

LAND AUCTION



160 AC± | 3 TRACTS | HUBBARD CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/19/23 | AUCTION TIME: 10:00 AM

AUCTION LOCATION: THE EVENT ROOM

1104 PARK AVE S SUITE 2 | PARK RAPIDS, MN 56470

This property quite literally has it all including access from the east and west, woods, water, fields, building sites, agriculture, diverse habitat, and power; all located in an extremely desirable location. The land is made up of 69.5± acres of tillable that are currently leased out for the 2023 growing season, mature timber, regrowth timber, a building site with some older buildings, one useable machine shed, and a pond. The potential this property has for so many uses is hard to come by. You can enjoy the property as is and use it for all types of recreation, you can hunt deer, turkey, grouse, waterfowl, and bear on the property, use it as an investment, develop the property into building sites, or there is potential commercial use. The possibilities are endless.



TRACT 1: 40 ± ACRES - SOUTH

This property is approximately 30 acres of tillable land and 10 acres of woods and is located along the paved County Road 112, which is just north of Hwy 34 and about three miles east of Park Rapids. Currently planted in corn for the 2023 season, the possibilities for future use of this property are endless. Either purchase the land to add to your current farming operation, build your home on and develop the land to your desired use, develop and sell lots, or potentially put up a commercial building that offers an excellent location for any business. Location is everything and this property offers a prime location and multiple-use opportunities.



TRACT 2: 40 ± ACRES - NORTH

This property is approximately 26 acres of tillable land and 13 acres of woods, a building site, and is located along the paved County Road 112 which is just north of 34 and about three miles east of Park Rapids. The building site has several old buildings on it with little to no value and one decent shed that is usable. The building site is set in amongst giant white pine, oak, and aspen, and is absolutely stunning. The ravine cuts west to east and holds a ton of deer, turkey, grouse, and an occasional bear. This property catches the far west end of the pond that acts as a massive pinch point funneling the deer around that end of the pond. The 26± tillable acres are currently planted in corn for the 2023 season but future uses of those tillable acres are endless. Prime location for any business or develop the land for your own personal use or continue to farm it. This tract of land offers up a multitude of options and one that needs to be seen in person to understand.



TRACT 3: 80 ± ACRES - EAST

If you are looking for a tract of land that has an extremely diverse habitat structure, is in a prime location, has excellent hunting, and a great building spot then you have found that property. Located just east of Park Rapids and just north of Hwy 34 this property is made up of mature timber, regrowth timber, tillable, pond, and some low ground. Good properties like this very rarely, if ever, hit the open market this close to Park Rapids. The land was recently selectively logged, and the regrowth is in excellent condition providing browse and cover for the deer, turkey, grouse, and bear that call this property home. The mature timber is made up of pine, oak, and aspen, and compliments the regrowth quite well. The tillable land will provide the critters with food and the pond will provide the water they all need to feel right at home. Access is from the township road on the east side of the property and that allows you to slip into the property on the most common westerly winds. There is an excellent building site that would be perfect for your new home or hunting cabin. This property is a must-see in person to fully appreciate what it has to offer.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JASON ZIEGLER, AGENT: 701-367-2376 | Jason.Ziegler@whitetailproperties.com

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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