

LAND AUCTION



204.16 AC± | 6 TRACTS | CLEARWATER CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/5/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: CLEARBROOK COMMUNITY CENTER
200 ELM ST SW, CLEARBROOK, MN 56634**

**OPEN HOUSE: 9/12 | 3:00 -7:00 PM & 9/23 | 9:00 AM - 1:00 PM
11648 460TH ST, GONVICK, MN 56644**

The Mast Family farm is 204.16± deeded acres with a mix of timber, pasture and tillable ground. Located 5 miles south of Gonvick, this property features an Amish built log home, over 2,700± ft of frontage on Pine Lake and a private pond. The farm is being offered in six tracts. Tract 1 is 77± ac and consists of 30± ac of fully fenced tillable/pasture ground with a large stock pond, 10± ac home site, 10± ac pond and 30± ac of timber. This tract also has a 5 bed, 2 bath Amish built log home with custom wood work throughout, large wrap around covered porch, vaulted ceilings and many other custom features. There are also two large pole barns and a shop with four overhead doors. Tract 2 is a 3± ac building site with a school house that could be converted into a cabin. Tract 3 is 80± ac, Tract 4 is 24± ac and Tract 5 & 6 are 10± ac each. These tracts are to be split from a larger 124.16 ± parcel that has over 2700± ft of frontage on Pine Lake, easy access off a paved road and is made up of mainly high ground with 38± ac of tillable and 80± ac of timber. These tracts offer great building and development potential and top notch hunting with mature oaks, rolling hills and scenic views.



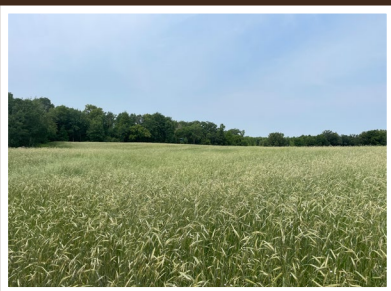
TRACT 1: 77 ± ACRES

Located 5 miles south of Gonvick not far off the southern shore of Pine Lake is this 77± ac farmstead with 30± ac of tillable/pasture ground that boasts a 94CPI, 30± ac of timber with great hunting opportunities, 10± ac private pond and 10± ac farm site. The farm has a large 5 bed, 2 bath custom built log home with wrap around covered porch, scenic water views, open concept living areas, vaulted ceilings, custom wood work through out and many other features. The property has several outbuildings including a large pole barn, shop and storage sheds. This tract has the ability to run livestock as it is fenced and cross fenced with stock pond. There is currently 5.5± ac planted in alfalfa and a large garden area. This is a turn key farm with many potential uses.



TRACT 2: 3 ± ACRES

This buildable lot currently has an Amish school house on it that could easily be converted into a cabin or be used for storage, if you choose to build here. The property is located just south of Pine Lake and Gonvick and located in the Clearbrook-Gonvick School District. The Pine Lake area is known for its outdoor recreational and hunting opportunities. This would make for an excellent spot to go get away from it all.



TRACTS 3 - 6: 125 ± ACRES TOTAL

These tracts all feature shoreline frontage on the south side of Pine Lake. These are great building and possible development sites, with mature trees, rolling topography and easy access off a paved county road. Tract 3 is 80± ac and will be sold by the acre, Tract 4 is 24± ac and Tracts 5 & 6 are 10± ac each and will be sold by the whole dollar. Tracts to be split from the larger 124.16± ac parcel. These tracts are mainly high ground with a nice mix of open fields, heavy timber and some wetlands. Pine Lake is a 1,236 ac lake with a max depth of 15 ft and two public access locations. It is stocked regularly with crappie, walleye and other fish species. The waterfowl hunting on the south side of the lake is as good as it gets in this area and the whitetail deer, turkey and black bear hunting is top of the line. These tracts offer something for everyone.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JOSH MILLER, AGENT: 218.850.8627 | josh.miller@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Josh Miller, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 218.850.8627