



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!

National Land is proud to present and represent the family, this prime farmland, and the family's heritage. This 160-acre farm in SW Minnesota has been in the Pierson family for decades and has been well-cared for by a long-term tenant.

This is prime farmland with +/-137.95 acres tillable that boast a CPI of 94.4. The balance of the acreage offers Judicial Ditch #3 and tile for good drainage, as well as +/-13.20 acres of CRP along both sides of the ditch for additional income.

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.

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