



**HIGH POINT**  
LAND COMPANY



**FOR SALE**

**COTTONWOOD COUNTY, MN**

507-360-6575 • 375 COUNTY ROAD 5, WORTHINGTON, MN 56187  
HIGHPOINTLANDCOMPANY.COM



## 400.26+/- ACRES • COTTONWOOD COUNTY, MN

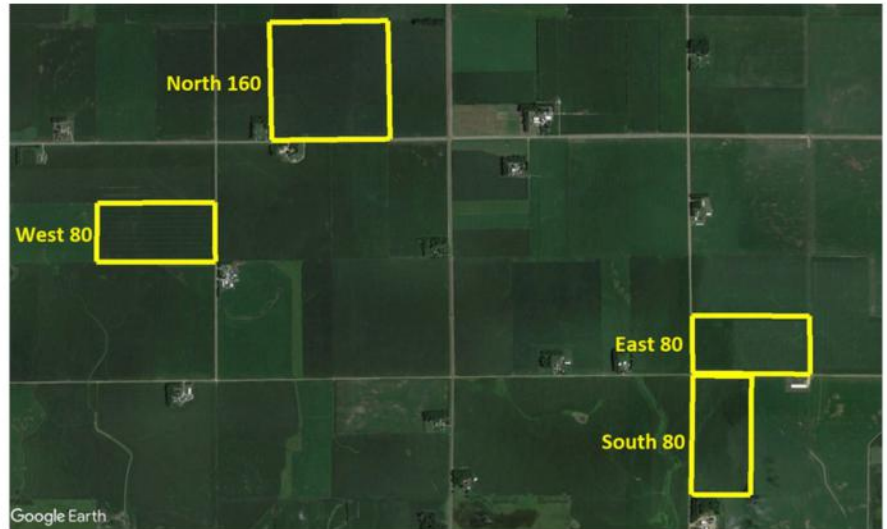
LISTING PRICE: \$5,563,614

### DESCRIPTION:

This is an exceptional opportunity to acquire a premier tillable farmland portfolio in Cottonwood County, Minnesota.

This highly productive portfolio totals 400.26± acres, with nearly every acre tillable and a remarkable 94.6 CPI average across the entire holding. These four tracts, the South 80, East 80, North 160, and West 80, are situated in close proximity,

offering efficiency for operators and strong long-term investment appeal. Rarely does farmland of this caliber, with such consistent soil quality and drainage, become available in Southwest Minnesota.



### SOUTH 80 – SPRINGFIELD TOWNSHIP

- 80.26± total acres | 78.16± tillable acres | CPI 94.2
- Primary soils: Clarion loam & Delft complex
- Legal: W ½, NW ¼, Section 4, Township 105N, Range 37W
- PID: 16-004-0300
- 2025 Taxes: \$3,878
- Gently rolling farm with 10.5 ft of elevation change
- Excellent drainage potential with access to the county mai

### EAST 80 – AMO TOWNSHIP

- 80± total acres | 76.65± tillable acres | CPI 93.9
- Primary soils: Clarion-Swanlake complex & Delft complex
- Legal: S ½, SW ¼, Section 33, Township 106N, Range 37W
- PID: 02-033-0400
- 2025 Taxes: \$3,284
- Very flat tract with only 4.3 ft elevation change
- Excellent drainage potential with access to a county main



**400.26+/- ACRES • COTTONWOOD COUNTY, MN**

LISTING PRICE: \$5,563,614

### **NORTH 160 – AMO TOWNSHIP**

- 160± total acres | 155.37± tillable acres | CPI 95.4
- Predominant soils: Nicollet clay loam, Delft complex & Clarion loam
- Legal: W ½, SE ¼ & E ½, SW ¼, Section 30, Township 106N, Range 37W
- PIDs: 02-030-0301 & 02-030-0302
- 2025 Taxes: \$8,890
- FSA Tracts 1512 & 1513, Farm 6085: 155.37 cropland acres, non-irrigated
- Gentle terrain with only 7.25 ft of elevation variation, highly efficient for farming.
- Excellent drainage potential with access to county mains.
- Situated on a blacktop road

### **WEST 80 – ROSE HILL TOWNSHIP**

- 80± total acres | 78.19± tillable acres | CPI 94.1
- Primary soils: Nicollet clay loam & Clarion-Storden complex
- Legal: S ½, NE ¼, Section 36, Township 106N, Range 38W
- PID: 13-036-0500
- 2025 Taxes: \$3,426
- Gently rolling with 8.4 ft elevation change

### **PORTFOLIO SUMMARY**

Together, these four tracts form a 400.26± acre investment in some of the finest soils in Southwest Minnesota. With nearly every acre tillable, superior soil profiles, and access to county drainage mains, this is a truly Class A farmland portfolio.

Whether you are an operator looking for efficiency of scale, or an investor seeking high-quality land in a proven agricultural region, this offering stands out as one of the best available. Opportunities of this scale and quality seldom reach the open market.

While offered as a portfolio, selling individual parcels will also be considered.



