TIM GANGL, ALC

Land Agent

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Kasson, MN 55944



Tim specializes in agricultural land, recreational property, rural real estate, and land auctions throughout the Upper Midwest. Licensed in Minnesota, Wisconsin, and Iowa, Tim is dedicated to helping landowners, farmers, investors, and families make informed decisions about one of their most valuable assets: land.

Tim entered the real estate industry in 2020 with a singular focus on land. Unlike many agents who gradually move into the specialty, land was his goal from the very beginning. He joined the REALTORS® Land Institute before completing his real estate education and completed his first transaction in land sales, launching a career centered on helping clients navigate the unique opportunities and challenges of land ownership.

Prior to real estate, Tim built and operated successful businesses in the transportation and logistics industry, including a transportation brokerage and trucking company. After selling that business, he founded an aftermarket auto parts company that is now operated by his oldest son. His entrepreneurial background gives clients the advantage of working with someone who understands business, negotiations, and long-term asset value.

As an Accredited Land Consultant (ALC), Tim is part of an elite group of land professionals recognized for their education, experience, and commitment to excellence in the land industry. He pursued the designation because he believes clients deserve more than a transactional approach. Whether evaluating farmland productivity, property values, zoning considerations, recreational opportunities, or investment potential, Tim is committed to providing the expertise and guidance clients need to make confident decisions.

Tim believes success in real estate is built on trust, relationships, and service. He takes pride in conducting business with honesty, transparency, and professionalism while helping clients achieve the best possible outcomes. His goal is simple: to be a trusted advisor who protects his clients' interests and makes the buying or selling process as seamless as possible.

Tim and his wife, Patti, live on their 80-acre farm near Mantorville, Minnesota, where they raised their two sons. Outside of work, he enjoys old cars, antique tractors, vintage heavy trucks, and spending time with family. His appreciation for rural living and land stewardship gives him a genuine connection to the people and properties he represents.

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EDUCATION

University of Minnesota: Business Administration
RLI: Land Investment Analysis, 1031 Tax Deferred Exchanges, Transitional Land Real Estate, Recreational Land Real Estate, Valuation and Transactions of Energy and Environmental Assets

MEMBERSHIP & AFFILIATIONS

Minneapolis Area REALTORS®
Minnesota Association of REALTORS®
National Association of REALTORS®
REALTORS® Land Institute: National *and* Upper Midwest Chapter
REALTORS® Land Institute - Accredited Land Consultant (ALC)
2025 REALTORS® Land Institute APEX Award Recipient

LICENSES

Minnesota Broker: 40974549
Iowa Broker: B74220000
Wisconsin Agent: 115586-94