

Recreational Land Available

WILKIN COUNTY, MINNESOTA

320 Acres M/L Offered in 2 Tracts

CONTACTS

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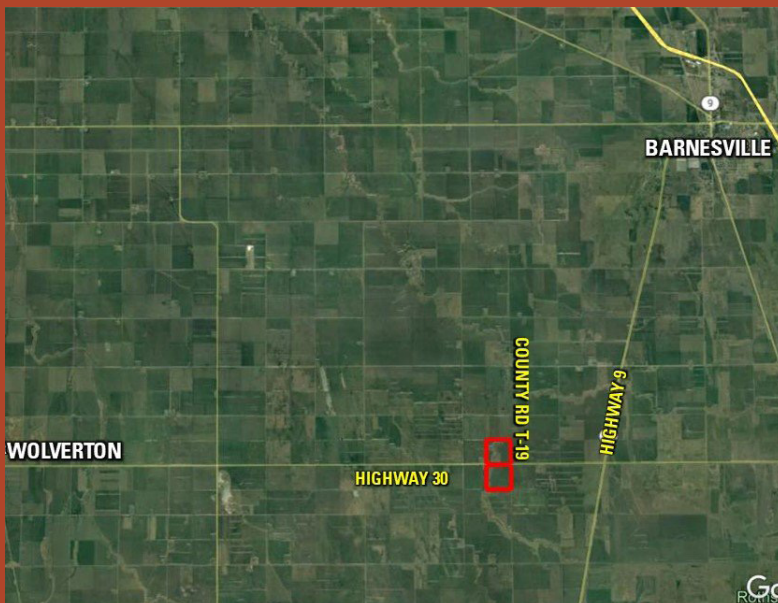
WILKIN COUNTY, MN

REDUCED PRICE!! Peoples Company is pleased to present this recreational land offering in Wilkin County, MN. The 320 deeded acres are being offered as two (2) tracts. This property has great access off Hwy 30 and is only 35 miles from the Fargo-Moorhead and just over 3 hours from the Twin Cities. Each parcel is 160 acres.

This is a unique opportunity to purchase hunting land within 35 minutes from the Fargo-Moorhead area. Each quarter has had 2 to 2.5 acres left out of the CREP programs, so there is the potential for a building site on each quarter. The South Branch of the Buffalo River winds through both quarters. That water source combined with the existing trees and grassland cover, as well as the new grasses that have been seeded, will provide great habitat for deer and game birds.

This property has been enrolled in the CREP program and was seeded to native grasses in May of 2022. The seller will retain all cost share payments for the seeding and CREP preparation. The 2022 CREP payment will be retained by the seller. The seller will also be responsible for the 2022 real estate taxes. The buyer(s) may be able to take immediate possession of the property if they put 20% earnest down. Otherwise, possession will transfer at closing with 10% earnest money down. The remaining 12 CREP payments will be the property of the new owner. Tract 1 has 12 payments of \$16,003 remaining and 5 payments of \$498 remaining for a total income amount of \$194,526. Tract 2 has 12 payments of \$26,975 remaining for a total income amount of \$323,700. The grand total of the income payments remaining on the two parcels is \$518,226.

Here is your chance to own 320 acres of private hunting land with the opportunity to build a hunting cabin or your permanent residence. You'll be 10 miles from the city of Barnesville, MN which has everything you may need. Grocery store, hardware store, clinic, High School and Elementary School, eye clinic, dentists, fitness club, city pool, and parks. Call Lindsey Brown (701-371-5538) or Michelle Weinzetl (763-300-5055).



DIRECTIONS

In Barnesville, MN at the intersection of Highway 52 (Front St. S.) and Highway 9. Drive west on Highway 9 for 7.5 miles to Highway 30. Then turn right on Highway 30 for 1.9 miles, this will put you at the SE corner of the north quarter and NE corner of the south quarter.

Highway 30 and T-19 Barnesville, MN 56514

Additional Info

There are no utilities on the property. There are farmsteads on the property directly to the west, so utilities may be available. Buyers should do their own due diligence.

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Tillable Soils Map

Code	Soil Description	Acres	% of Field	PI
I467A	Bearden silt loam	47.34	57.9%	93 ●
I724A	Elmville fine sandy loam	10.07	12.3%	86 ●
I478A	Lamoure silty clay loam	8.52	10.4%	78 ●
I112A	Augsburg very fine sandy loam	6.41	7.8%	90 ●
I146B	Lamoure-Fluvaquents	3.32	4.1%	20 ●
I119A	Bearden silty clay loam	2.03	2.5%	93 ●
I376A	Colvin silty clay loam	1.43	1.7%	89 ●
I243A	Doran clay loam	1.34	1.6%	98 ●
I23A	Glyndon very fine sandy loam	1.07	1.3%	89 ●
I377A	Wheatville silt loam	0.22	0.3%	89 ●

Weighted Average: 87.3

LEGAL DESCRIPTION

SE1/4 of 30-136-46 in
Wilkin County, MN (160 acres)

Tract One

160 Acres M/L



Tract Two

160 Acres M/L

Tillable Soils Map

Code	Soil Description	Acres	% of Field	PI
I467A	Bearden silt loam	45.57	35.9%	93 ●
I24A	Grimstad fine sandy loam	27.49	21.7%	88 ●
I376A	Colvin silty clay loam	25.43	20.1%	89 ●
I724A	Elmville fine sandy loam	16.95	13.4%	86 ●
I377B	Wheatville loam	5.82	4.6%	88 ●
I243A	Doran clay loam	2.46	1.9%	98 ●
I112A	Augsburg very fine sandy loam	2.34	1.8%	90 ●
I478A	Lamoure silty clay loam	0.24	0.2%	78 ●
I5A	Borup loam	0.23	0.2%	90 ●
I377A	Wheatville silt loam	0.23	0.2%	89 ●

Weighted Average: 89.9

LEGAL DESCRIPTION

NE1/4 of 31-136-46 in
Wilkin County, MN (160 acres)

Listing #16475





12119 STRATFORD DR.
CLIVE, IOWA 50325



Listing #16475



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