

Lots & Land 360 Client Property View

xxx 355th Street, WATK - Watkins, MN 55389

Listing

Customer Full Display, Lots & Land, MLS #: **5613550**

xxx 355th Street, Watkins, MN 55389

This is an Auction property.
 Auctioneer License #: **86-120** Auction Type: **Reserve** Buyer's Premium?: **Yes** Auction Date:
 Reserve Auction: The high bid is reduced in effect to an offer, not a sale. A minimum bid is not published,
 and the seller reserves the right to accept or reject any bid within 72 hours of the conclusion of the auction.

Status: **Active** List Price: **Auction** Original List Price: **Auction**



Map Page: **999** Map Coord: **A1**
 Directions:
Hwy. 55 to South on County Road 2, right on 355th St. (after Clear Lake), property on left.

Front Dimensions:	1320	TAX INFORMATION	
Left Dimensions:	1320	Property ID:	100327000
Right Dimensions:	1320	Tax Year:	2020
Rear Dimensions:	1320	Tax Amt:	\$1,562
Acres:	40	Assess Bal:	\$
Min Lot Size:		Tax w/assess:	\$1,562
Days On Market:		Assess Pend:	No
		Homestead:	No
		Plat Recorded:	N

General Property Information

Legal Description: **N 1/2 SE 1/4**
 County: **Meeker**
 School District: **463 - Eden Valley-Watkins463 - Eden Valley-Watkins**
 Section/Township/Range: **28/121/30**
 Elementary School:
 Middle School:
 High School:
 Rental License Y/N: **No**
 Restrictions/Covts: **None**
 Land Inclusions: **For Sale Sign**
 Improvements: **Other**
 Zoning: **Agriculture**
 Road Frontage: **Township, Unpaved Streets**
 Lot Description: **Tillable**
 Available Utilities: **Electric, Telephone**
 On Site Utilities: **None**
 Development Status: **Raw Land**

