

MIDWEST LAND GROUP PRESENTS



RENVILLE COUNTY, MN

360 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INVESTMENT MEETS OUTDOORS - 360 +/- ACRES OF PRIME HUNTING WITH SIGNIFICANT CRP RETURNS

Just 15 minutes north of Redwood Falls and only an hour and a half from the Twin Cities, this 360-acre property in Renville County is the ultimate combination of top-tier hunting habitat and significant investment returns. Enrolled in the Conservation Reserve Enhancement Program (CREP), the land provides strong, long-term stability through CRP contracts totaling \$786,824 over the next eight years - an impressive \$98,353 per year in guaranteed payments. This property is a rare opportunity to own an investment that pays you to enjoy it.

Beaver Creek meanders through the land, providing year-round water sources and natural travel corridors for wildlife. The east end features several ponds perfect

for waterfowl, while the thick creek bottom, native grasses, and timbered draws provide excellent cover and bedding for deer, pheasants, and turkeys. A trail system allows easy access throughout, making it simple to manage habitat or move between stands. Surrounded by productive ag fields, this tract holds wildlife year-round and produces consistent action in every season.

Bordered by productive cropland, this property has everything needed to hold and grow big deer and sustain thriving upland and waterfowl populations. Whether you're looking for a long-term investment, a sportsman's paradise, or a private retreat to enjoy year-round, this Renville County tract truly has it all.



PROPERTY FEATURES

PRICE: **\$1,445,000** | COUNTY: **RENVILLE** | STATE: **MINNESOTA** | ACRES: **360**

- 360 acres of prime hunting and investment land
- Remaining CRP payments totaling \$786,824 over the next 8 years
- Exceptional wildlife populations, including deer, turkey, pheasants, and waterfowl
- Thick creek bottoms, native grasses, and timber draws
- Beaver Creek provides a natural water source
- Surrounded by productive cropland
- Multiple ponds on the east end - excellent for waterfowl
- Trail system
- Perfect blend of income-producing land and world-class recreational opportunities



