# Prime 160± Acre Farmland or Investment Opportunity

Southwest Minnesota | Pierson Family Farm

#### **Presented by National Land Realty**

Legacy farmland with proven productivity and investment potential.



### **Property Overview**

• Total Acres: 160±

• Tillable Acres: 137.95±

Crop Productivity Index (CPI): 94.4
CRP Acres: 13.20± (through 9/30/2028)

• **CRP Income:** \$3,609 annually

• **Drainage:** Judicial Ditch #3 with tile in place

• Access: 330th Avenue (east) & 270th Street (south) with field approaches on both sides

of the ditch

#### **Location Advantages**

This farm is ideally located within a 40-mile radius of multiple ethanol and bioenergy plants:

- **Highwater Ethanol** Lamberton, MN (~19 min)
- Heron Lake BioEnergy Heron Lake, MN (~33 mi)
- **POET Bioprocessing** Bingham Lake, MN (~38 mi)

## Why You'll Love It

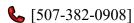
- High-quality, income-producing farmland with long-term tenant history
- Excellent soil and strong CPI for top productivity
- CRP acres provide additional steady income
- Rare opportunity to own legacy farmland in southwest Minnesota
- Perfect for farm expansion or investment portfolio

## **Contact Information**

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#### Aerial Map

