

MIDWEST LAND GROUP PRESENTS

72.5 ACRES IN

MORRISON COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

72.5 +/- ACRES OF PRIME MORRISON COUNTY TILLABLE & RECREATIONAL LAND

This 72.5 +/- acre property in Morrison County, Minnesota, offers a strong combination of quality farmland and recreational potential, located approximately 4.5 miles northeast of Morrill and just under 14 miles north of Foley. The property also features convenient road access, making it easy to reach for both farming operations and recreational use year-round.

With approximately 58 acres of productive tillable ground boasting a 79.3 CPI, the land is predominantly level with moderately well-drained soils, making it well-suited for consistent row crop production currently on a corn/soybean rotation, with a smaller portion of the property being hayed. A recently installed main tile line enhances drainage and supports long-term productivity.

In addition to its agricultural strengths, the property provides excellent habitat for wildlife. The mix of open

acreage, surrounding cover, and water sources creates an ideal habitat for deer, turkey, and pheasant, offering strong recreational appeal for hunting or outdoor enjoyment in a great area.

50 +/- tillable acres will be leased for the 2026 growing season beginning April 15, 2026. In the event the current tenant farms the property in 2026, they will retain ownership of the crop. However, if a purchase agreement is secured prior to that date, lease terms may be negotiable.

Whether you're looking to expand your farming operation, enjoy a multi-use property with multiple hunting opportunities, or invest in some land, this Morrison County acreage presents a well-rounded opportunity in a convenient Central Minnesota location.



