

# LAND AUCTION



**233.09 AC± | 3 TRACTS | WRIGHT CO, MN**

## AUCTION:

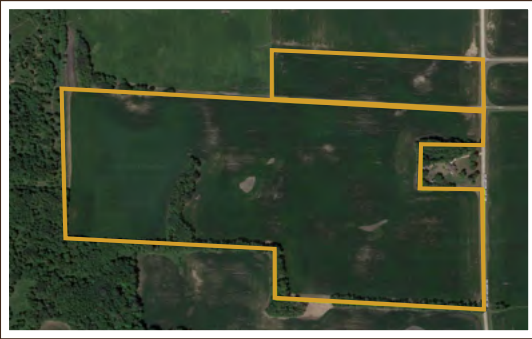
LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 7/19/23 | AUCTION TIME: 4:00 PM**

**AUCTION LOCATION: STOCKHOLM COMMUNITY CENTER  
16233 COUNTY ROAD 30 SW | COKATO, MN 55321**

Here is a great opportunity to bid on some good quality tillable land in a multiple tract auction. 233.09 +/- combined total acres with 223.4 +/- tillable acres. Average soil productivity indexes ranging from 88.9 to 93.4. 3 total tracts being sold: 71.95 +/- acres, 65.14 +/- acres and 96.0 +/- acres. All tracts in Stockholm Township sections 14, 29 and 30. All tracts have existing drain tile in place. Current tenant in place for 2023. Good access to all parcels. All parcels have at least one building eligibility that transfers to the new owner.

- Great tillable multi tract auction
- Productive soils with good CPI ratings
- Good access off of public roads
- Existing tile in place
- Building eligibilities in place on all tracts



### TRACT 1: 71.95 ± ACRES

This tract is located approx. 5 miles SW of Cokato in section 30 of Stockholm Township. It is bordered by Reardon Ave SW on its eastern boundary. It consists of two existing parcel or 9.27 acres and 62.68 acres to make up it's 71.95 +/- total acres. There is approx. 68.15 +/- tillable acres that have an average soil productivity index of 89.3. Existing tile / tile intakes in place. There will be a tile drainage and maintenance agreement associated with Tract 2 to the east as the outlet for both is on this tract. Per Stockholm Township, there are 2 building eligibilities associated with this tract.



### TRACT 2: 65.14 ± ACRES

This tract is located approx. 5 miles SW of Cokato in section 29 of Stockholm Township. It is bordered by Reardon Ave SW on the west and Co Rd 1 / Quist Ave on the east. It consists of approx. 65.14 total acres with 61.92 +/- tillable acres that have an average soil productivity index of 93.4. Existing tile / tile intakes in place. There will be a tile drainage and maintenance agreement associated with Tract 1 to the west as tile from this tract runs onto tract 1 and ultimately outlets to the west. Per Stockholm Township, there is 1 building eligibility associated with this tract.



### TRACT 3: 96 ± ACRES

This tract is located approx. 3 miles SE of Cokato in section 14 of Stockholm Township. It is bordered by Norling Ave to the east and 85th St. to the S. It will consist of 3 total adjacent parcels making up the approx. 96.0 total acres and 93.33 +/- tillable acres. Average soil productivity index is at 88.9. Existing tile and tile inlet on property. Assumed outlet for tile is to the NE. There will be a tile drainage and maintenance agreement associated with this so the outlet may be maintained. Per Stockholm Township, there are 2 building eligibilities associated with this tract.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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