## SOUTH 80





## SOUTH 80





## SOUTH 80





## SOUTH 80-COUNTY TILE



# SOUTH 80

## Aerial Map

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



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Boundary Center: 43° 55' 53.31, -95° 17' 53.19

0ft 653ft 1305ft

4-105N-37W

Cottonwood County  
Minnesota



Maps Provided By:

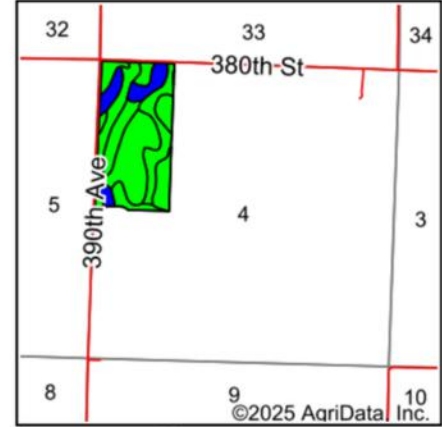
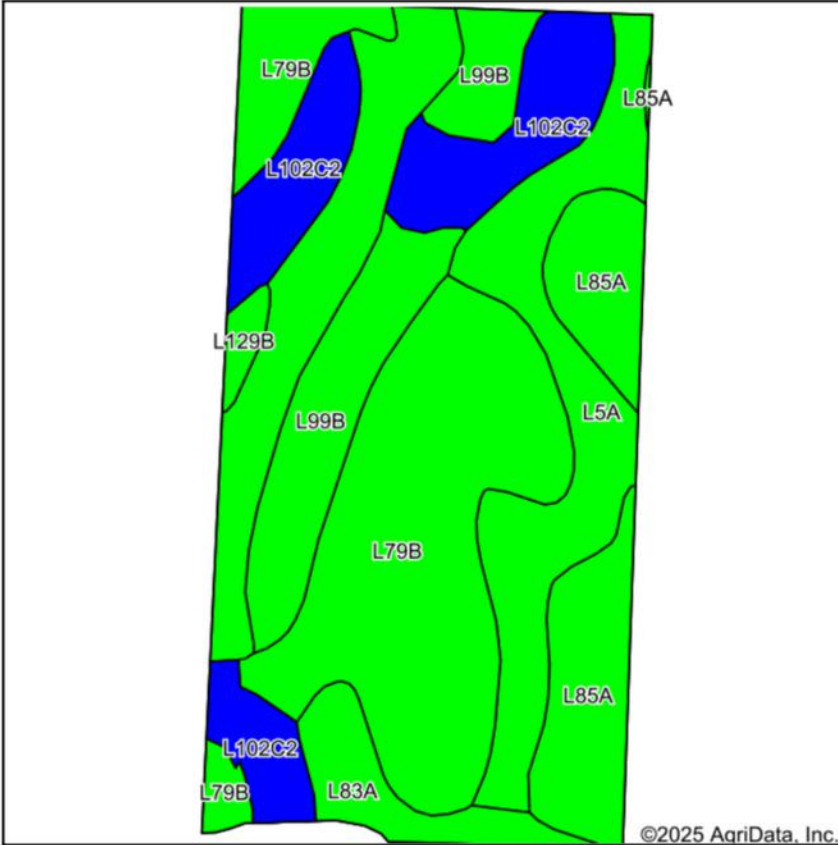


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Field borders provided by Farm Service Agency as of 5/21/2008.

8/20/2025

# SOUTH 80 Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **4-105N-37W**  
 Township: **Springfield**  
 Acres: **78.16**  
 Date: **8/20/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L79B	Clarion loam, 2 to 6 percent slopes	24.02	30.7%		Ile	95
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	20.51	26.2%		IIw	96
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.24	14.4%		IIIle	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	9.18	11.7%		Iw	99
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	8.95	11.5%		Ile	92
L83A	Webster clay loam, 0 to 2 percent slopes	3.50	4.5%		IIw	93
L129B	Terril loam, 2 to 6 percent slopes	0.76	1.0%		Ile	99
Weighted Average					2.03	94.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# SOUTH 80

## Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy. 32-106N-37W way a substitute for visual confirmation. Use caution!



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,417.9

Max: 1,466.3

Range: 48.4

Average: 1,439.1

Standard Deviation: 10.53 ft

0ft 452ft 904ft



8/20/2025

**4-105N-37W**  
**Cottonwood County**  
**Minnesota**

Boundary Center: 43° 55' 53.31, -95° 17' 53.19

Maps Provided By:



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



# SOUTH 80-FSA MAP



Cottonwood County, Minnesota

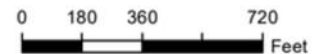


Farm 6085

Tract 6714

2025 Program Year

Map Created April 22, 2025



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 78.16 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