PROPERTY FEATURES

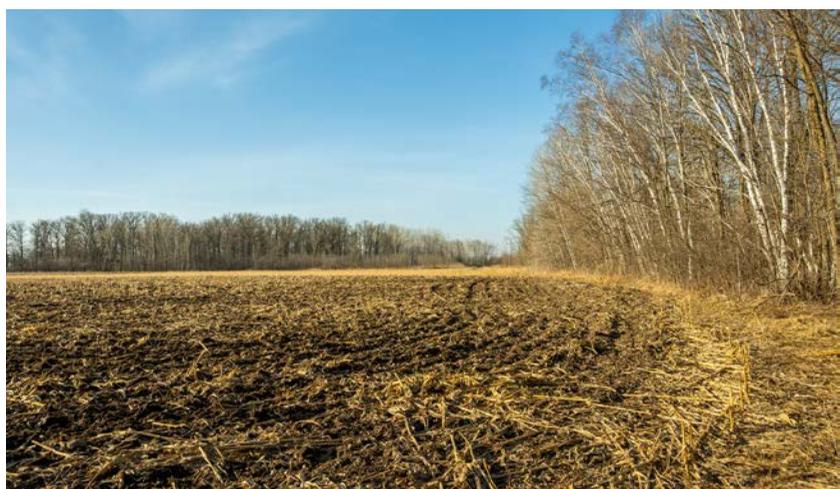
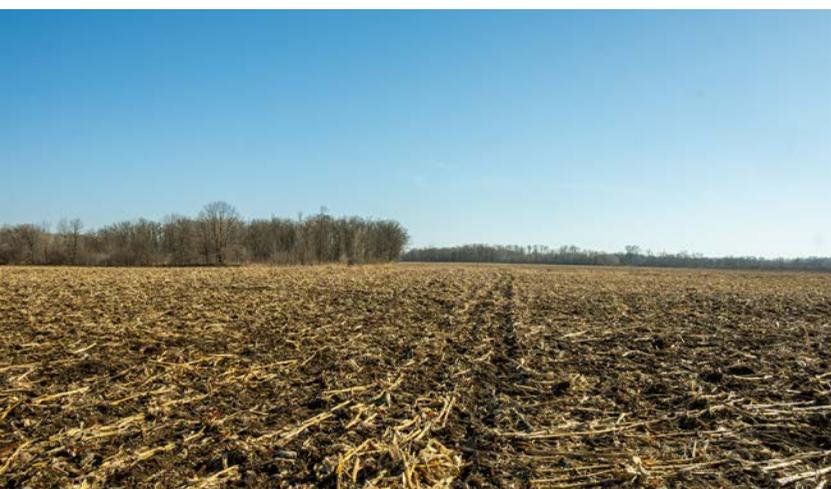
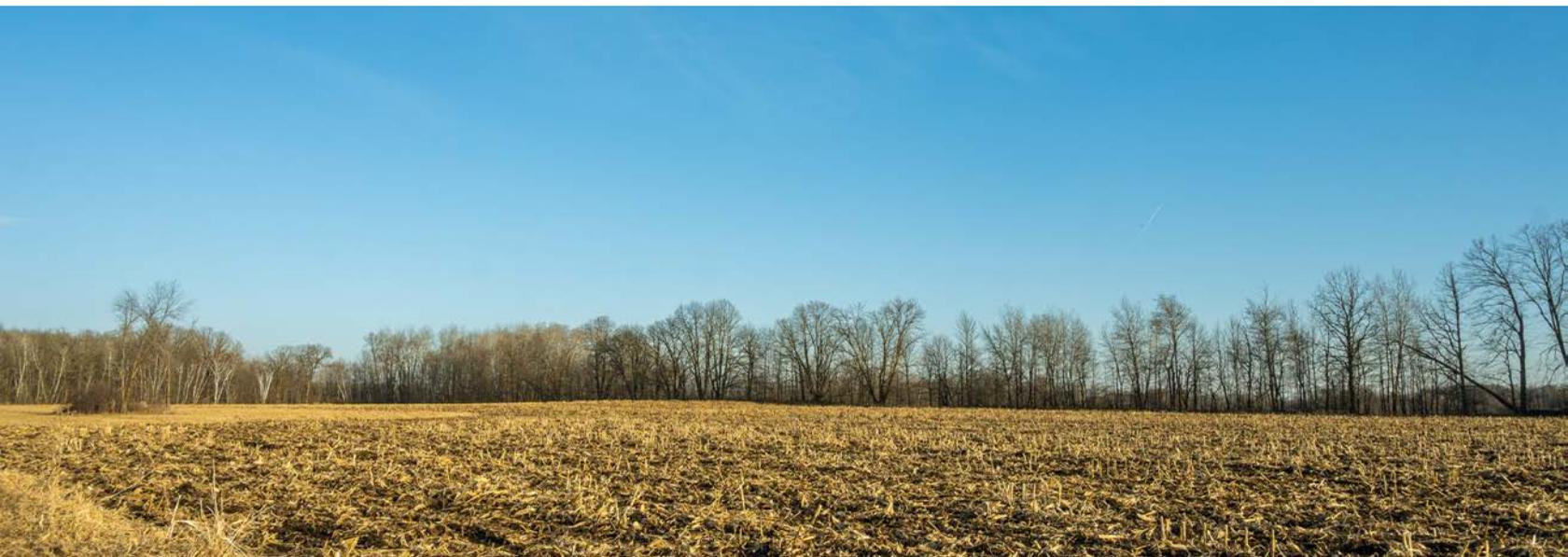
COUNTY: **MORRISON** | STATE: **MINNESOTA** | ACRES: **72.5**

- Approximately 58 +/- acres of productive tillable land
- 79.3 CPI tillable soils with level topography
- Moderately well-drained ground with recent main tile installation
- Corn/soybean rotation with additional hay production
- Excellent hunting opportunities for deer, turkey, and pheasant
- Diverse habitat with open ground, food/water sources, and cover
- Easy road access for both farming and recreational use
- Income-producing property
- Located about 4.5 miles northeast of Morrill and under 14 miles north of Foley



