

# LAND & HOME AUCTION



**192 AC± | 2 TRACTS | TODD CO, MN**

## AUCTION:

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

**AUCTION DATE:** 9/20/23 | **AUCTION TIME:** 1:00 PM

**AUCTION LOCATION:** LONG PRAIRIE COUNTRY CLUB  
406 6TH ST SE | LONG PRAIRIE, MN 56347

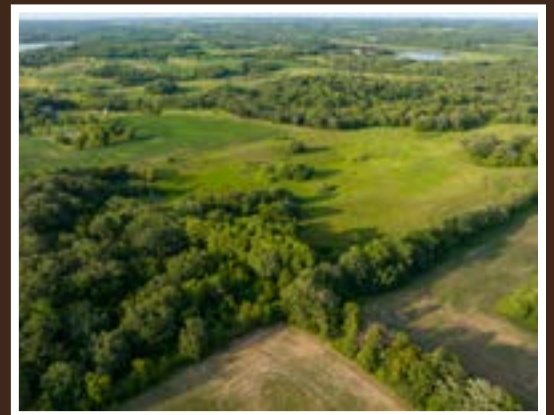
**OPEN HOUSE:** 9/10/23 & 9/16/23 | 10:00 AM - 2:00 PM  
13900 US 71 | SAUK CENTRE, MN 56378

Here is a rare opportunity to bid on the exquisite Eagle Oak Acres in southern Todd County, MN. The auction will be offered in 2 tracts comprised of 192± acres. This exceptional property boasts several remarkable features, making it an excellent opportunity for outdoor enthusiasts and nature lovers alike. Highlighting the property is a magnificent home and shop that will leave nothing to be desired. Set upon the shores of Sauk Lake, these tracts are full of wildlife, mature oak and cedar, rolling hills, and great hunting and fishing. All of this conveniently located off US Hwy 71 and only 8± miles to I-94.



### **TRACT 1: 98 ± ACRES**

No details were spared when building this stunning, one-level custom built home! Featuring 3558± sq ft of living space, this 2 bed/2 bath home has 2 additional multi-purpose rooms to use as an office or bedroom(s). An entertainer's dream with a grand entrance, parlor, den, sunroom, and spacious living room with breathtaking views! Ample storage, in-floor heat, 12' ceilings, and an additional room above the 2-car attached garage are just a few of the amenities. Surrounding the home, you'll find a fenced orchard and relaxing outdoor patios amidst the professionally landscaped grounds. Numerous outbuildings for your storage needs including an astonishing 7776± sq ft shop! This immaculate shop boasts 108'x48' of insulated, heated, and cooled space with an additional 48'x54 of cold storage. Here you'll find a bathroom, 14' overhead doors, RV clean-out, and air compressors. The secluded 98± acres consist of rolling hills, oak ridges, cut trails, and ag land bordering the west and south sides of property. A nature lover or whitetail hunter's dream!



### **TRACT 2: 94 ± ACRES**

Whether you're choosing to build your dream home or just enjoy the recreational land as is, this 94± acre parcel doesn't get much better than this! The main feature of this property is the enchanting Basswood Point where you can enjoy your own private 1650± of gorgeous shoreline on Sauk Lake. Known for its excellent fishing, Sauk Lake consists of 2126± acres filled with walleye, sunfish, crappies, bass, and pike. Mixed hardwoods and excellent cover fill the property providing the perfect habitat for the numerous species of wildlife that call this place home. Whether you're a whitetail, turkey, pheasant, or waterfowl hunter or just enjoy nature, this property has it all!



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

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