

UNDER CONTRACT



85.08 Acres Prime Farmland

85.08 +/- Acres (\$12,000/acre) | Renville County, MN | \$1,021,000



ADDRESS

0 4th Ave NW
Fairfax, MN 55332

LOCATION

From Hwy 19, turn N onto Park Street North/Twp 74; head N for four blocks and turn west onto 4th Avenue NW. Or, from the N off 660th Ave, turn and head S on Co 74 to 4th Ave NW; turn right (west) and you will run directly to the property at the end of 4th Ave NW.

PROPERTY SUMMARY

Income Producing Opportunity to own +/-85.08 acres of prime farmland is now available!

Are you looking for prime farmland for your income portfolio or to add to your operation? Look no further!

This is a nice, rectangular tract with random tile, as well as a 12" county tile that runs from the mid-north line to the SE part of the county ditch. The county ditch runs along the subject's westerly boundary, as well as about 3/4's of the subject's southerly line (from the SW corner). At the SE point of the county ditch, a 24" tile line runs through the farm to the south in both south and SE'ly direction. See the county ditch map under the "Property Documents" tab.

Overall CPI is 90.2. This acreage has been leased by the same tenant since 2021 through the 2024 crop year with no increases in rent.

nationalland.com/listing/8508-acres-prime-farmland



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