

# Prime 160± Acre Farmland or Investment Opportunity

Southwest Minnesota | Pierson Family Farm

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Presented by National Land Realty

*Legacy farmland with proven productivity and investment potential.*



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## 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

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## 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)

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## 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**


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## Contact Information

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Aerial Map

