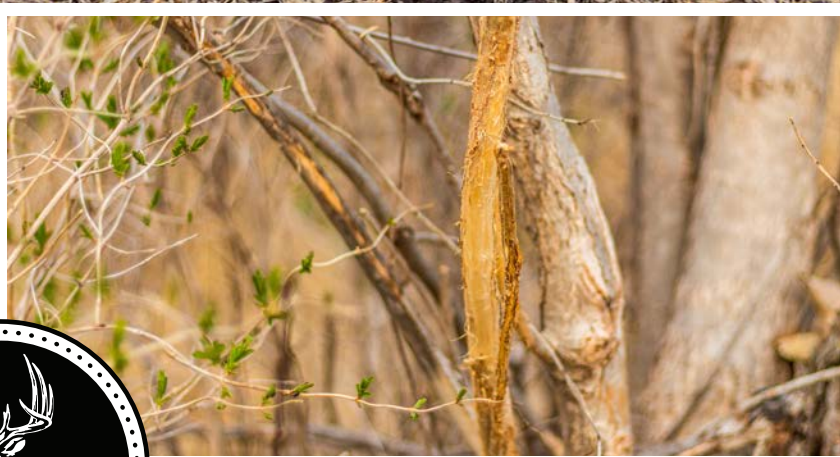


MIDWEST LAND GROUP PRESENTS

70 ACRES
LAC QUI PARLE COUNTY, MN

TBD 170TH STREET, MADISON, MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TILLABLE FARM WITH HIGHLY PRODUCTIVE SOIL IN LAC QUI PARLE COUNTY

This is a great opportunity to own a well-stewarded tract of highly productive tillable ground in Lac qui Parle County, Minnesota. Located about 7 miles south of Madison, Minnesota, sits this 70+/- acre farm with 63 +/- acres of highly productive tillable ground boasting a CPI rating of 91.7 and another 4.8 +/- acres enrolled in the RIM Program. The current renters have been exceptional stewards of this land for over a decade, taking it upon themselves to add tiling in areas for proper water diversion, further adding value. Recent yields for this tract have brought in 190 bushel/acre corn in the low to mid 50s for soybeans. Bordering the north side of this property sits Cory Lake, which has been utilized as a great, reliable water outlet for the current renter. Current cash rent is just under \$14,000 annually. The tillable ground is currently leased through 2025.

In addition to its agricultural uses, this property is loaded down with deer sign, pheasants, and waterfowl opportunities. As soon as I set foot on this piece, I heard pheasants cackling, laid eyes on a ton of ducks, and rubs, scrapes, and trails from whitetail caught my eyes instantly. Hamlin Wildlife Management Area borders the north and east sides of this tract, opening up over 320 +/- acres of additional deer, pheasant, and waterfowl opportunities right out the back door. The 4.8 +/- acres enrolled in RIM is the cherry on top with multiple locations for stands/blinds, a pond situated in the middle as a hidey hole water source for wildlife, thick cover areas, and acts as a heavily travelled corridor for deer as well as a perfect staging area for waterfowl and pheasant. Don't miss your chance to own this productive tillable tract with endless hunting opportunities!



PROPERTY FEATURES

PRICE: **\$585,300** | COUNTY: **LAC QUI PARLE** | STATE: **MINNESOTA** | ACRES: **70**

- 63 +/- tillable acres
- 4.8 +/- acres enrolled in RIM
- Highly productive 91.7 CPI rating
- Partially tiled
- Just under \$14,000 annual cash rent
- Abundance of whitetail sign, pheasants, and waterfowl
- Approximate 2025 tax: \$2,722.00
- 10 minutes south of Madison, Minnesota
- Just over 10 minutes west of Dawson, Minnesota
- 30 minutes west of Montevideo, Minnesota



70 +/- ACRES OF TILLABLE SOIL

This 70+/- acre farm with 63 +/- acres of highly productive tillable ground boasting a CPI rating of 91.7 and another 4.8 +/- acres enrolled in the RIM Program.



BORDERING CORY LAKE

Hamlin Wildlife Management Area borders the north and east sides of this tract, opening up over 320 +/- acres of additional deer, pheasant, and waterfowl opportunities right out the back door. Bordering the north side of this property sits Cory Lake, which has been utilized as a great, reliable water outlet for the current renter.



