



MLS 6761120 Land

\$1

197.5 Acres
Raw Land

TBD Co Rd 26
Rothsay MN 56579

Status: Active

Description:

This Auction will be held August 27 at noon. Property preview is August 15 from noon to 4pm. This listing is for Tract 2 which is 197.5±AC.

Come bid your price on this 197.5± acre tract located in Tanberg Township, Wilkin County, MN—just west of Rothsay. This versatile property offers a rare combination of income-producing farmland and prime hunting opportunity, making it ideal for both investors and hunters.

The property includes 73± acres of flat, highly-productive tillable land currently in lush alfalfa, but with strong row crop potential thanks to a Crop Productivity Index (CPI) of 86.

It also features 70.42± acres enrolled in CRP, generating \$9,105/year while offering excellent wildlife cover, established tree rows, and quality habitat that supports strong populations of deer, turkey, and pheasant.

The additional 36± acres of grassland are in the Grassland Reserve Program (GRP), producing \$466/year and allowing for managed grazing and haying through 2034. A 5.5± acre building site offers the chance to develop or expand.

This property is perfect for the buyer who wants income with hunting. Whether you're a hunter seeking ROI while enjoying the land yourself—or a farmer who wants to lease the hunting rights for extra income—this tract delivers on all fronts.

- *197.5± total acres in Tanberg Township, Wilkin County, MN
- *73± acres of tillable/alfalfa land with CPI of 86 – highly productive and flat
- *70.42± CRP acres generating \$9,105/year with dense cover and tree rows
- *Excellent deer, turkey & pheasant hunting on-site

*36± acres in GRP producing \$466/year (expires 2034) – allows for managed haying/grazing

* Listed for potential home, cabin, or equipment site by Whitetail Properties Real Estate

*Total Real Estate Income of \$17,931 in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

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***Perfect for hunter-investors or farmers looking to lease hunting rights for additional revenue**

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***Easy access, flat terrain, and a great mix of income and hunting potential**