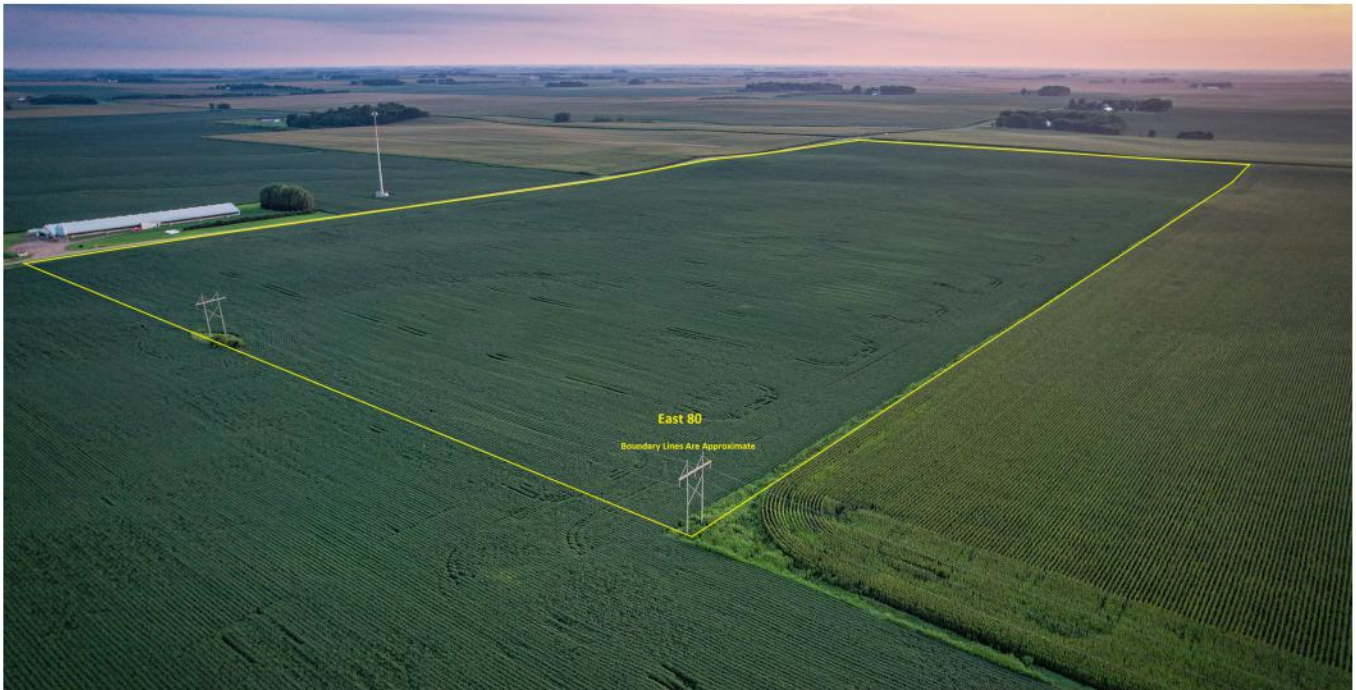


**EAST 80**





**EAST 80**



# EAST 80

## Aerial Map

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



©2025 AgriData, Inc.

Boundary Center: 43° 56' 13.21, -95° 17' 44.01

0ft 717ft 1433ft

**33-106N-37W**  
**Cottonwood County**  
**Minnesota**



8/20/2025

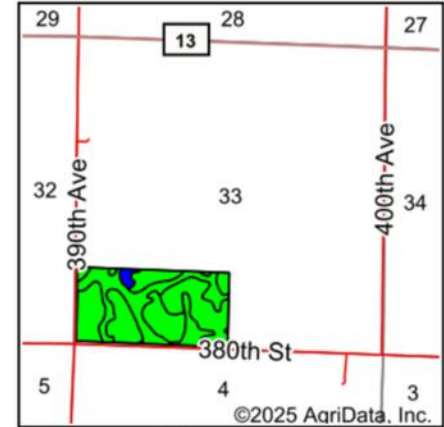
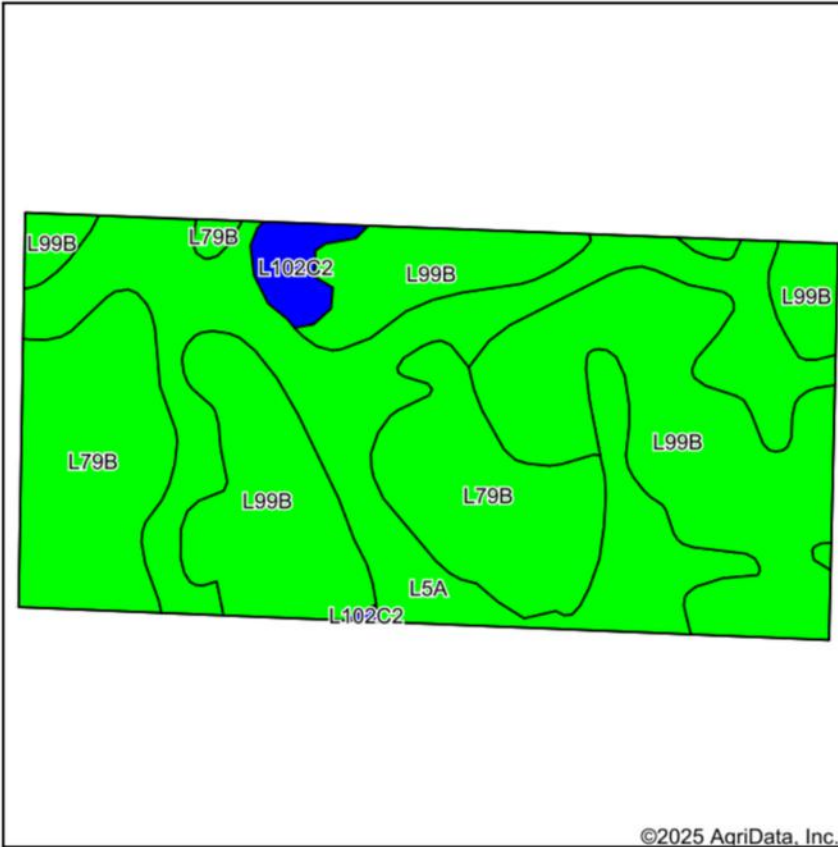
Maps Provided By:



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

# EAST 80 Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **33-106N-37W**  
 Township: **Amo**  
 Acres: **76.65**  
 Date: **8/20/2025**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	31.18	40.7%		Ile	92
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	25.03	32.7%		IIw	96
L79B	Clarion loam, 2 to 6 percent slopes	18.72	24.4%		Ile	95
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.72	2.2%		IIIe	87
Weighted Average					2.02	93.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# EAST 80

## Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



©2025 AgriData, Inc.

