

MIDWEST LAND GROUP PRESENTS

281 ACRES IN

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# GRANT COUNTY MINNESOTA

230TH AVENUE, HERMAN, MN 56248



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 281 +/- ACRES OF PRIME GRANT COUNTY HUNTING LAND WITH SIGNIFICANT CRP RETURNS

Do you want to get paid to hunt and enjoy the outdoors? Set in the heart of Grant County, Minnesota, this 281 +/- acre tract is a premier hunting and recreational property that stands out for its exceptional habitat and long-term investment value. The land features some of the best cover in the surrounding area, with a diverse mix of rolling terrain, thick bedding areas, and natural travel corridors that consistently support strong populations of whitetail deer, pheasants, and abundant waterfowl. In addition to its recreational appeal, the property offers significant income potential, enrolled in the CREP program with approximately \$264,334 in remaining payments through 2032.

Multiple ponds and a creek system run throughout the property, providing excellent year-round water sources and creating ideal habitat for waterfowl, deer,

and pheasants. Surrounded by productive agricultural fields, the tract benefits from a consistent feed-to-cover pattern that drives predictable wildlife movement and enhances hunting success. This blend of water, cover, and crop adjacency creates a highly effective and versatile hunting property across all seasons.

For the waterfowl enthusiast, this is a fully turn-key opportunity with multiple duck boats and decoys included, allowing immediate use from day one. A 10 +/- acre buildable site with an existing shed and on-site electric provides an ideal location for a future cabin, lodge, or basecamp. Whether you're looking for a private retreat, income-producing land, or a legacy hunting property, this tract delivers a rare combination of habitat quality, passive income, and premier outdoor recreation.



# PROPERTY FEATURES

COUNTY: **GRANT** | STATE: **MINNESOTA** | ACRES: **281**

- Prime hunting land with top-tier cover
- Strong deer, pheasant, and waterfowl populations
- Rolling terrain with thick bedding areas
- Multiple ponds and a creek system
- Surrounded by productive ag fields
- Turn-key waterfowl setup included (boats & decoys)
- CREP income: \$264,334 through 2032
- 10 +/- acre buildable site with shed & electric
- Ideal hunting retreat or investment property
- Less than 45 minutes from Alexandria, MN
- 15 minutes west of Hoffman



# PRIME HUNTING LAND WITH TOP-TIER COVER

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The land features some of the best cover in the surrounding area, with a diverse mix of rolling terrain, thick bedding areas, and natural travel corridors that consistently support strong populations of whitetail deer, pheasants, and abundant waterfowl.



# 15 MINUTES WEST OF HOFFMAN

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## MULTIPLE PONDS AND CREEK SYSTEM

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# CREP INCOME

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In addition to its recreational appeal, the property offers significant income potential, enrolled in the CREP program with approximately \$264,334 in remaining payments through 2032.



# 10 +/- ACRE BUILDABLE SITE WITH SHED

A 10 +/- acre buildable site with an existing shed and on-site electric provides an ideal location for a future cabin, lodge, or basecamp.

