

LAND AUCTION



80.5 AC± | 1 TRACT | REDWOOD CO, MN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/12/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: THE CABOOSE
1045 CRAIG AVE, TRACY, MN 56175

The Rolland Family Farm is located in Redwood County, Section 6 of Gales Township. This 80.5± acre property offers 72.53± tillable acres with a Crop Productivity Index (CPI) of 79.1. The farm is divided into two fields by Judicial Ditch #9. There is a CRP Buffer Strip in place along JD #9. The CRP contract totals 3.40± acres with an annual payment of \$956. The contract expires in September of 2031. The north field has road access from 170th Street. The south field has deeded access from Aspen Avenue. The farm is under a rental contract for 2026 with open tenancy in 2027.



Deeded Acres: 80.5±
FSA Farmland Acres: 72.53±
Soil Types: Havelock Clay Loam
Soil PI/NCCPI/CSR2: Crop Productivity Index (CPI) 79.1
CRP Acres/Payment: 3.40± acres with annual payments of \$956 expiring in 2031
Taxes: \$3050
Lease Status: Open Tenancy for 2027 crop year
Possession: At the end of the 2026 crop year
Survey Needed?: No survey needed
Brief Legal: 80.5± E ½ NW ¼ & S ½ A Of W ½ NW ¼ S32 T110N R39W Redwood Co MN
PIDs: 53-032-2040
Lat/Lon: 44.291 -95.5629
Zip Code: 56175

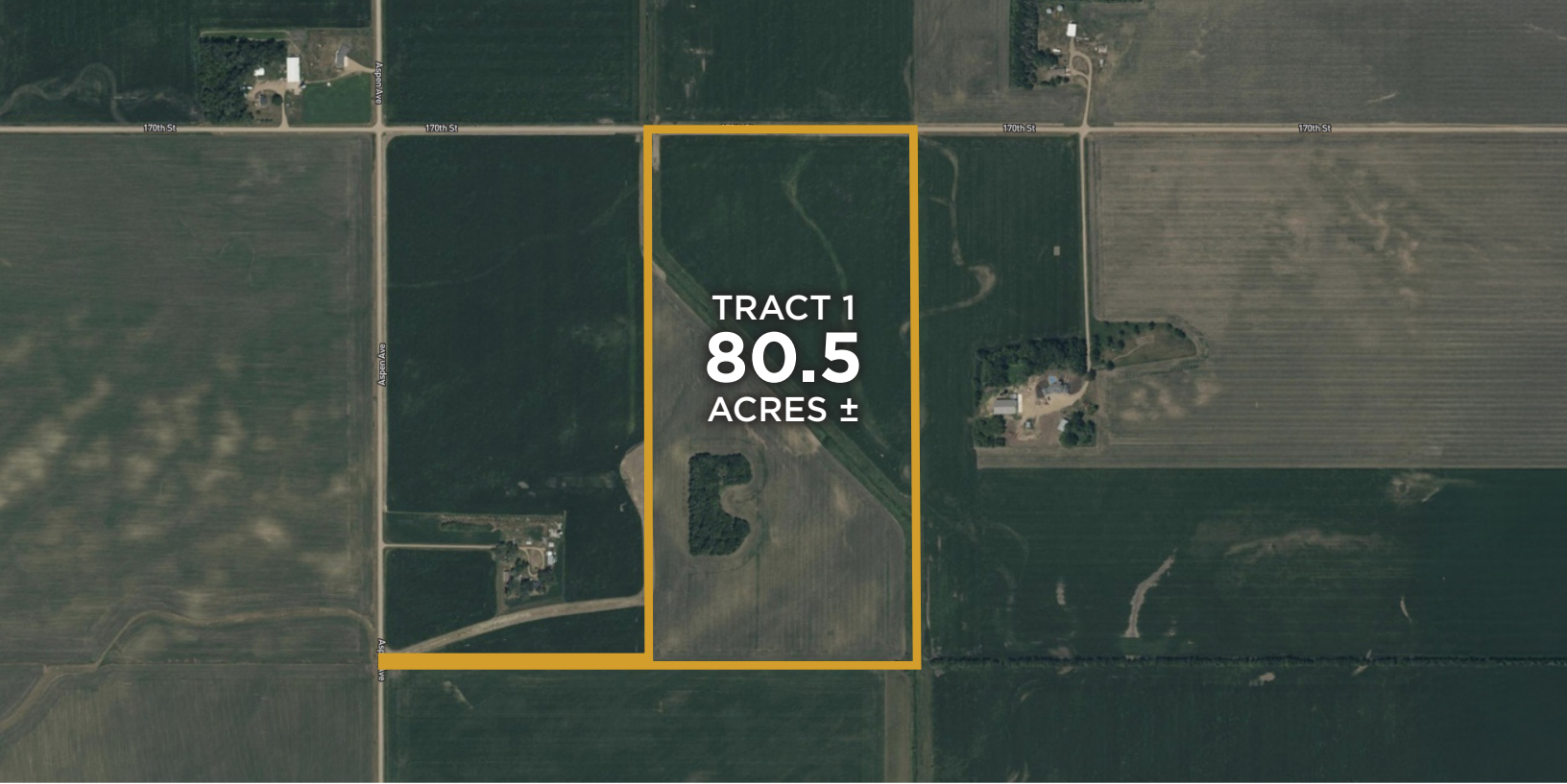


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRYCE MCVICKER, AGENT: 507.430.8518 | bryce.mcvicker@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR 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 | Bryce McVicker, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 507.430.8518



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