

LAND AUCTION



254.33 AC± | 3 TRACTS | BROWN CO, MN

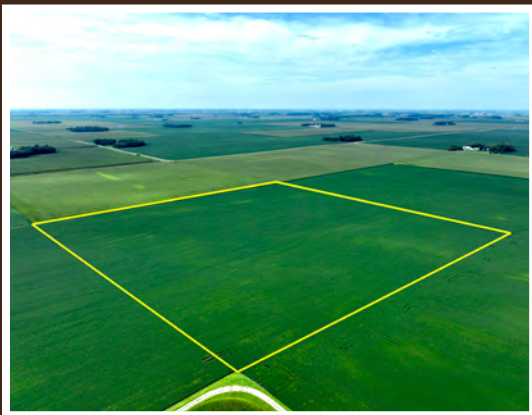
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/30/22 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: BEST WESTERN PLUS
2101 S BROADWAY ST. | NEW ULM, MN 56073**

The Kathryn Krueger farm is +/- 254.33 deeded acres with +/- 245.27 FSA Tillable acres. Located 4 miles southeast of Hanska, this is a top end farm with high quality soils, level topography and good drainage. The farm is being offered in three tracts. Tract 1 +/- 40 acres with 40 FSA tillable acres and a CPI of 93.2. Tract 2 is +/- 61.32 acres including a building site and +/- 54.73 FSA tillable acres with a CPI of 91.5. Tract 3 is +/- 153.01 deeded acres with +/- 150.7 FSA Tillable acres with a CPI of 88. All tracts are subject to survey prior to closing. The survey will provide legal deeded access to all tracts starting from 110th Street. The survey will also provide the necessary drainage/maintenance easements. Open Tenancy for 2023. Drainage Tile currently in place connecting to Judicial Ditch 14. JD14 borders Tract 3 on both the south and east boundary lines.



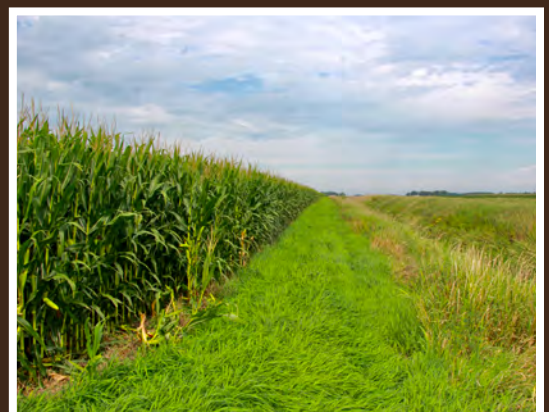
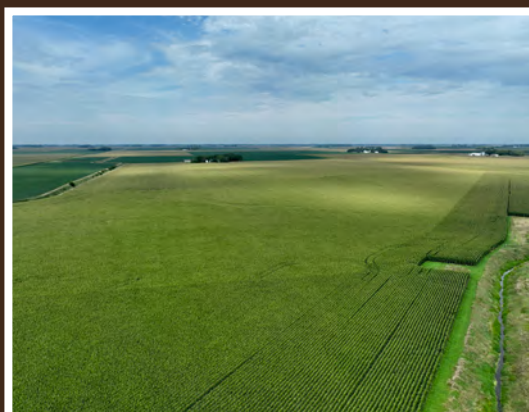
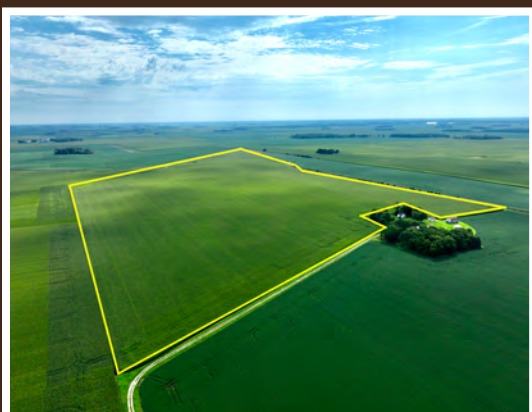
TRACT 1: 40 ± ACRES

Tract 1 Located 4 miles southeast of Hanska, this is a top end farm with high quality soils and level topography. +/- 40 acres with 40 FSA tillable acres and a CPI of 93.2. This tract is subject to survey. The survey will provide legal deeded access from 110th Street. The survey will also provide the necessary drainage/maintenance easements. Open Tenancy for 2023.



TRACT 2: 61.32 ± ACRES

Tract 2 Located 4 miles southeast of Hanska, this is a top end farm with high quality soils and level topography. This tract is +/- 61.32 acres including a building site and +/- 54.73 FSA tillable acres with a CPI of 91.5. This tract is subject to survey prior to closing. The survey will provide legal deeded access from 110th Street. The survey will also provide the necessary drainage/maintenance easements. Open Tenancy for 2023.



TRACT 3: 153.01 ± ACRES

Tract 3 is Located 4 miles southeast of Hanska, this is a top end farm with high quality soils, level topography and good drainage. Tile maps are provided for this tract. The parcel is made up of +/- 153.01 deeded acres with +/- 150.7 FSA Tillable acres with a CPI of 88. This Tract is subject to survey prior to closing. The survey will provide legal deeded access from 110th Street. The survey will also provide the necessary drainage/maintenance easements. Open Tenancy for 2023. Drainage Tile currently in place connecting to Judicial Ditch 14. JD14 borders Tract 3 on both the south and east boundary lines.

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

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