360 +/- ACRES



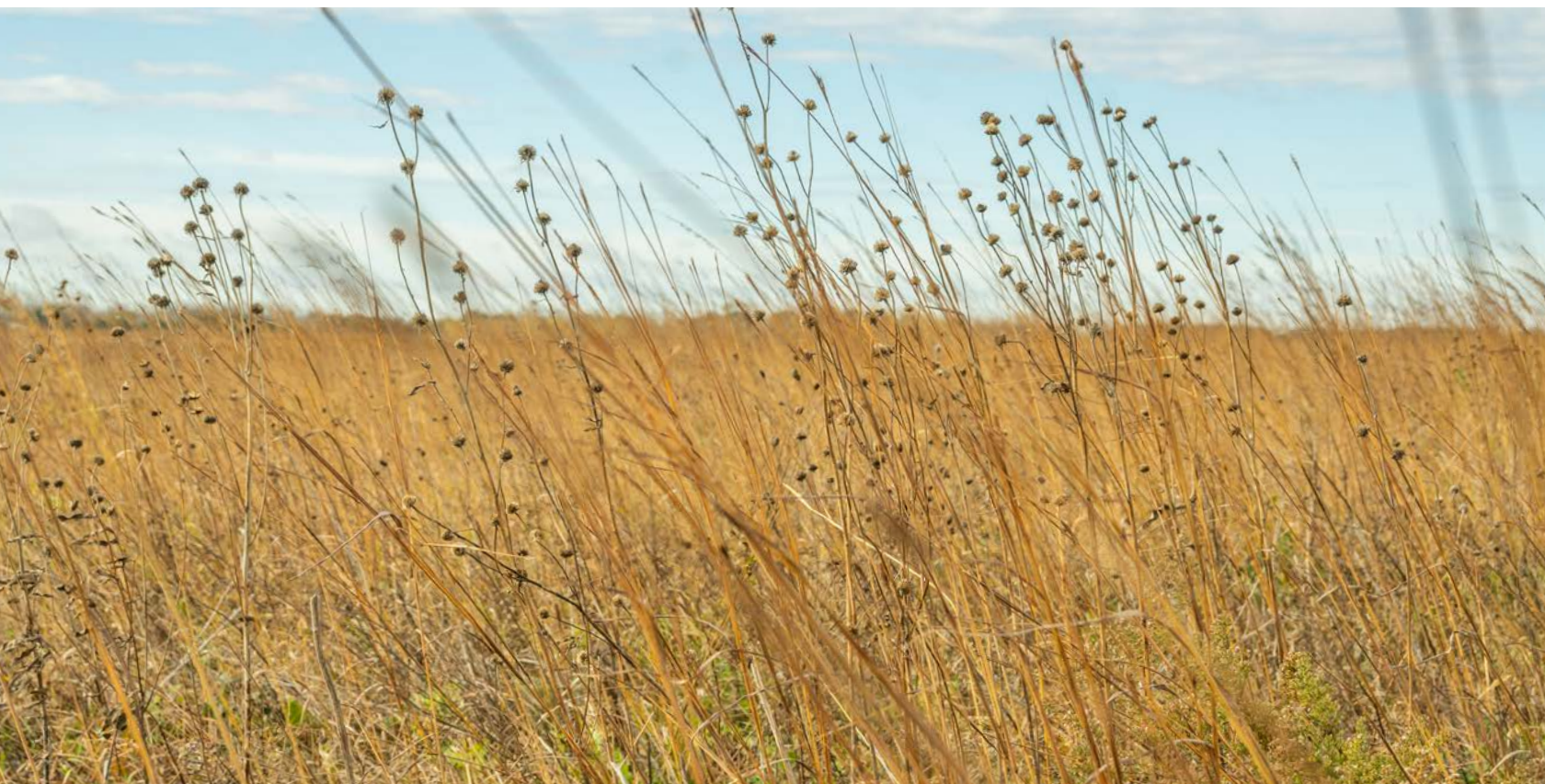
CRP PAYMENTS TOTALING \$786,824



EXCEPTIONAL WILDLIFE POPULATIONS



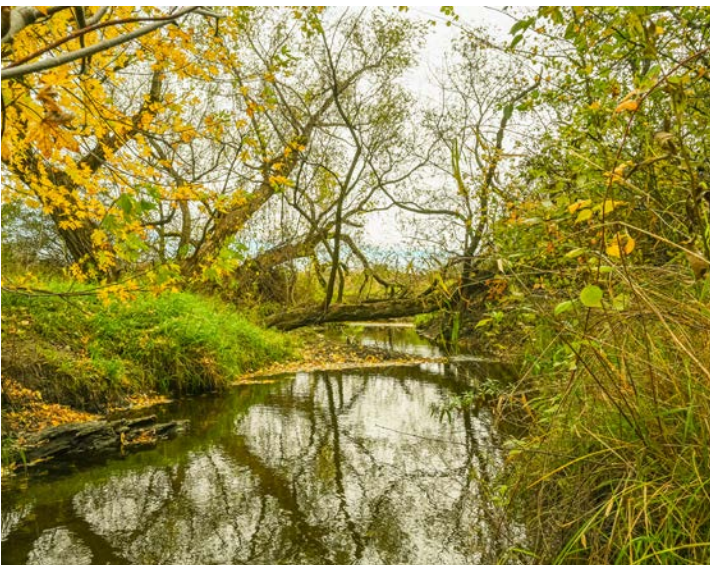
NATIVE GRASSES