58 +/- ACRES OF TILLABLE LAND

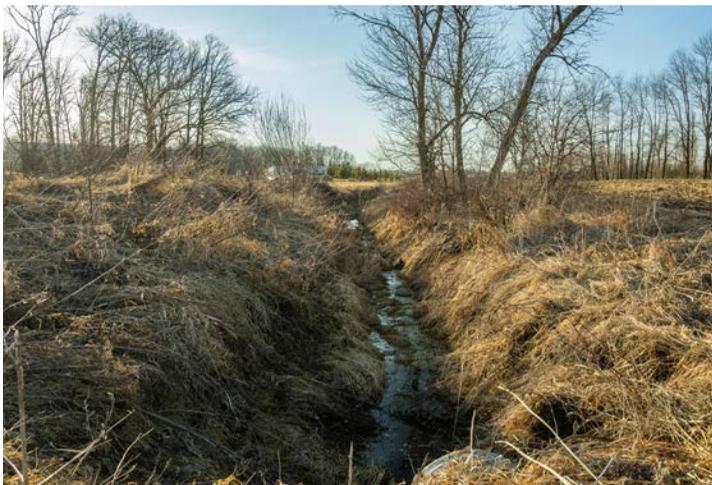
With approximately 58 acres of productive tillable ground boasting a 79.3 CPI, the land is predominantly level with moderately well-drained soils.



EASY ACCESS



EXCELLENT HUNTING OPPORTUNITIES



DIVERSE HABITAT



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 45° 51' 46.09, -93° 52' 58.09



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19-39N-28W
Morrison County
Minnesota



3/30/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 1,259.3
 Max: 1,270.6
 Range: 11.3
 Average: 1,262.6
 Standard Deviation: 2.62 ft

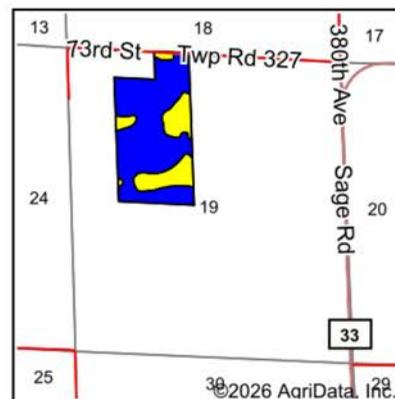
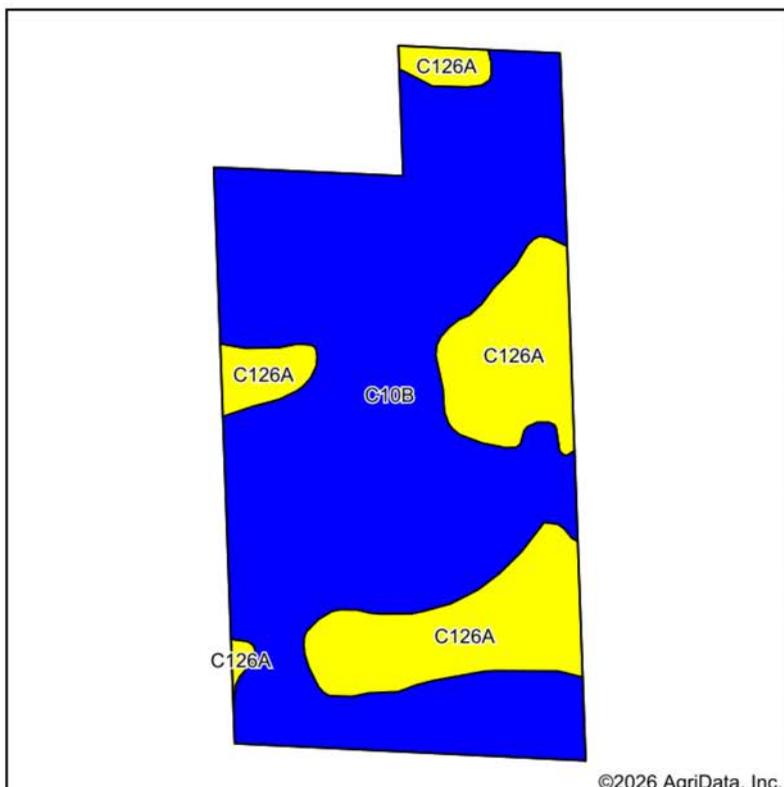


3/30/2026

19-39N-28W
Morrison County
Minnesota

Boundary Center: 45° 51' 46.09, -93° 52' 58.09

SOILS MAP



State: **Minnesota**
 County: **Morrison**
 Location: **19-39N-28W**
 Township: **Lakin**
 Acres: **72.48**
 Date: **3/30/2026**



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Soils data provided by USDA and NRCS.

