



160 Acres

Section 23 of Connelly TWP **Wilkin County, MN**

High-quality tillable farmland offering located in Section 23 of Connelly Township, Wilkin County, Minnesota, just two miles north of Breckenridge. This property consists of 160 total acres, with approximately 159 acres tillable, making it nearly 100% productive cropland.

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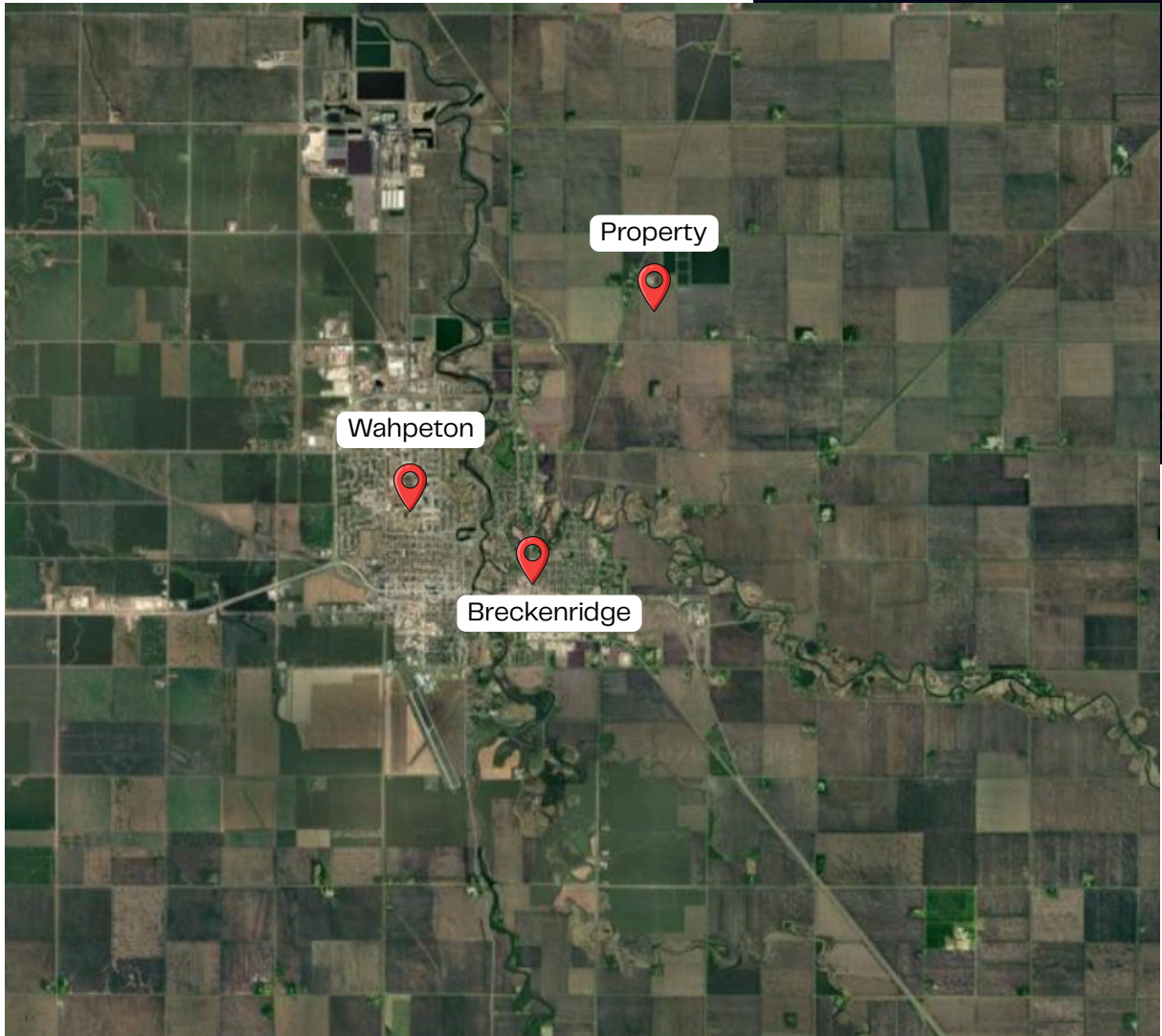
Plat Map

Form 156 EZ

Meet Our Team

Contact Us

Location



Driving Directions

From Breckenridge, MN:

- Go East on Hwy 210
- Turn left (north) onto State Hwy 9
- Turn right onto 320th Street. The Property is on the left.