HIGHLY PRODUCTIVE 91.9 CPI RATING

The current renters have been exceptional stewards of this land for over a decade, taking it upon themselves to add tiling in areas for proper water diversion, further adding value. Recent yields for this tract have brought in 190 bushel/acre corn in the low to mid 50s for soybeans.

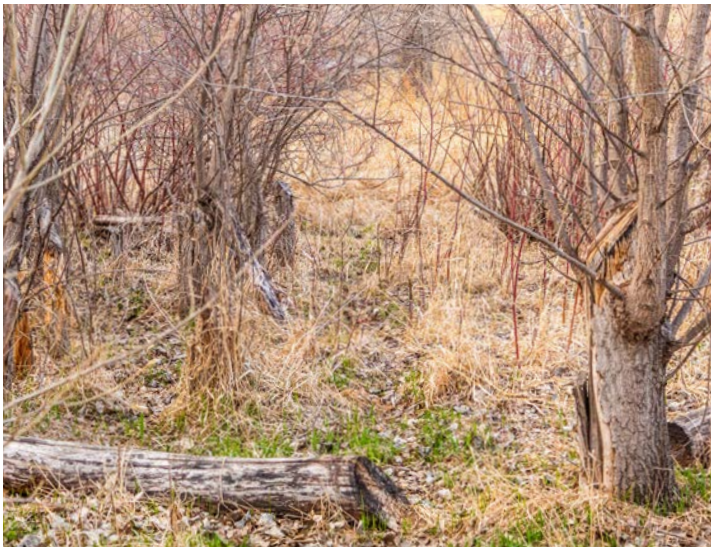


4.8 +/- ACRES ENROLLED IN RIM

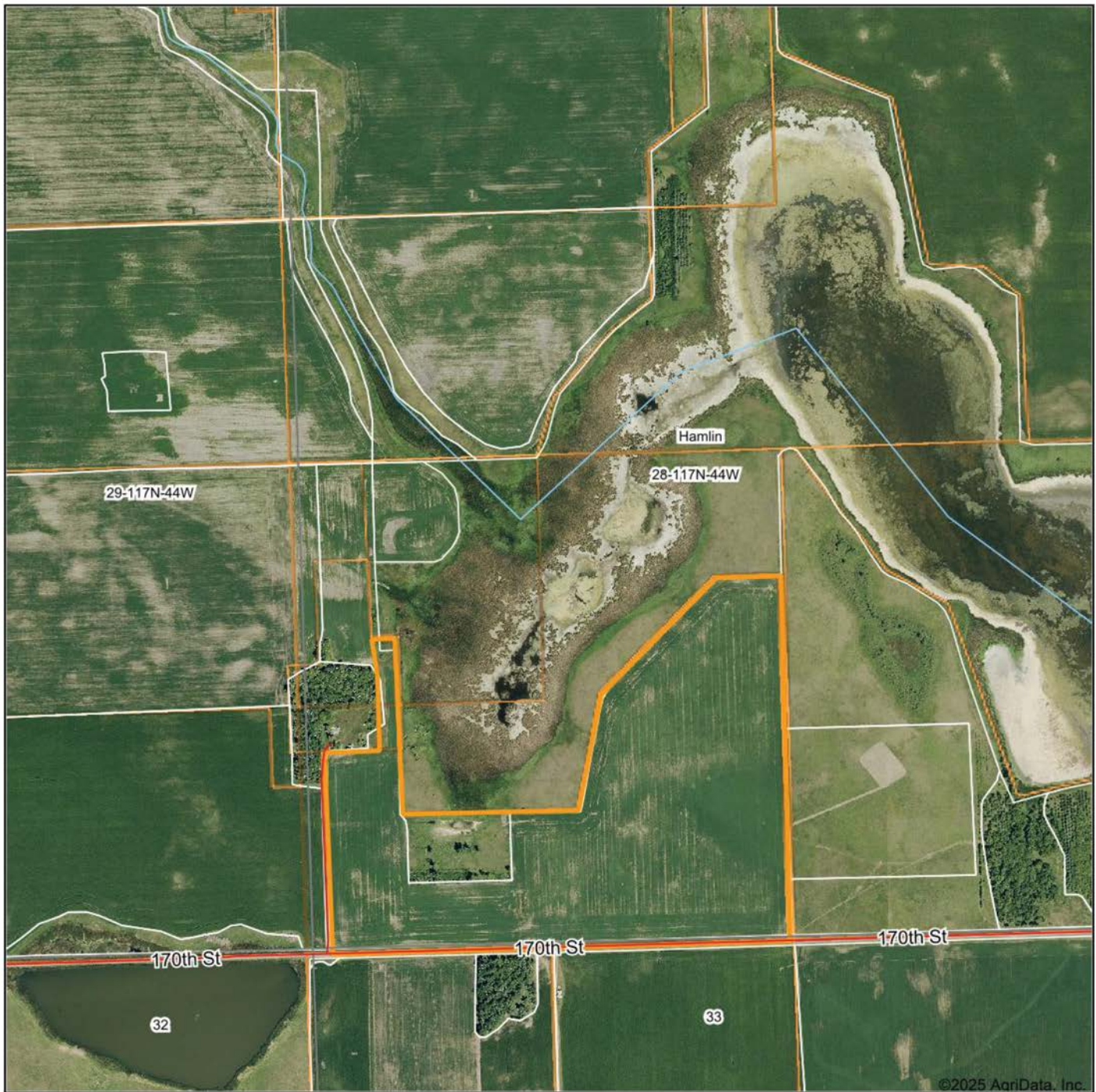


WHITETAIL, PHEASANTS, AND WATERFOWL

As soon as I set foot on this piece, I heard pheasants cackling, laid eyes on a ton of ducks, and rubs, scrapes, and trails from whitetail caught my eyes instantly. A pond situated in the middle as a hidey hole water source for wildlife, thick cover areas, and acts as a heavily travelled corridor for deer as well as a perfect staging area for waterfowl and pheasant.



AERIAL MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 44° 54' 34.83, -96° 10' 50.66

