



"West 154 Ac" - Prime Farmland - Expand or Invest! Only 154 Ac Remaining of 319 Ac!

154.09 +/- Acres (\$15,057/acre) | Rock County, MN | \$2,320,200



ADDRESS

000 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

Prime Farm Land Investment or Expansion Opportunity!

The "West 154 Parcel" of the Fey holdings is composed of +/-154.09 acres of prime farmland. FSA notes there are +/-144.86 acres tillable with CPI of 87.9; the balance of the acreage is in grassed waterway and road on both the north and east sides. This is a mostly rectangular parcel; mostly level to gently rolling; and with accesses off both roads.

Prime, income-producing land similar to this property seldom becomes available in this area. Take advantage of the opportunity to add this farm to your operation or investment portfolio.

Please reach out to Terri Jensen, ALC (Accredited Land Consultant) with any questions you may have regarding this opportunity.

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