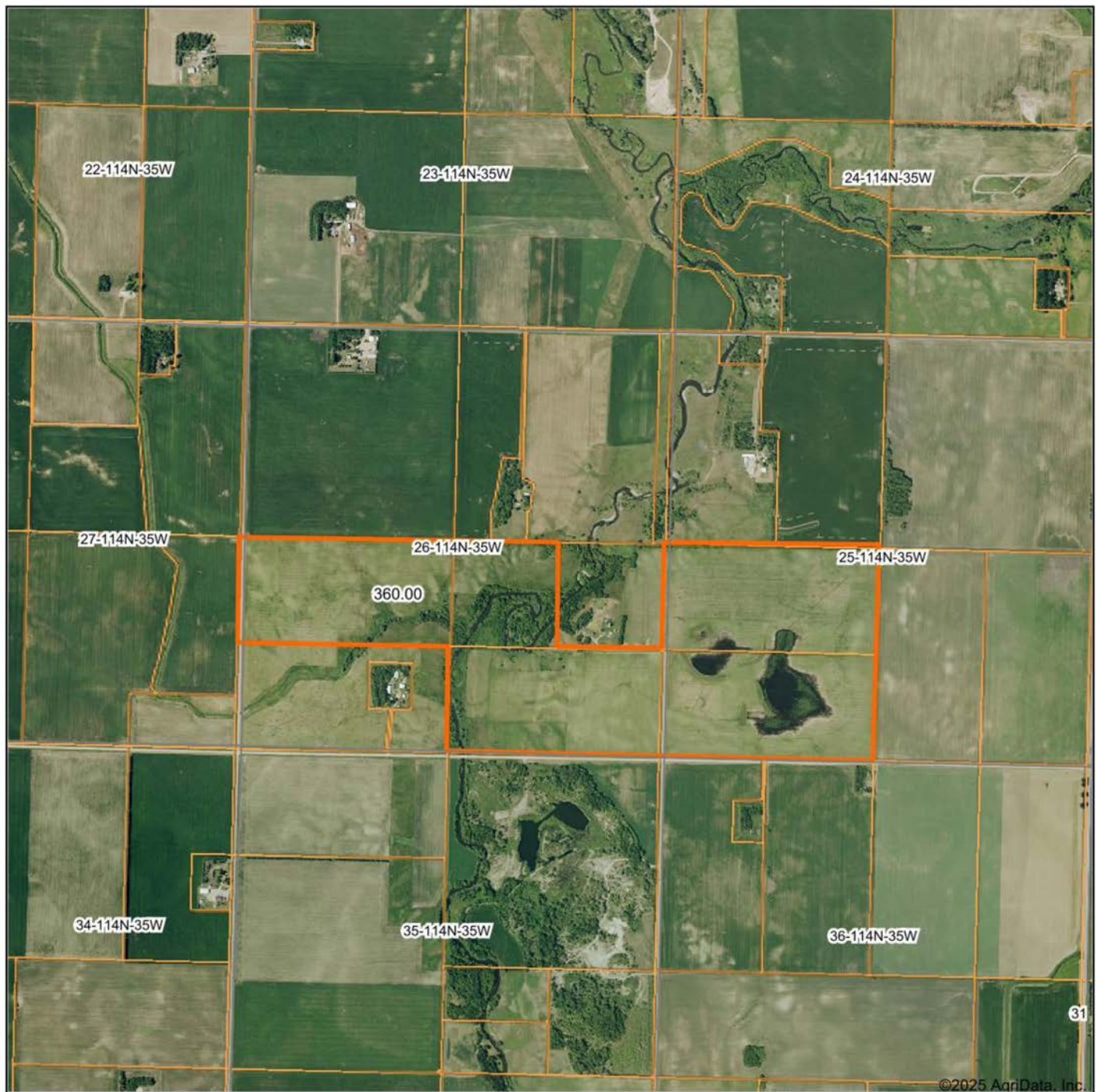
BEAVER CREEK + MULTIPLE PONDS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 44° 38' 49.95, -95° 1' 12.8

0ft 1919ft 3838ft



Maps Provided By:



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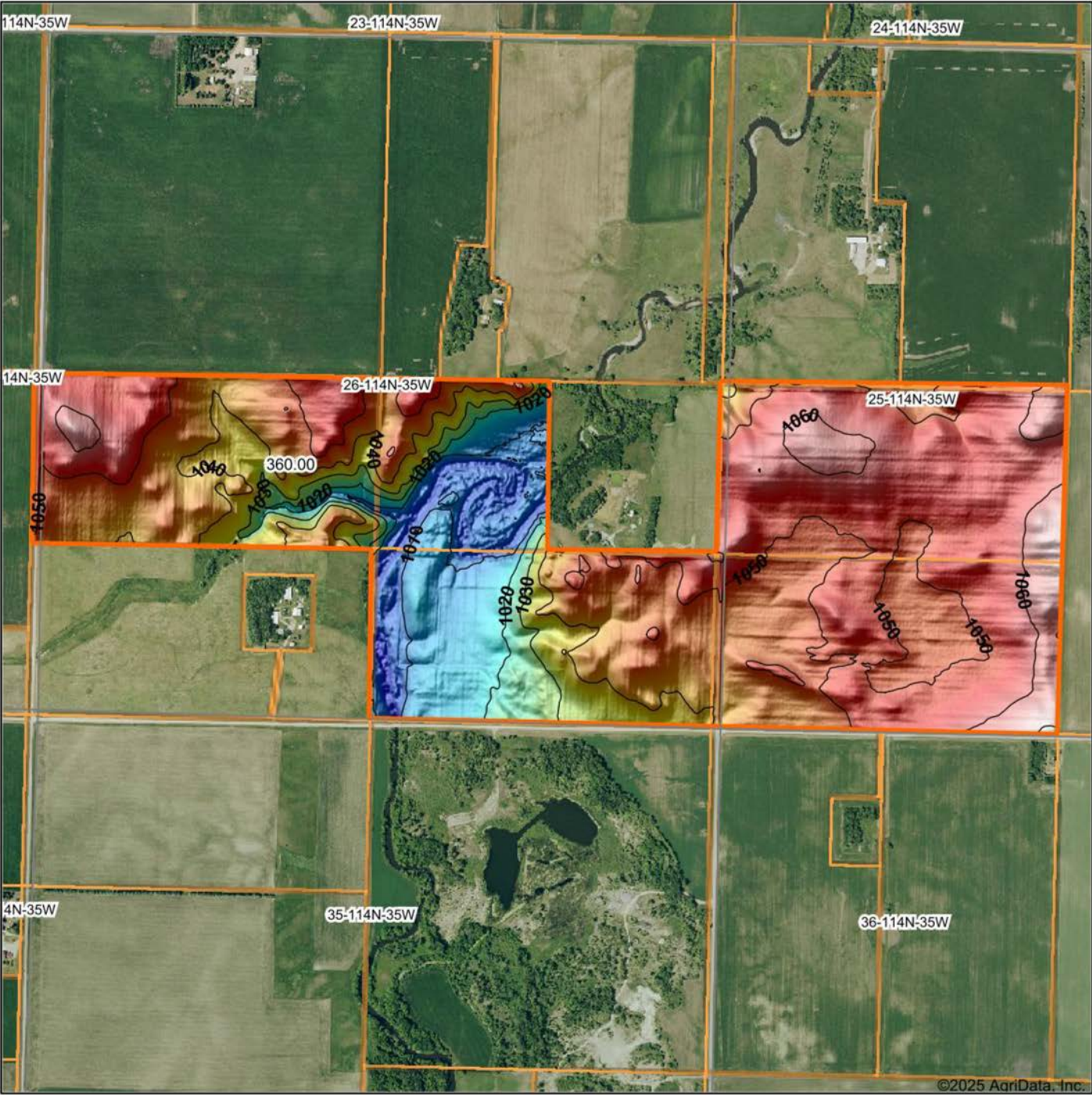
www.AgriDataInc.com

26-114N-35W
Renville County
Minnesota



10/24/2025

HILLSHADE MAP

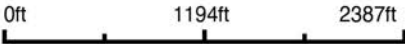


Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 10
Min: 1,000.4
Max: 1,070.6
Range: 70.2
Average: 1,042.6
Standard Deviation: 16.01 ft