28-117N-44W
Lac qui Parle County
Minnesota

0ft 835ft 1670ft



2/24/2025

Hamlin

28-117N-44W

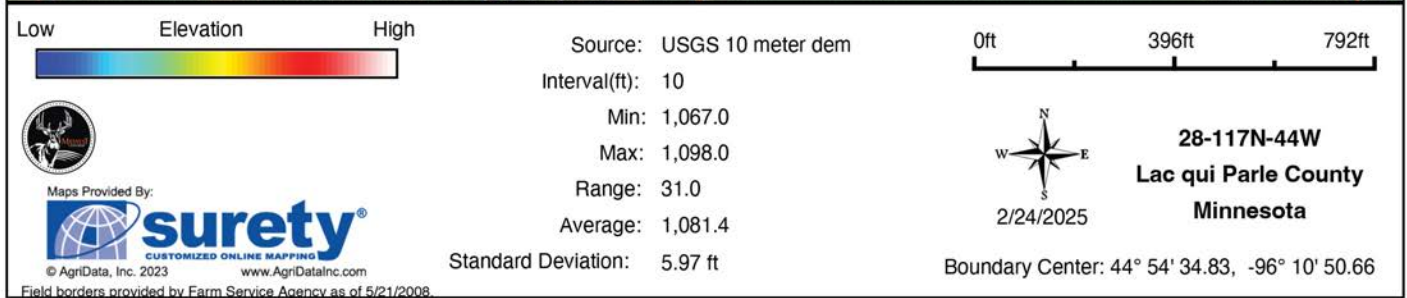
17N-44W

170th St

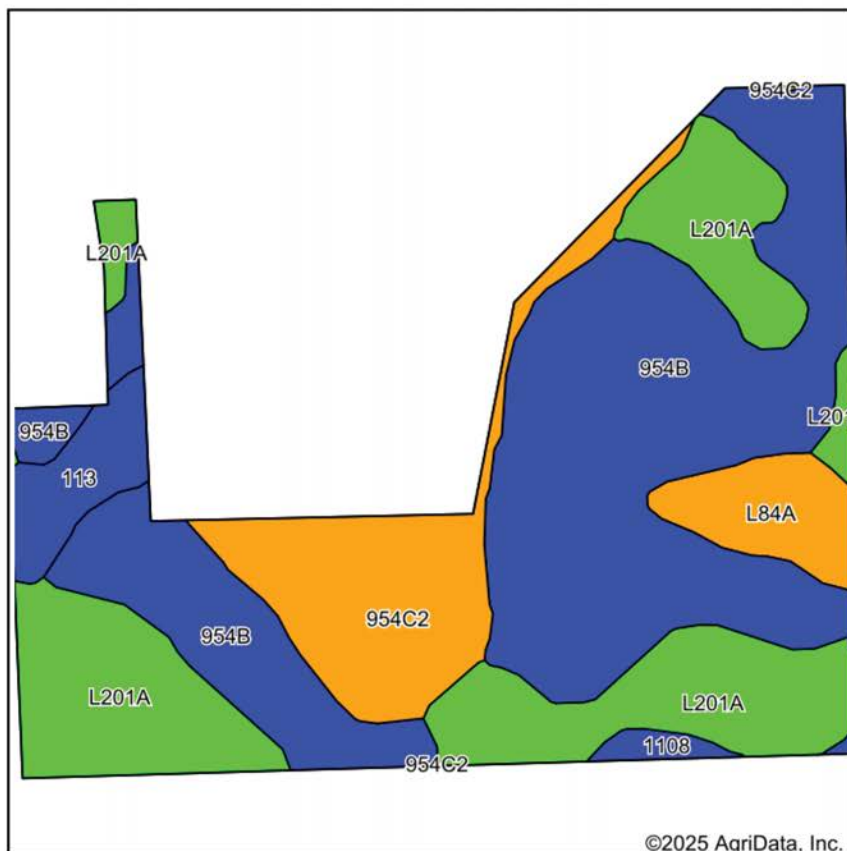
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33

