



MLS 6761083 Land

**\$1**

103 Acres  
Raw Land

TBD 200th Street  
Rothsay MN 56579

Status: Active


**Description:**

This auction will be held August 27 at noon both online and in person. The property preview is August 15 from noon-4PM. This listing is for Tract 1 which is 103±AC.

Come bid your price on this highly productive 103± acre farm tract in Tanberg Township, Wilkin County, just west of Rothsay, MN. This flat, easy-to-operate land features 88.5± acres of quality tillable ground currently planted in row crops and lush alfalfa, along with 5.6± acres enrolled in CRP. With a solid CPI of 78 and \$9,500/year in combined cash rent and CRP income, this is a strong income-producing property with long-term potential.

The farm will sell with open tenancy for the 2026 season, offering a great opportunity for investors or owner-operators looking to add to their portfolio. Whether you're expanding your farming operation or investing in stable ag income, this tract deserves your attention.

- \*103± total acres located in Wilkin County, MN
- \*88.5± acres of productive tillable ground
- \*5.6± acres enrolled in CRP
- \*Strong CPI rating of 78
- \*\$9,500/year in current annual income (cash rent + CRP)
- \*Flat, efficient field layout for easy farming
- \*Located in Tanberg Township, just west of Rothsay
- \*Selling with open tenancy for 2026
- \*Excellent opportunity for investors or producers

* Additional Details:		Site to be used for grain markets and infrastructure
		Whitetail Properties Real Estate
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School District	850	

Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2025



Call Affinity Real Estate  
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