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,451.2

Max: 1,473.2

Range: 22.0

Average: 1,462.3

Standard Deviation: 4.36 ft

0ft 462ft 923ft



8/20/2025

**33-106N-37W**  
**Cottonwood County**  
**Minnesota**

Boundary Center: 43° 56' 13.21, -95° 17' 44.01

Maps Provided By:



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



# EAST 80-FSA MAP



United States  
Department of  
Agriculture

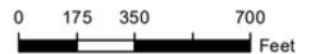
Cottonwood County, Minnesota

**Farm 6085**

**Tract 9221**

2025 Program Year

Map Created April 22, 2025



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

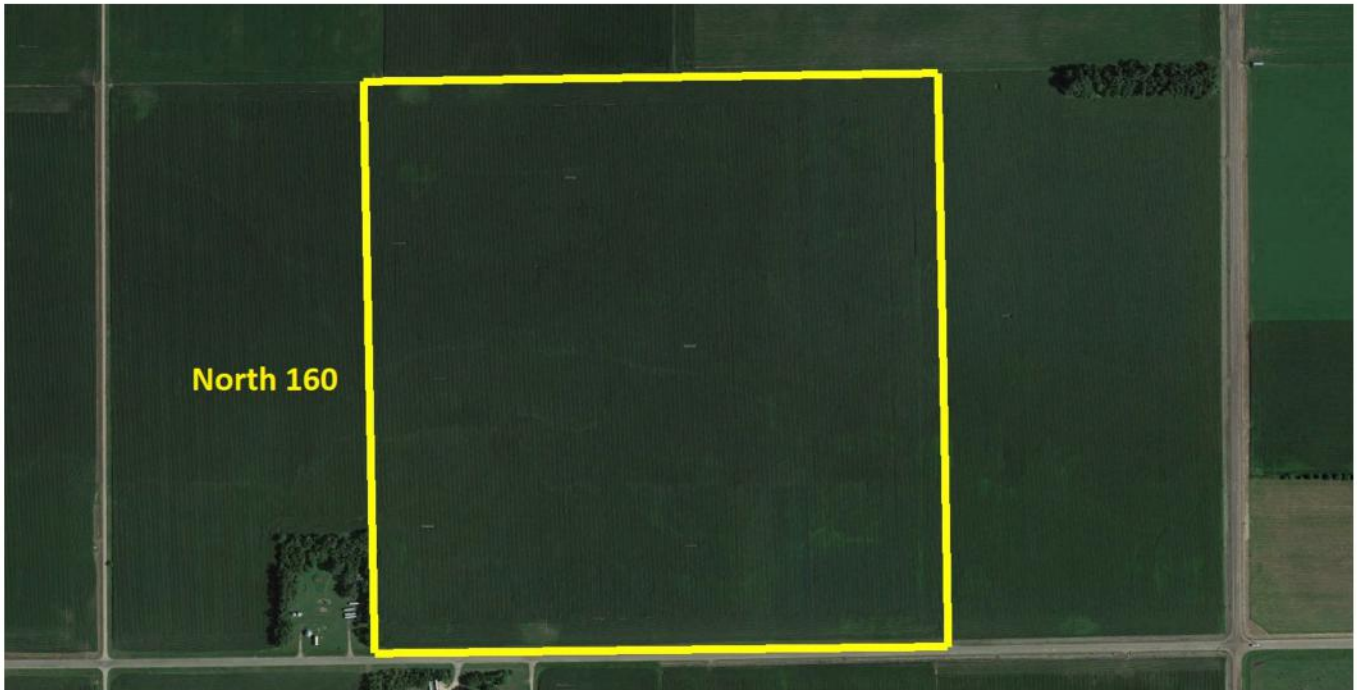
Tract Cropland Total: 76.65 acres



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## NORTH 160





## NORTH 160





## NORTH 160-COUNTY TILE



# NORTH 160

## Aerial Map



Boundary Center: 43° 57' 11.11, -95° 19' 51.41

0ft 840ft 1681ft



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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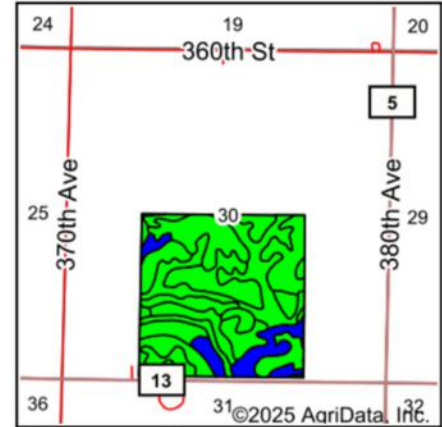
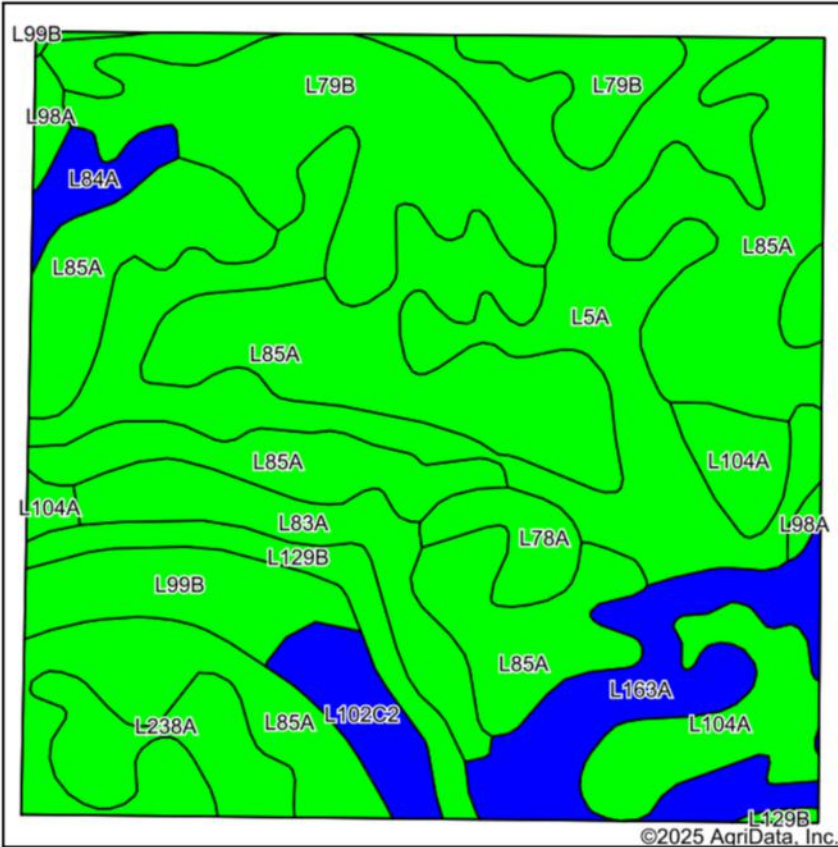
**30-106N-37W**  
**Cottonwood County**  
**Minnesota**