Property Information



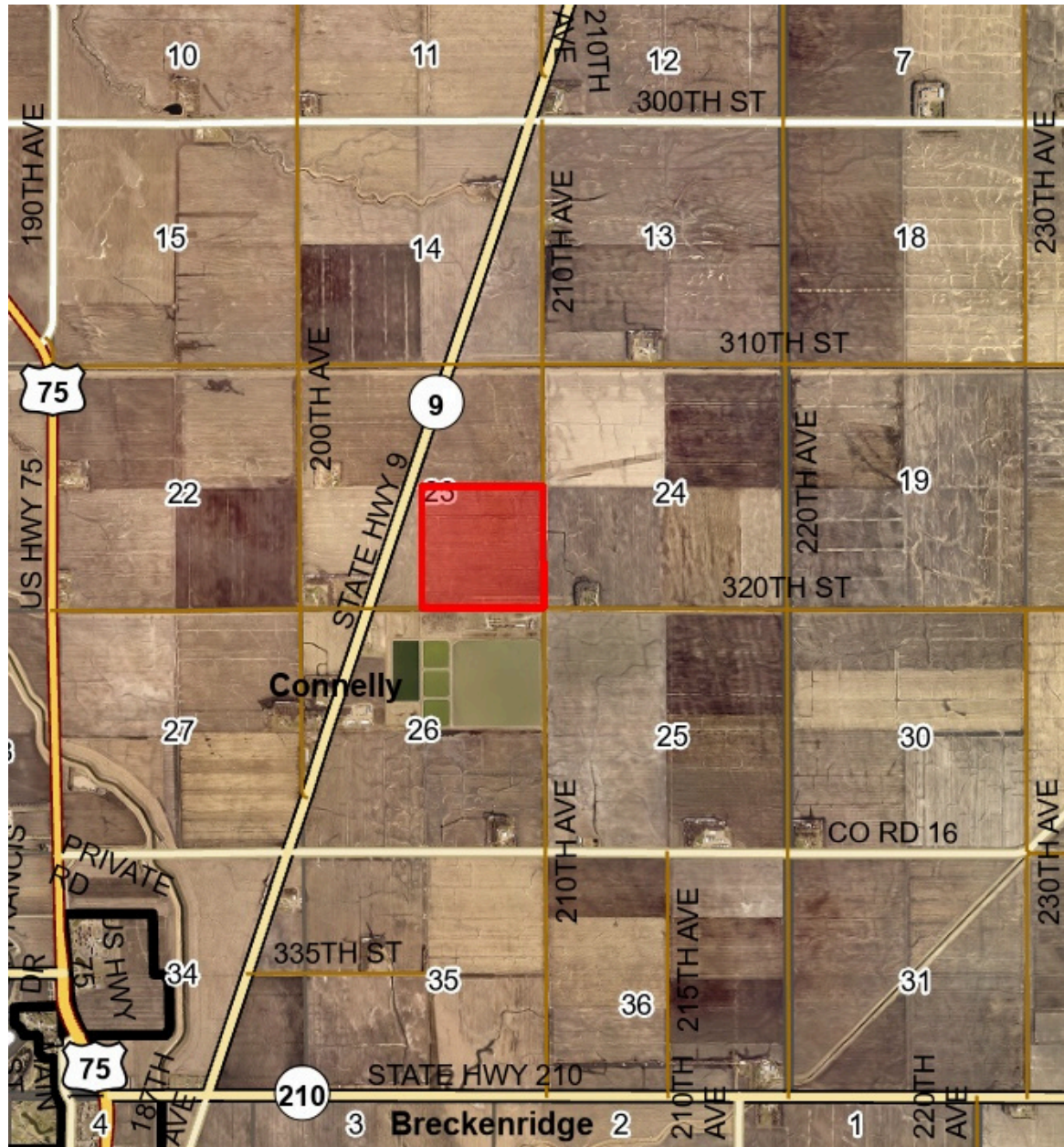
High-quality tillable farmland offering located in Section 23 of Connelly Township, Wilkin County, Minnesota, just two miles north of Breckenridge. This property consists of 160 total acres, with approximately 159 acres tillable, making it nearly 100% productive cropland.