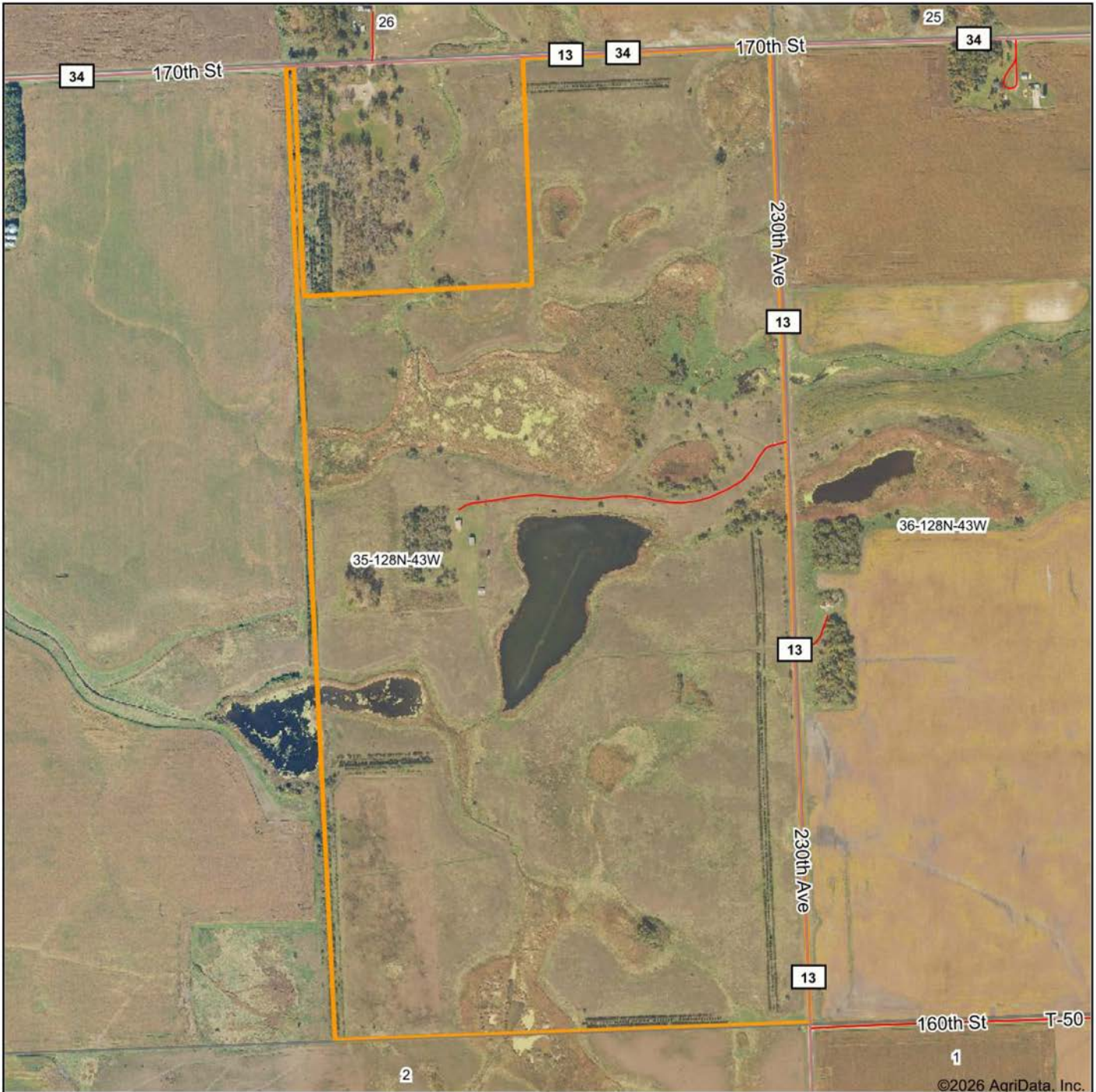


# ADDITIONAL PHOTOS

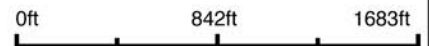
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# AERIAL MAP



Boundary Center: 45° 51' 14.47, -96° 1' 56.68



Maps Provided By:



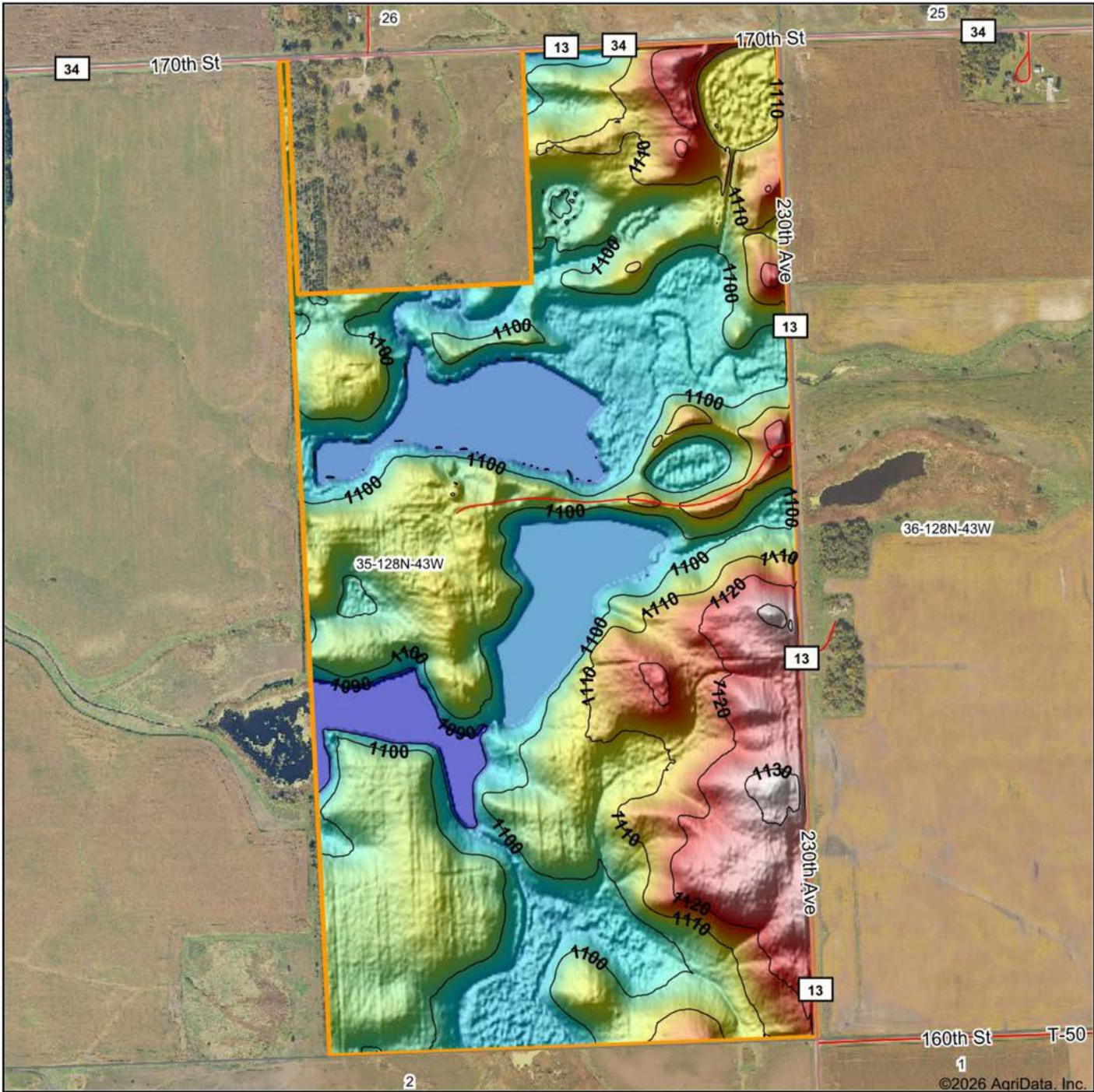
CUSTOMIZED ONLINE MAPPING  
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**35-128N-43W**  
**Grant County**  
**Minnesota**



4/22/2026

# HILLSHADE MAP



Source: USGS 3 meter dem  
 Interval(ft): 10  
 Min: 1,084.7  
 Max: 1,132.7  
 Range: 48.0  
 Average: 1,104.4  
 Standard Deviation: 9.97 ft



