



## "West 154 Ac" - Prime Farmland - Expand or Invest!

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. Sellers are leaving this open until March 30, 2025 for a new buyer to be able to farm the ground in 2025. After that time, there will be a lease in place for the 2025 crop year.

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

[nationalland.com/listing/west-154-ac-prime-farmland-expand-or-invest](https://nationalland.com/listing/west-154-ac-prime-farmland-expand-or-invest)



National Land Realty  
1005 Superior Drive  
Northfield, MN 55057  
[Nationalland.com](https://Nationalland.com)



Terri Jensen  
Office: 507-407-3607  
Cell: 507-382-0908  
Fax: 864-331-1610  
[tjensen@nationalland.com](mailto:tjensen@nationalland.com)

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