8/20/2025

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

# NORTH 160

## Soils Map



State: **Minnesota**  
County: **Cottonwood**  
Location: **30-106N-37W**  
Township: **Amo**  
Acres: **155.37**  
Date: **8/20/2025**

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25

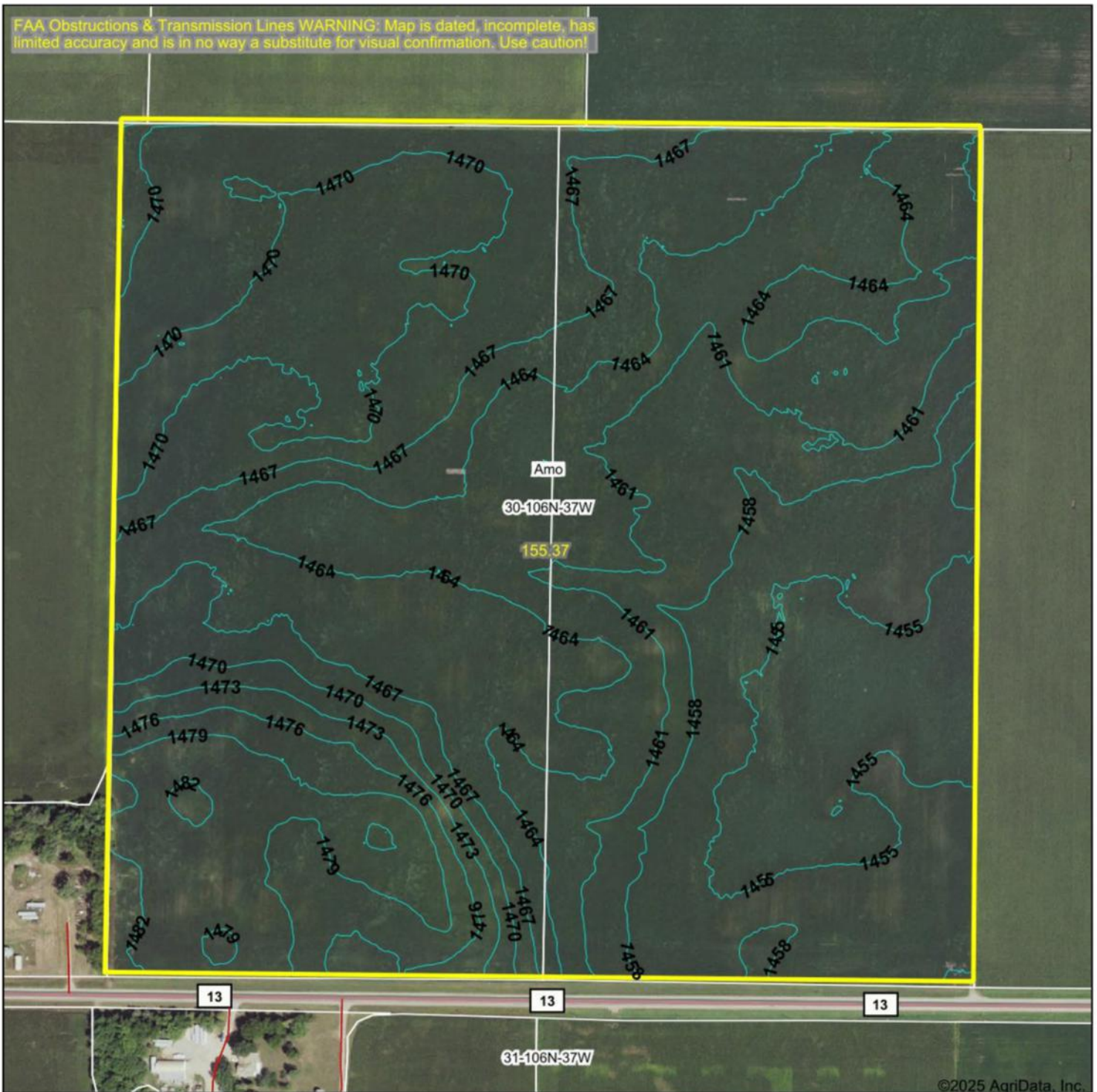
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	53.72	34.5%		Iw	99
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	30.56	19.7%		IIw	96
L79B	Clarion loam, 2 to 6 percent slopes	19.51	12.6%		IIe	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	10.31	6.6%		IIIw	86
L104A	Jeffers-Canisteo complex, 0 to 2 percent slopes	9.43	6.1%		IIw	92
L83A	Webster clay loam, 0 to 2 percent slopes	6.62	4.3%		IIw	93
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.83	3.8%		IIe	92
L238A	Webster-Delft complex, 0 to 2 percent slopes	5.04	3.2%		IIw	94
L129B	Terril loam, 2 to 6 percent slopes	4.68	3.0%		IIe	99
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.68	2.4%		IIIe	87
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.68	1.7%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.18	1.4%		IIIw	86
L98A	Crippin-Nicollet complex, 1 to 3 percent slopes	1.13	0.7%		Ie	100
Weighted Average					1.75	95.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# NORTH 160

## Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,453.2

Max: 1,485.2

Range: 32.0

Average: 1,465.3

Standard Deviation: 7.25 ft

0ft 471ft 941ft



8/20/2025

30-106N-37W  
Cottonwood County  
Minnesota

Boundary Center: 43° 57' 11.11, -95° 19' 51.41

Maps Provided By:



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



# NORTH 160-FSA MAP



United States  
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Agriculture

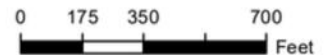
Cottonwood County, Minnesota

**Farm 6085**

**Tract 1512**

2025 Program Year

Map Created April 22, 2025



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Yellow box = Cropland  
Orange box = Tract Boundary

## Wetland Determination Identifiers

Red circle = Restricted Use  
Yellow triangle = Limited Restrictions  
Green square = Exempt from Conservation  
Blue square = Compliance Provisions

Tract Cropland Total: 78.39 acres

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# NORTH 160-FSA MAP



United States  
Department of  
Agriculture

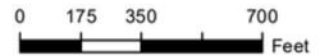
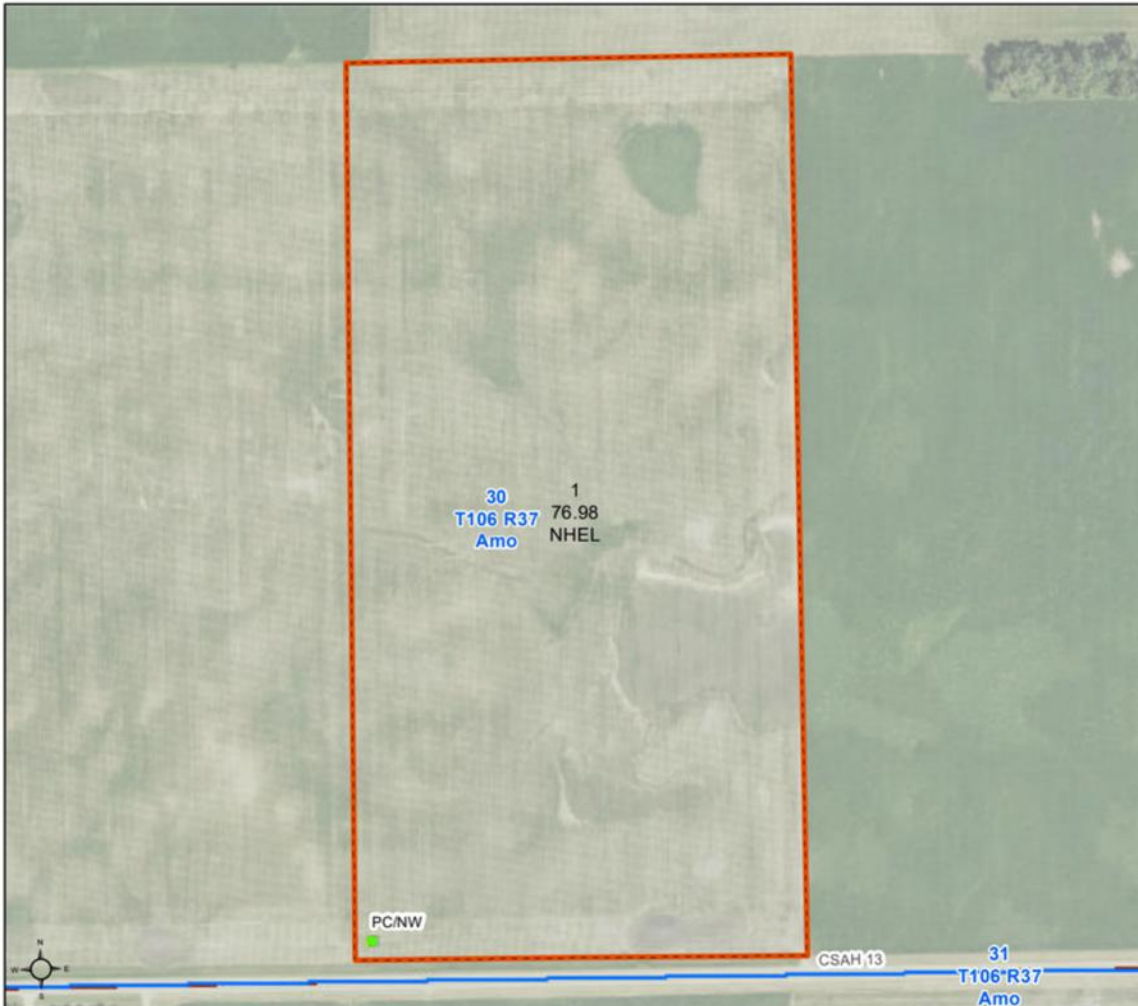
Cottonwood County, Minnesota