4/22/2026

**35-128N-43W**  
**Grant County**  
**Minnesota**

Boundary Center: 45° 51' 14.47, -96° 1' 56.68

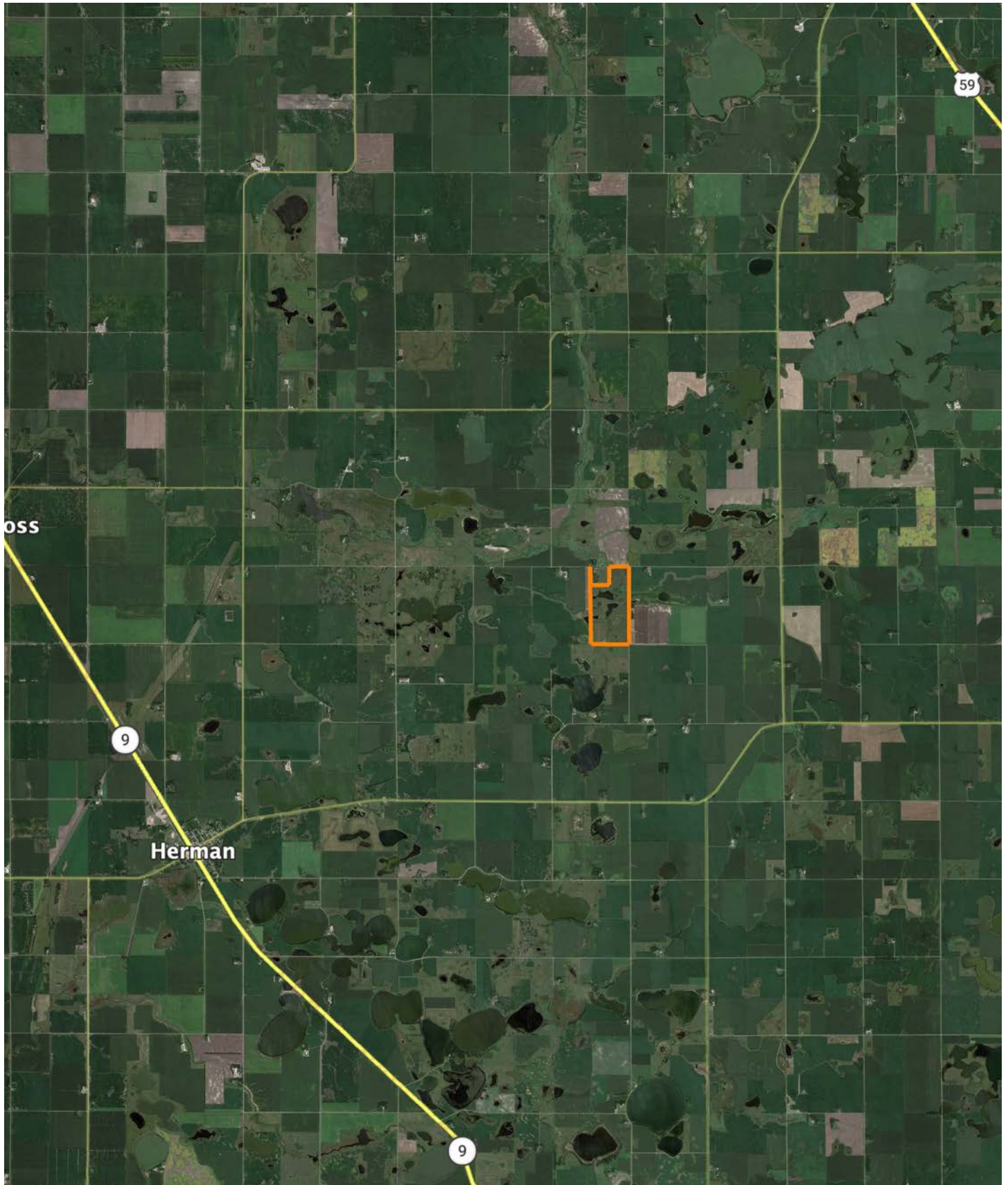


Maps Provided By:



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# 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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## MidwestLandGroup.com

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