The parcel features a strong soil profile, comprised predominantly of Doran and Antler Clay Loam soils, known for consistent yields and long-term productivity. The farm carries an excellent Crop Productivity Index (CPI) of 91.14, ranking it among the more productive tracts in the area.

From an income perspective, the property is leased for the 2026 crop year at \$190 per acre. The buyer may elect to continue the existing rental arrangement with the current long-time tenant, or take possession following the 2026 harvest to prepare the land for owner operation in the 2027 crop year.

This is a rare opportunity to acquire a highly productive, well-located parcel suitable for both farm expansion and long-term investment. Buyers to verify all information.

Plat Map



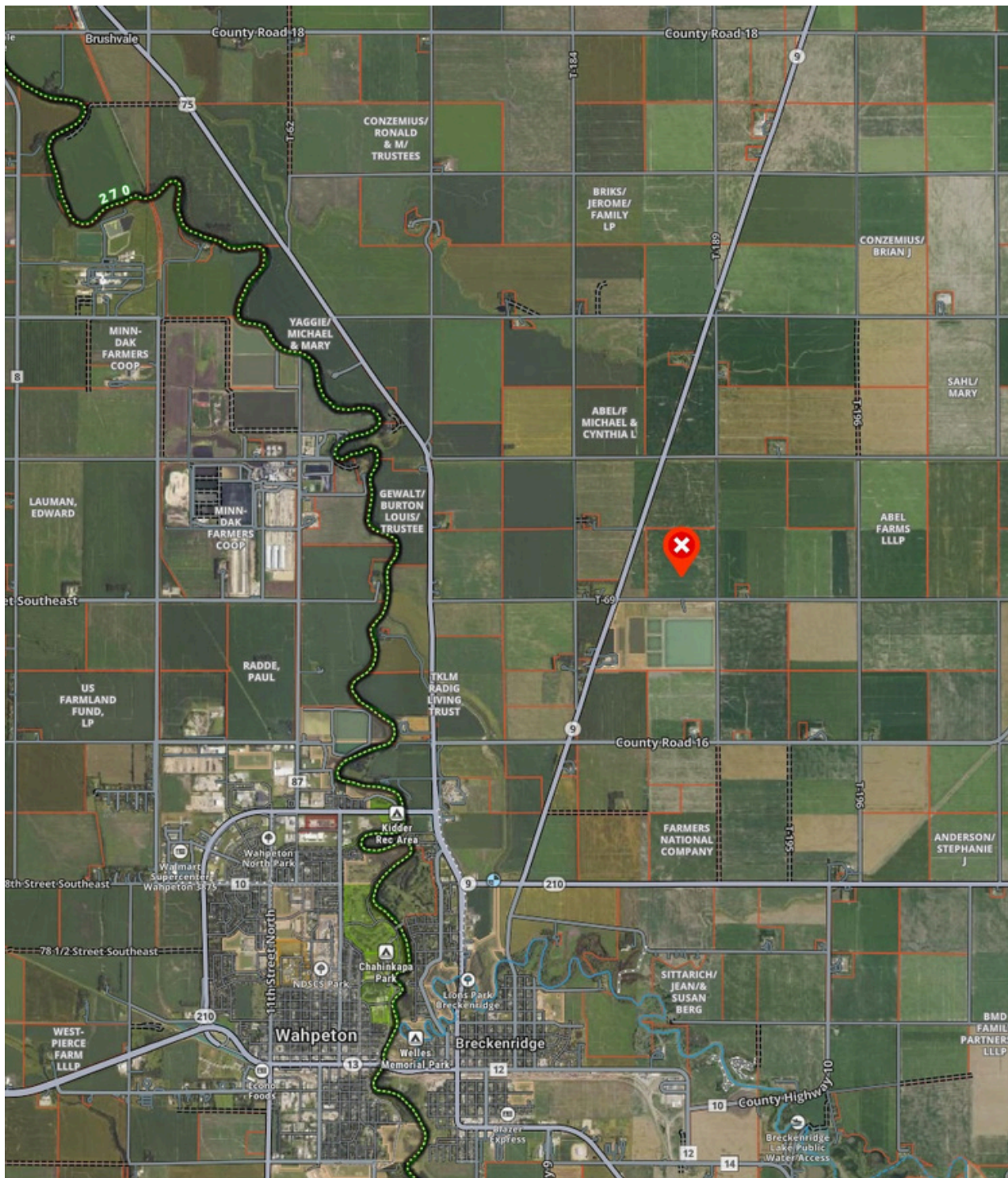
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
I243A	Doran clay loam, 0 to 2 percent slopes	45.3	28.5%
I376A	Colvin silty clay loam, 0 to 1 percent slopes	3.8	2.4%
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	28.0	17.6%
I405A	Antler clay loam, 0 to 2 percent slopes	73.3	46.0%
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	8.9	5.6%
Totals for Area of Interest		159.4	100.0%

