

LANDPROZ**LIVE & ONLINE AUCTION****66.92 ACRES+/-****HOUSTON COUNTY, MN****1 Tract - Section 30 of Spring Grove TWP****ONLINE BIDDING OPENS
MARCH 8, 2021****PROPERTY DESCRIPTION**

Very rare chance to add a nice sized, affordable parcel with majority tillable land and some wooded recreational land. The tillable land of 51+/- acres has a CPI rating of 81. This land is located just 4 miles southwest of Spring Grove, MN and is located along Highway 44, a hard surfaced road. The farm is located in a prime area with strong demand for land both sales and rental markets. There is natural drainage on the farm and great access on both the north and south end; via Highway 44 on the north and BELLEVILLE DR on the south.

PROPERTY FEATURES

- 50.81+/- Tillable acres
- Taxes \$3,074
- Rare chance at tillable land in the area
- Great Location
- Southwest of Spring Grove on Hwy 44
- Majority tillable with a little rec land
- Great CPI of 81
- Access from north and south sides
- Many nearby grain outlets
- Strong sales and cash rent area
- Natural drainage

TERMS: 10% earnest money down on the day of auction. Closing on or around April 30, 2021. Farm is open for 2021. Possession immediately after closing unless other arrangements are made. 2% directed buyers fee to be added to the final bid price. Any statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy.

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