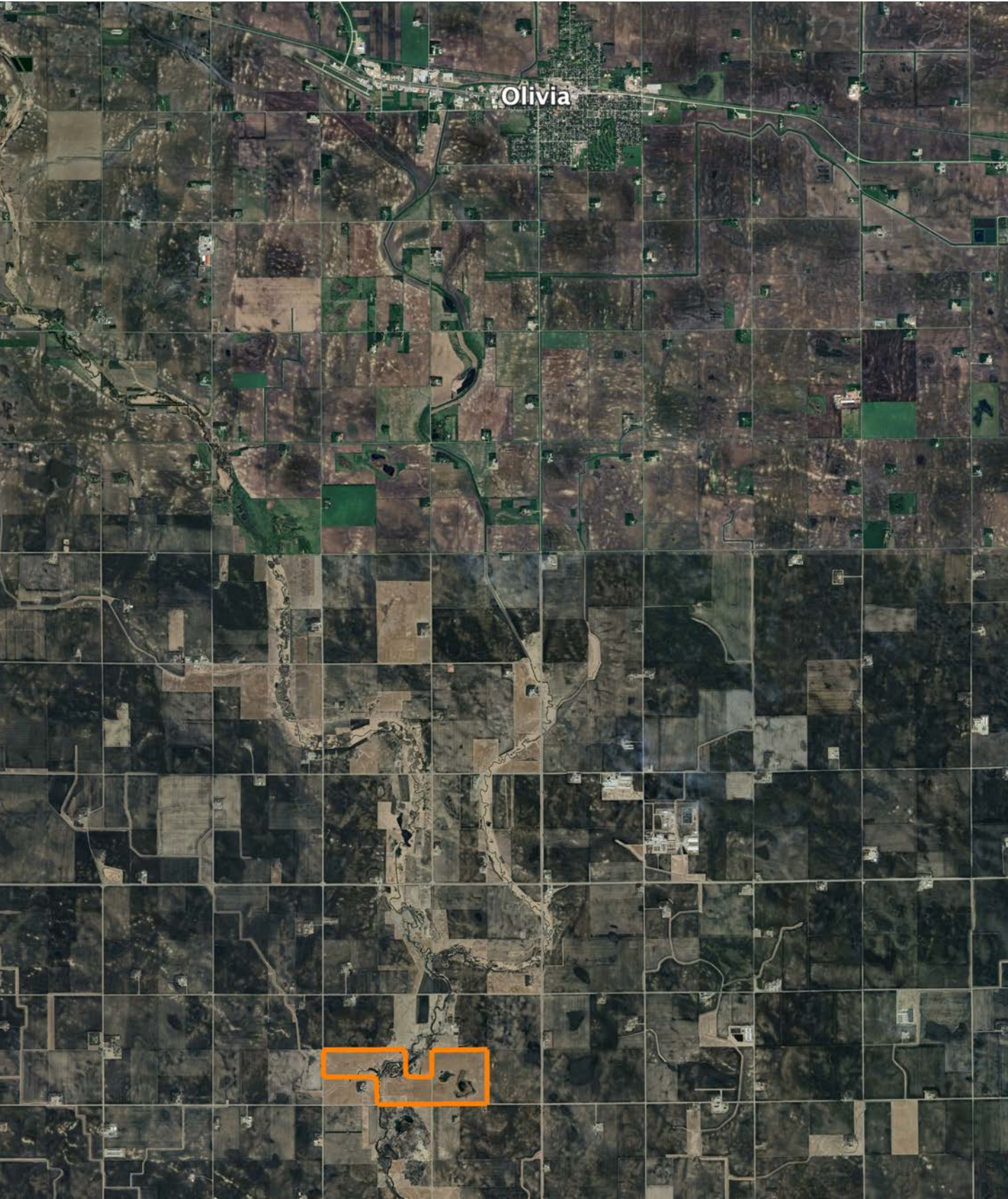


10/24/2025

26-114N-35W
Renville County
Minnesota

Boundary Center: 44° 38' 49.95, -95° 1' 12.8

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
320.584.9049

CPeplinski@MidwestLandGroup.com



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