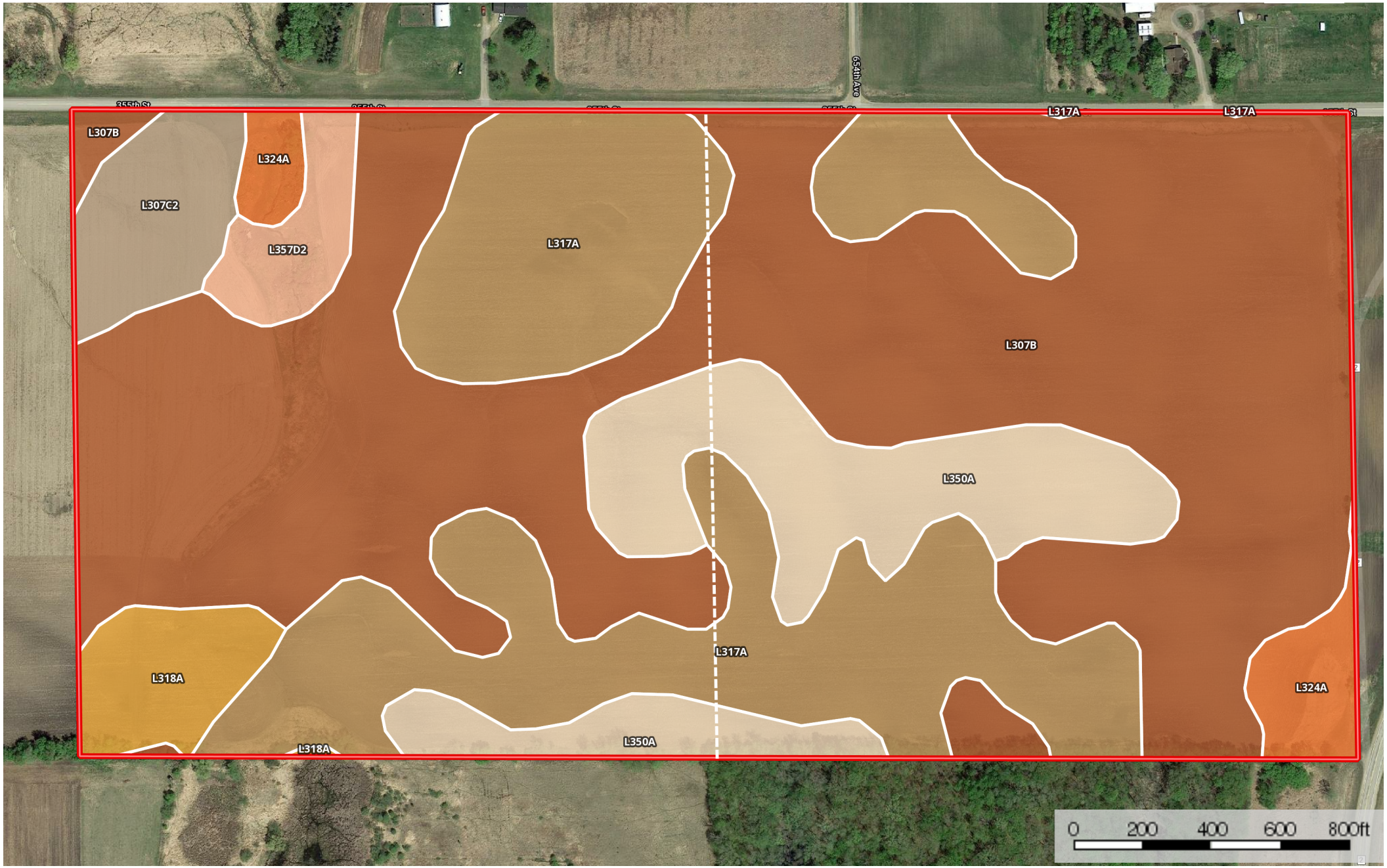
Builder Information

Builder Name:		Builder License #:		Builder's Association Membership(s):	
Community Name:					
Builder Restriction:	Open				
Farm Type:	Crop	Tillable Acres:	39	Topography:	Level
Soil Type:	Loam	Pasture Acres:		Out Buildings:	
Crop Type:	Corn, Wheat, Hay/Alfalfa, Beans	Wooded Acres:		Agric Water:	

Public Remarks: **Online Auction Ends Wednesday, July 22, at 6:15 p.m. - 40 Acres of Crop Land! Great investment for income-producing Ag land. Two adjacent 40 acre parcels being auctioned separately. Level tillable ground South of Clear Lake in Watkins. This is Lot 2.**

Owner is an Agent?: **No**
 In Foreclosure?: **No** Lender Owned?: **No** Potential Short Sale?: **No**

355th Watkins - 80
Minnesota, AC +/-



Fence  Boundary

Boundary 79.3 ac

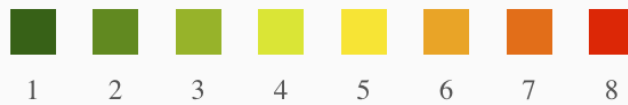
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
L317A	Barry loam, 0 to 2 percent slopes	21.0	26.45	87	2w
L324A	Forestcity, overwash-Forestcity complex, 1 to 4 percent slopes	2.1	2.61	88	2w
L350A	Marcellon loam, 0 to 3 percent slopes	9.1	11.49	98	1
L318A	Lundlake silty clay loam, 0 to 1 percent slopes	2.3	2.86	86	3w
L307B	Koronis loam, 2 to 6 percent slopes	40.5	51.08	88	2e
L307C2	Koronis loam, 6 to 10 percent slopes, moderately eroded	2.7	3.38	79	3e
L357D2	Koronis-Sunburg complex, 12 to 18 percent slopes, moderately eroded	1.7	2.13	61	4e
TOTALS		79.3	100%	87.95	1.99

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

40 ACRES OF CROP LAND IN WATKINS MN

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REAL ESTATE
AUCTION
• **ONLINE ONLY** •



40 Acres of Crop Land on 355th Street, Watkins, MN 55389

Great investment for income-producing Ag land.
Two adjacent 40 acre parcels being auctioned separately.
Level tillable ground just South of Clear Lake in Watkins.

Lot 1: East 40 acres (000 355th St.)
has 40+/- tillable acres - Ends at 6:00 PM.

Lot 2: West 40 acres (xxx 355th St.)
has 38+/- tillable acres - Ends at 6:15 PM.

AUCTION ENDS:
Wed., July 22, at 6 & 6:15 PM

Land viewing by appointment. Call 320-274-1341.

BID ONLINE AT
www.BidRightWay.com

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INC.**



**RIGHT-WAY
AUCTION SERVICE**
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320-274-1341
www.WeSellFarmsMN.com

CURT WEIERS, Broker/Owner/Auctioneer
Cell: 763-267-2312 | Email: cweiers@yahoo.com
140 W Elm St., Box 157, Annandale, MN 55302

If you have any questions about this property, need help registering for the auction, need assistance in placing bids, have concerns about the online bidding process OR any other questions you are encouraged to call Pro Realty Inc. Staff will be present for assistance at 140 Elm St. W in Annandale, MN 55302 when the auction closes at 6 p.m. SHARP on 7/22/20. Please see Auction site for full Terms & Conditions. High bid subject to seller's approval. 5% Buyer's Premium. Auctioneer # 86-120. <https://right-wayauctionservice.com/>