

LAND AUCTION



271.15 AC± | 5 TRACTS | CLEARWATER CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/16/23 | AUCTION TIME: 10:00 AM

AUCTION LOCATION: CLEARBROOK COMMUNITY CENTER | 200 ELM ST SW | CLEARBROOK MN 56634

Here is a rare opportunity to bid on a diverse farm near Pine Lake in Clearwater County MN in a multiple tract auction. The Mast Family Farm is comprised of 271.15+/- deeded acres which will be sold in five tracts. Tract 1 is mainly wooded with multiple building locations and offers prime hunting for whitetail deer, bear and turkey and is easily accessed off 470th St and 109th Ave. Tract 2 is a mix of timber and hay ground and also offers easy access off 470th St and 109th Ave. Tract 2 is also buildable and offers great hunting opportunities. Tract 3 is a diverse acreage, with heavy timber, pasture ground, tillable/hay land and open water ponds. Tract 3 also has a Quonset, barn with living quarters and other outbuildings included. This parcel would make for a great building location and or hobby farm. Tract 4 features Lost River frontage, pasture acres and excellent waterfowl and whitetail hunting. Tract 5 is a beautiful building location for a cabin or home, it features mature timber easy access off of paved 460th St and offers approximately 450+/- Ft of frontage on Pine Lake.



TRACT 1: 40 ± ACRES

Tract 1 is 40+/- acres and is mainly wooded with a 2.35ac hay field that could easily be made into a food plot or building location. The timber consists of a mix of hard and soft woods with mature oaks scattered around the property. There are two edges on the west and east sides that drop into a lower brushy bottom in the middle of the property. The acreage is easily accessible and offers building locations in the SW and NE corner of the parcel. This tract is a hunters dream with excellent whitetail, bear, grouse and turkey numbers.



TRACT 2: 40 ± ACRES

Tract 2 is 40+/- acres and offers a diverse mix of land consisting of 8+/- acres tillable and heavy timber. There are several possible building locations and easy access off both 470th St and 109th Ave. There are a couple lowland ponds in the woods which keep the wildlife happy and make for good waterfowl hunting. This tract also offers great hunting opportunity for deer, bear, grouse and turkey.



TRACT 3: 120 ± ACRES

Tract 3 consists of 120+/- acres including a barn with living quarters, Quonset with concrete floor and several other out buildings. The property has 12+/- tillable acres currently being hayed and 3 different pastures with about 30 head of cattle running in them. The northern part of the property offers some of the best secluded hunting opportunities around with several pinch points, a large open water pond for water fowl hunting and many big bear and deer harvested in the dense timber stand. The east side of this property adjoins land locked state land that has frontage on Pine Lake. The property is easily accessed off 470th St and would be a great spot to build a home or start a hobby farm.



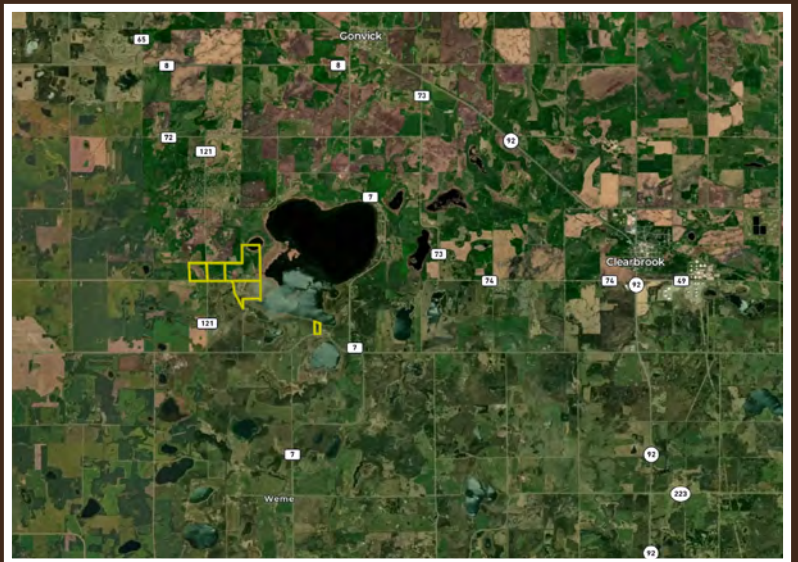
TRACT 4: 62.95 ± ACRES

Tract 4 consists 62.95+/- acres and has the Lost River running through it. It is mainly recreational hunting ground and used for pasture. You can access Pine Lake from this property by the river. The property is made up of low brushy ground, native grasses and patches of woods. There is a nice high ground location for a cabin next to the road. The property has easy access off S Pine Lake Road. You will have excellent whitetail and waterfowl hunting on this tract.



TRACT 5: 8.2 ± ACRES

This tract is made up of 8.2+/- acres, there is a nice building location for home or cabin along the paved road. The majority of the tract is wooded with about 450ft+/- of frontage on Pine Lake. There is an approach in place and a well on the property. Electricity is road side.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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