Aerial Map





Abbreviated 156 Farm Record

Tract 1071 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
■	■	■	■	■	■	■	■

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
■	■	■	■
■	■	■	■
■	■	■	■
■	■	■	

NOTES

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Tract Number : 1241

Description : SE4-23-133-47, Connelly

FSA PhysicalLocation : MINNESOTA/WILKIN

ANSI PhysicalLocation : MINNESOTA/WILKIN

BIA Unit RangeNumber :

CRP ContractNumber(s) : None NHEL: No agricultural commodity planted on undetermined

HEL Status : fields Tract does not contain a wetland None GARY HAFNER

Wetland Status : None None

WL Violations :

Owners :

Other Producers :

Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.16	158.16	158.16	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.16	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	43.78	0.00	56
Corn	11.14	0.00	176
Soybeans	73.16	0.00	39
TOTAL	128.08	0.00	

AGRICULTURAL LAND

REAL ESTATE SERVICES

Looking for a modern, efficient way to sell your farm land? Andrew Yaggie Real Estate offers traditional listing and online real estate auctions designed to create urgency, maximize exposure, and deliver results — with expert digital marketing to drive engagement and maximize your net proceeds.



Andrew Yaggie is a fourth-generation farmer with deep roots in agriculture and a lifelong connection to the land. Raised in production agriculture, he has been actively involved alongside his family in both farming operations and their grain elevator and agronomy businesses. That hands-on experience gives Andrew a practical understanding of soil, productivity, markets, and the factors that truly drive farmland value.

While Andrew now focuses full-time on real estate, he is still actively involved in agriculture and his background sets him apart. He brings a farmer's mindset, an operator's perspective, and modern real estate expertise to every farmland transaction. By combining traditional ag knowledge with advanced digital marketing and auction strategies, Andrew helps landowners position their farms effectively, reach the right buyers, and maximize results with confidence and clarity.



Contact Us

218-736-9300



www.andrewyaggie.com



Meet THE TEAM



Andrew Yaggie

Broker, Auctioneer & Team Founder

Andrew's real estate journey began with real estate investing in 2017. With a passion for marketing and helping individuals reach their real estate goals, he pursued real estate full-time in 2020 and a short time later began building a team.



Lynette Gaustad

Broker / Director of Operations

Lynette's experience in real estate dates back to 2013. Lynette is an Associate Broker ensuring compliance within our office and keeping the day to day operations running smoothly.



Logan Sonmor

Realtor

Logan joined our team in July 2025 as a Realtor. Logan brings enthusiasm and a strong commitment to client service and plays an integral role in helping our team deliver exceptional service.



Angela Budke

Realtor

Angela joined our team in August 2025 as a Realtor. She is an asset to our office bringing a passion for helping clients find their perfect property and providing outstanding real estate service and support.



Jeremiah Jimena

Video Editor and Marketing

Jeremiah has years of experience in social media and video editing, working behind the scenes to help promote client properties and is an expert in creating stunning, engaging video content.



Logan Haseman

Realtor

Logan joined our team in June 2025 as an intern and proudly earned his real estate license in December 2025. He brings a genuine passion for guiding clients confidently through their real estate journey.



Armand Conrad P. Braña III

Executive Assistant and Marketing

Armand has a background in social media management, and creative content development. He specializes in building digital audiences and crafting engaging brand stories.



Katie Yaggie

Partner

Katie is instrumental in working behind the scenes to help support Andrew and the real estate team serve their clients with excellence.