



## Prime 160 Acre Farmland-Investment Opportunity!

160 +/- Acres (\$12,413/acre) | Cottonwood County, MN | \$1,986,000



### ADDRESS

0 330th Ave  
Westbrook, MN 56183

### LOCATION

Land at the NW corner 270th Street and 330th Ave, Westbrook, MN (270th is a minimum maintenance road). If you are heading north on 330th Ave and reach 260th Street, you are 1/2 mile too far north.

### PROPERTY SUMMARY

*Prime 160-Acre Farmland or Investment Opportunity in SW Minnesota!*

Outstanding 160± acre farm in the Pierson family for decades, featuring 137.95± tillable acres with a strong 94.4 CPI. Excellent drainage with Judicial Ditch #3 and tile in place.

Includes 13.20± CRP acres enrolled through 9/30/2028, generating \$3,609 annually.

Great access from 330th Ave on the east and 270th St along the south boundary.

Conveniently located near ethanol plants in Lamberton, Heron Lake, and Bingham Lake.

High-quality, income-producing farmland like this seldom becomes available—perfect for expansion or investment.

[nationalland.com/listing/prime-160-acre-farmlandinvestment-opportunity](https://nationalland.com/listing/prime-160-acre-farmlandinvestment-opportunity)



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