**Farm 6085**

**Tract 1513**

**2025 Program Year**

Map Created April 22, 2025



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

- Cropland
- Tract Boundary

## Wetland Determination Identifiers

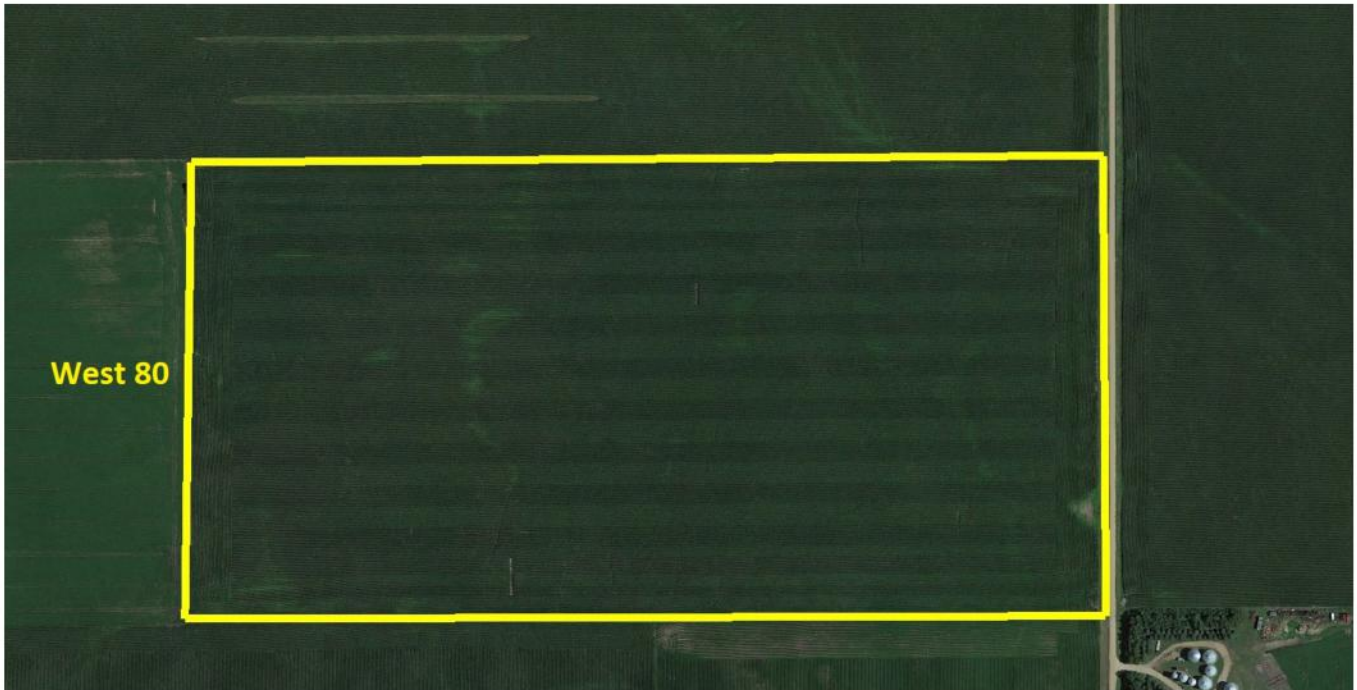
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 76.98 acres

