



HIGH POINT
LAND COMPANY



FOR SALE

NOBLES COUNTY, MN

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



20.97+/- ACRES • NOBLES COUNTY, MN

LISTING PRICE: \$417,303



DESCRIPTION:

20.97-acre tract on the edge of Worthington offering outstanding potential for future development.

This property borders the city limits and could be annexed into Worthington if desired, making it an attractive site for expansion. It features approximately 18.88 acres of highly productive tillable ground with a 96 CPI and excellent road frontage along both 270th Street and 1st Avenue Southwest. City water runs along the north side of the property, and city sewer is located nearby.

The location is ideal, close to schools, a campground, bike path, residential neighborhoods, Lake Okabena, and with easy access to Highway 60. With quality soils, nearby utilities, and a prime setting, this tract offers an exceptional investment or development opportunity in a growing community.



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PROPERTY FEATURES:

- Great road frontage
- Development potential
- Close to schools
- Campground and HWY 60
- City water on North side of property
- City sewer nearby

PROPERTY ADDRESS:

TBD 1st Ave SW, Worthington, MN 56187

DRIVING DIRECTIONS:

From Prairie Elementary School in Worthington, MN, drive West on 1st Avenue Southwest for 0.7 miles, property is located on South side of the road. Signs will be posted.





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Aerial Map



Boundary Center: 43° 35' 59.62, -95° 38' 5.5

0ft 543ft 1085ft

33-102N-40W
Nobles County
Minnesota



8/19/2025

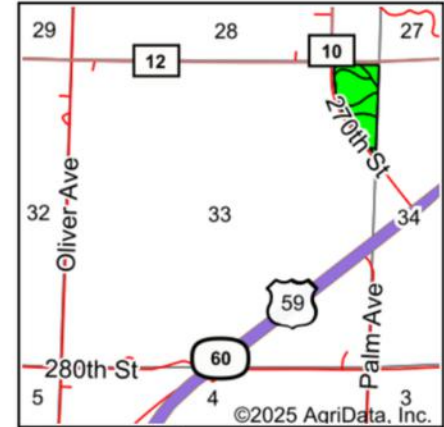
Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **33-102N-40W**
 Township: **Worthington**
 Acres: **18.88**
 Date: **8/19/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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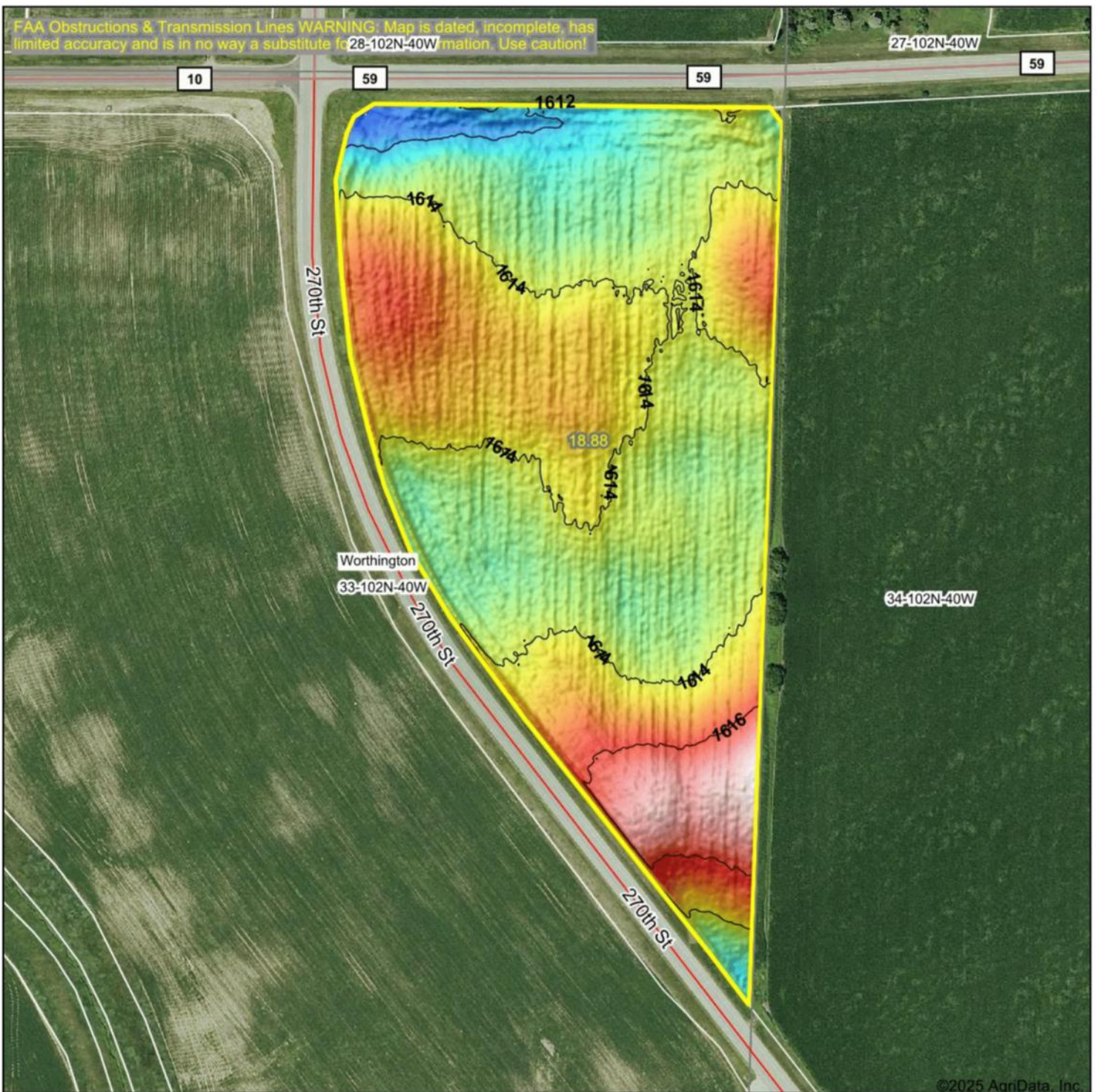


Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.23	38.3%		Iw	99
L79B	Clarion loam, 2 to 6 percent slopes	5.92	31.4%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	5.56	29.4%		IIw	93
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	0.17	0.9%		IIw	96
Weighted Average					1.62	96

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,610.7
Max: 1,617.6
Range: 6.9
Average: 1,614.1
Standard Deviation: 1.08 ft



33-102N-40W
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SEAN HABERMAN

507-360-6575

SEAN@HIGHPOINTLANDCOMPANY.COM



NOBLES COUNTY, MINNESOTA



LIC: #40861747

SCAN TO SEE
MY LISTINGS



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