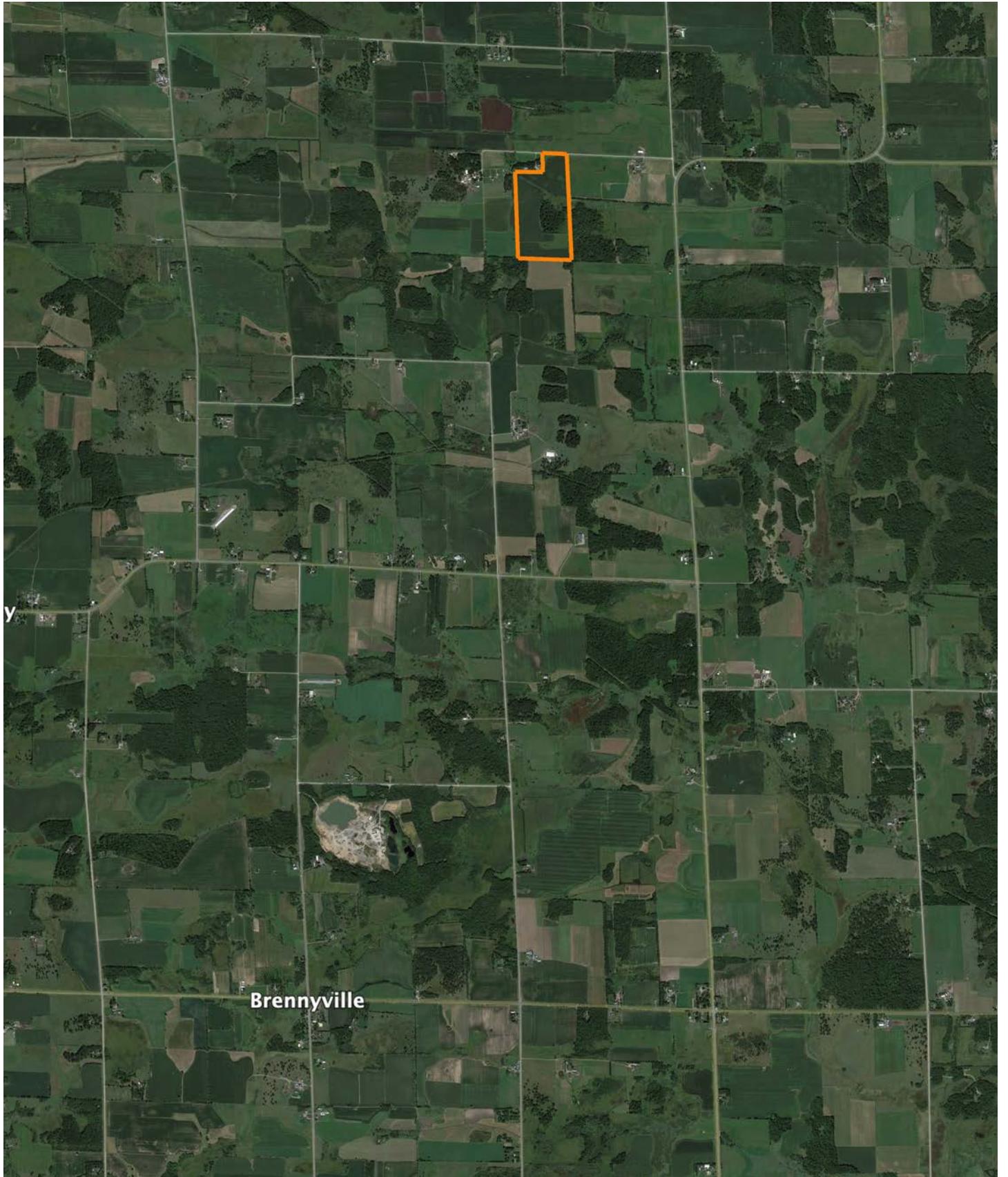
Area Symbol: MN097, Soil Area Version: 24

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 Soybeans
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	54.51	75.2%		3.7ft. (Densic material)	Ile	82	66	66	52
C126A	Cebana-Giese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	17.97	24.8%		4.2ft. (Densic material)	IVw	64	64	59	47
Weighted Average						2.50	77.5	*n 65.5	*n 64.3	*n 50.8

*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.



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