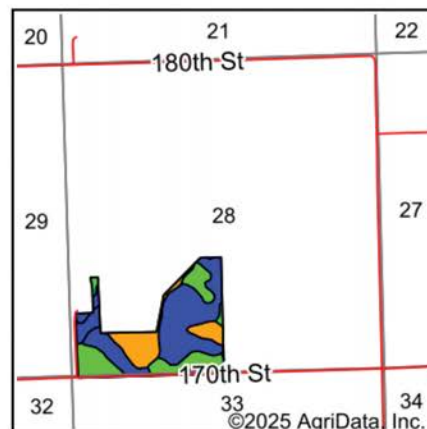
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SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lac qui Parle**
 Location: **28-117N-44W**
 Township: **Hamlin**
 Acres: **70.68**
 Date: **4/21/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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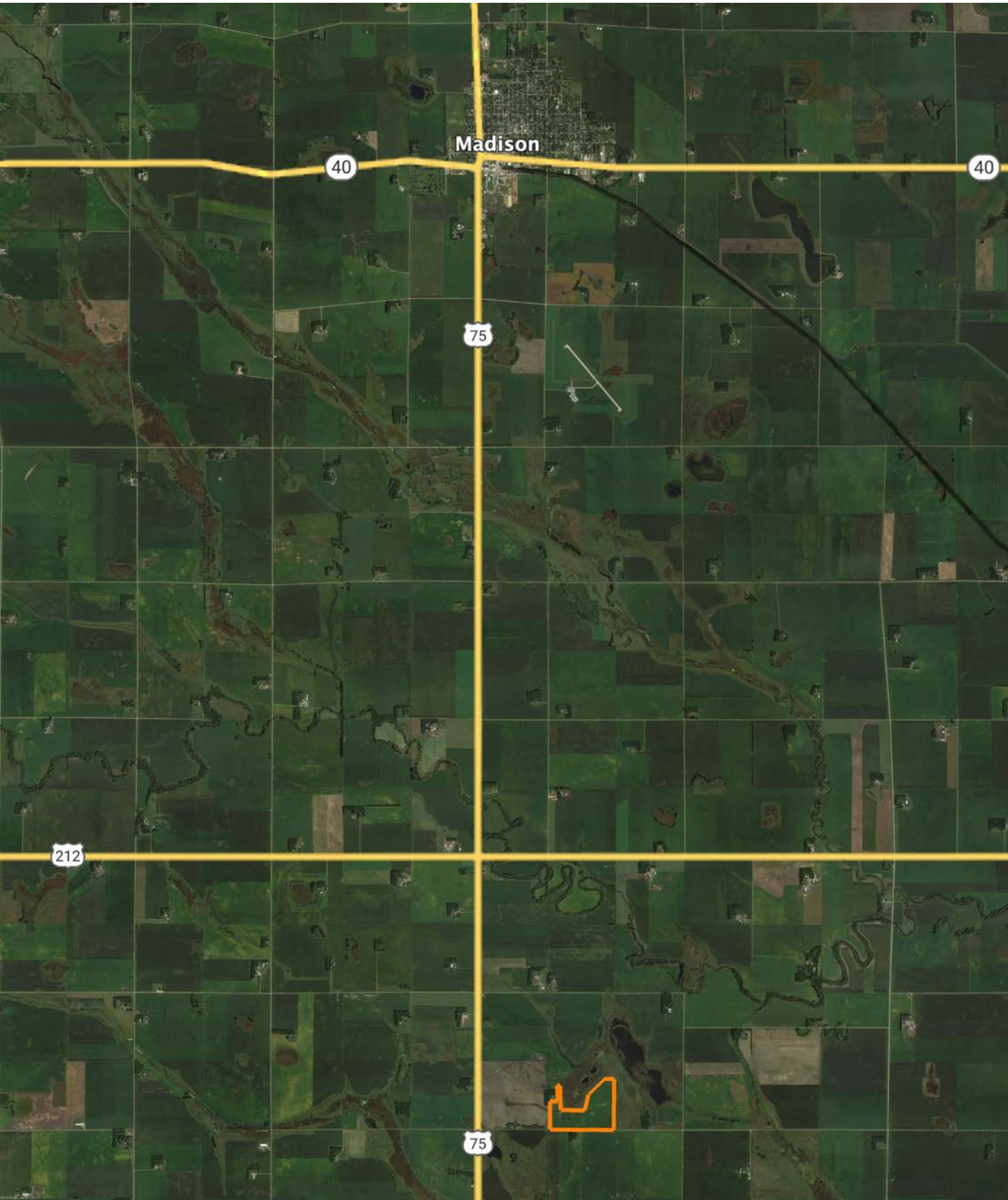
Area Symbol: MN073, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Restrictive Layer | Non-Irr Class *c | Productivity Index | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|------------------|--|-------|------------------|----------------------|-------------------|------------------|--------------------|------------------|---------------|-----------------------|-------------------|
| 954B | Amiret-Swanlake loams, 2 to 6 percent slopes | 33.98 | 48.0% | | > 6.5ft. | Ile | 92 | 81 | 71 | 68 | 81 |
| L201A | Normania loam, 1 to 3 percent slopes | 20.06 | 28.4% | | > 6.5ft. | Ie | 99 | 83 | 76 | 72 | 83 |
| 954C2 | Storden-Ves complex, 6 to 10 percent slopes, moderately eroded | 9.44 | 13.4% | | > 6.5ft. | IIle | 77 | 72 | 67 | 63 | 72 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 3.51 | 5.0% | | > 6.5ft. | IIIw | 86 | 77 | 76 | 70 | 76 |
| 113 | Webster clay loam, 0 to 2 percent slopes | 2.86 | 4.0% | | > 6.5ft. | IIw | 93 | 83 | 78 | 71 | 82 |
| 1108 | Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes | 0.83 | 1.2% | | > 6.5ft. | IIw | 90 | 81 | 71 | 69 | 81 |
| Weighted Average | | | | | | 1.90 | 91.7 | *n 80.2 | *n 72.4 | *n 68.7 | *n 80.2 |

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Cole Peplinski's journey into land sales was driven by his profound respect for farmers, ranchers, and landowners, cultivated through extensive hands-on experiences. His roles as a waterfowl hunting guide, turkey outfitter, ranch hand, and experience in agricultural equipment sales have provided him with invaluable insights into land management, farming, and ranching practices, and the importance of strong relationships. The relationships he built while attending the University of Nebraska-Lincoln and following graduation working in Marketing at Bass Pro Shops and Cabela's headquarters in Missouri where he oversaw the company's national hunting pro team have helped him continue to gain experience with various types of landowners and build lasting relationships within the outdoors industry.

A resident of Alexandria, Minnesota, Cole brings a wealth of passion to his role deeply rooted in his love for the outdoors. From his very first hunt, he knew he had found a lifelong passion, which has only grown over the years as he has continually honed his knowledge of various terrains, types of game, and conservation skills. As a professional hunting guide, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

Cole is actively involved with the National Wild Turkey Federation and the National Deer Association. His diverse background, relentless drive, and commitment to continuous learning make him a trusted advisor for clients looking to buy or sell land. Cole's strong work ethic, excellent communication skills, and deep understanding of land values ensure that his clients receive the best possible service and outcomes.



COLE PEPLINSKI, LAND AGENT
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