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**WEST 80**



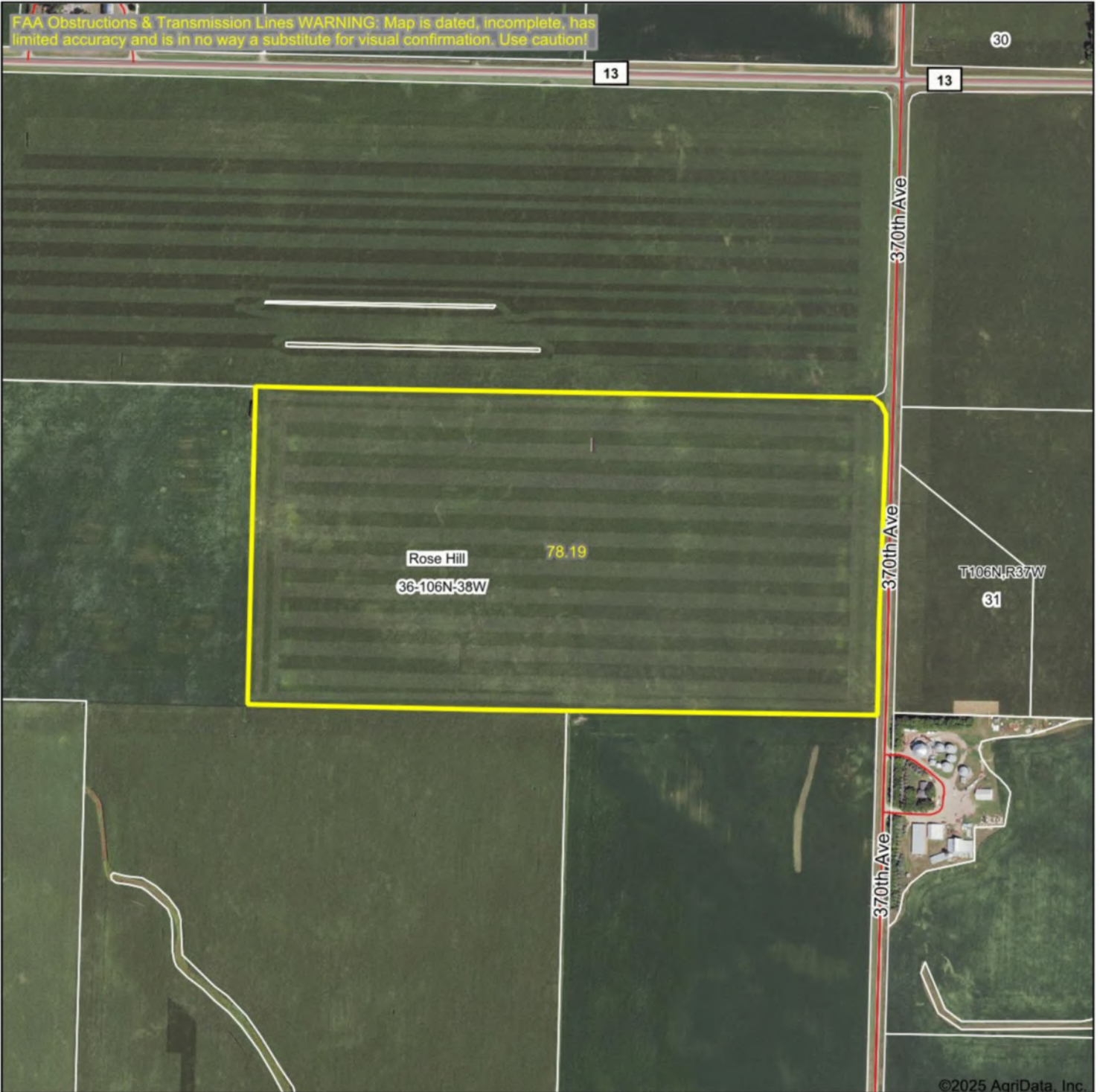


## WEST 80



# WEST 80

## Aerial Map



Boundary Center: 43° 56' 37.62, -95° 20' 44.06

0ft 643ft 1286ft

36-106N-38W  
Cottonwood County  
Minnesota



8/20/2025

Maps Provided By:

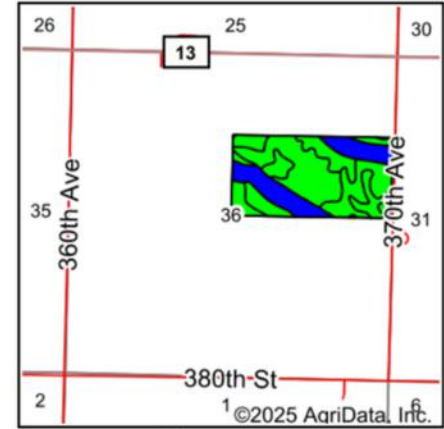
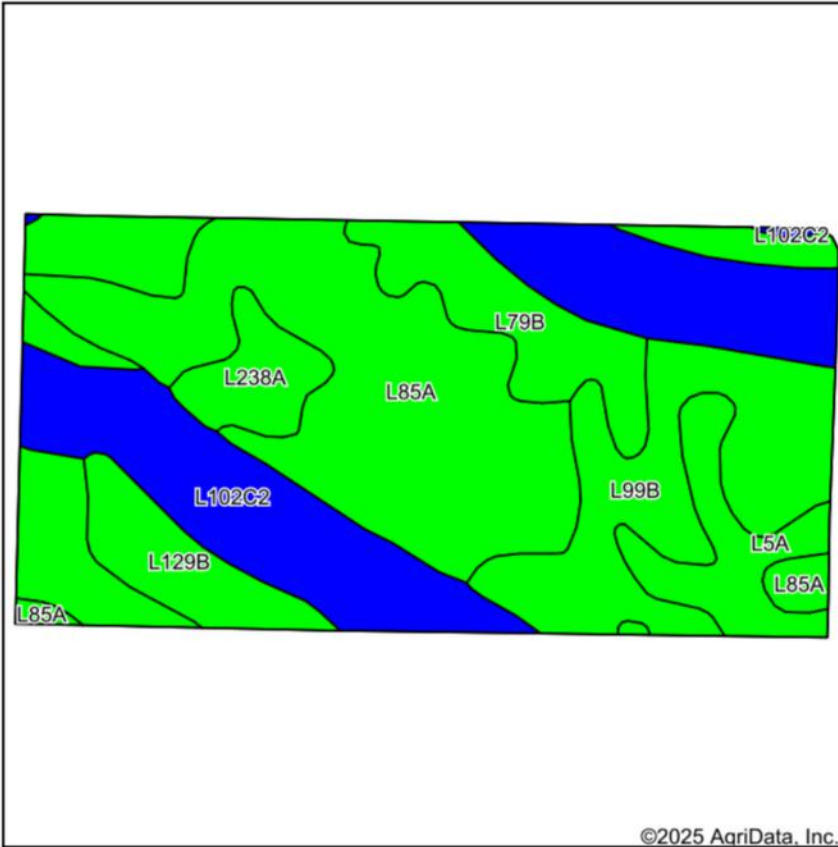


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Field borders provided by Farm Service Agency as of 5/21/2008.

# WEST 80

## Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **36-106N-38W**  
 Township: **Rose Hill**  
 Acres: **78.19**  
 Date: **8/20/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	22.00	28.1%		Iw	99
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.53	23.7%		IIle	87
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	12.04	15.4%		Ile	92
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	9.40	12.0%		IIw	96
L79B	Clarion loam, 2 to 6 percent slopes	9.16	11.7%		Ile	95
L129B	Terril loam, 2 to 6 percent slopes	4.11	5.3%		Ile	99
L238A	Webster-Delft complex, 0 to 2 percent slopes	2.95	3.8%		IIw	94
Weighted Average					1.96	94.1

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# WEST 80

## Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,456.9

Max: 1,490.8

Range: 33.9

Average: 1,477.5

Standard Deviation: 8.43 ft

0ft 459ft 917ft



8/20/2025

**36-106N-38W**  
**Cottonwood County**  
**Minnesota**

Boundary Center: 43° 56' 37.62, -95° 20' 44.06

Maps Provided By:



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



# WEST 80-FSA MAP



United States  
Department of  
Agriculture

Cottonwood County, Minnesota

**Farm 6085**

**Tract 1352**

2025 Program Year

Map Created April 22, 2025

0 175 350 700  
Feet

Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

## Common Land Unit

Cropland  
 Tract Boundary

## Wetland Determination Identifiers

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.19 acres



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**SEAN HABERMAN**

507-360-6575

SEAN@HIGHPOINTLANDCOMPANY.COM



COTTONWOOD COUNTY, MN



LIC: #40861747

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LAND COMPANY

507-360-6575 • 375 COUNTY ROAD 5, WORTHINGTON, MN 56187  
HIGHPOINTLANDCOMPANY.COM