



## Rock County "North Parcel"

71.4 +/- Acres | Rock County, MN | \$701,300



### ADDRESS

00 160th Ave  
Edgerton, MN 56128

### LOCATION

5 minutes to Edgerton, MN; 22 minutes to Pipestone, MN; 26-30 minutes to Luverne, Ruthton, Slayton, MN; 43-53 minutes to Brandon and Sioux Falls, SD; 53 minutes to Worthington, MN; 55-57 minutes to Tracy and Marshall, MN.

### PROPERTY SUMMARY

#### Opportunity with tillable agricultural land, as well as income from CRP!

Enjoy the opportunity to farm good tillable ground, as well as have annual income from 23.05 acres of CRP. Survey work is being completed as this parcel currently includes part of the building site. Once the survey is completed, we are estimating there are approximately 44 acres of tillable cropland with a CPI of 89.3. There are upper and lower fields that are separated by the CRP land and paved driveway that leads into the building site.

There is great access via paved county line road (CSAH 12) along the north line, as well as gravel 160th Ave along the west line.

The 23.05 acres of CRP runs through 9-30-2032 with an annual income of \$5,247 (\$227.65/acre).

Take advantage of the opportunity for income from good tillable land,

[nationalland.com/listing/rock-county-north-parcel](http://nationalland.com/listing/rock-county-north-parcel)



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