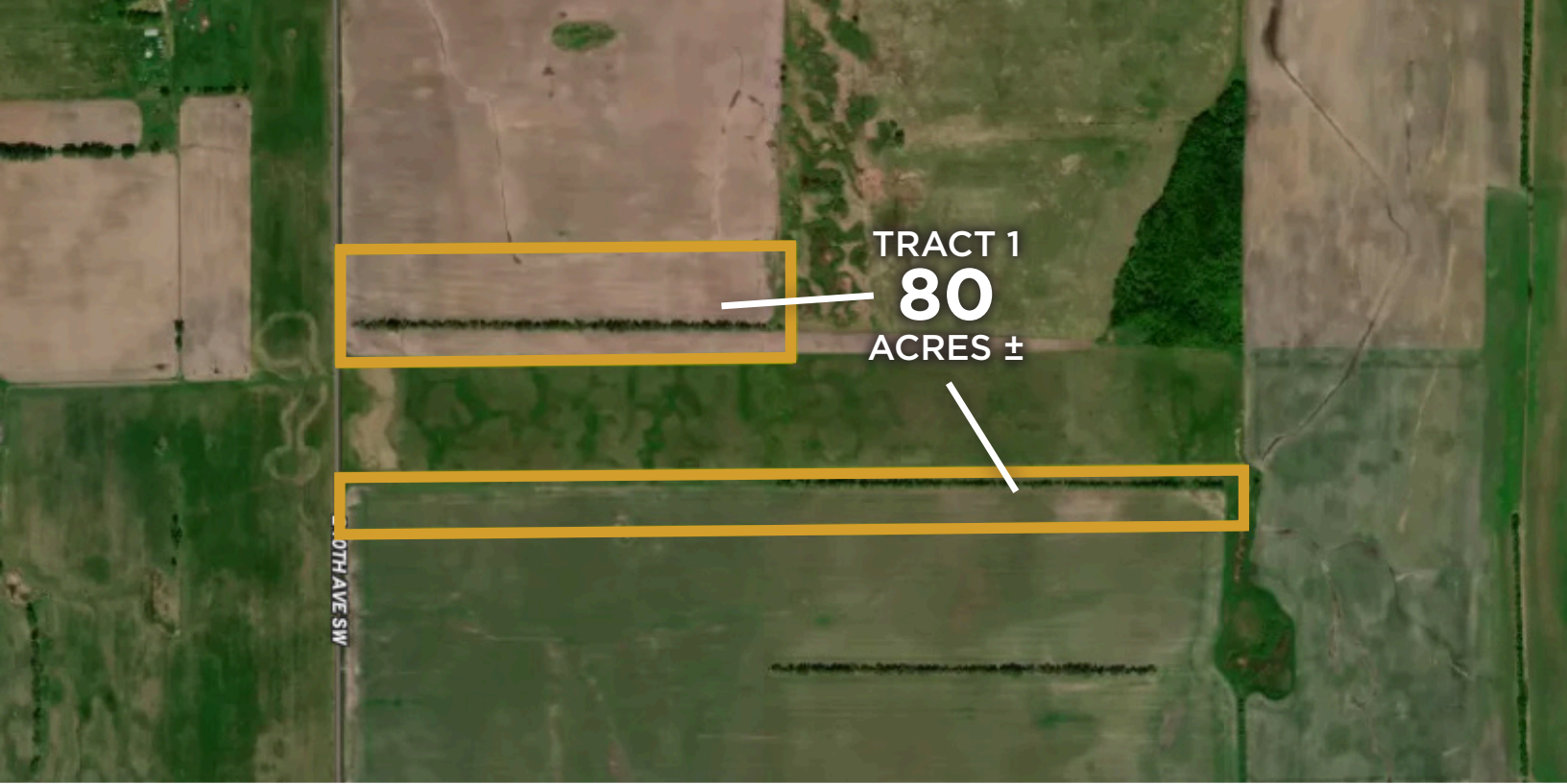


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Joseph Erb, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 218.849.6090



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