



**HIGH POINT
LAND COMPANY**



FOR SALE

MOWER COUNTY, MN



507-259-3047 • 520 S MAIN ST, STEWARTVILLE, MN
HIGHPOINTLANDCOMPANY.COM



76+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$599,000



DESCRIPTION:

High Point Land Company is pleased to offer this Premier mixed-use offering the ideal blend of income-producing farmland, premier hunting habitat, and a stream flowing into a dedicated 4 acre pond for recreational water access. This diverse parcel features productive tillable acres currently suited for row crop production, providing consistent annual income and strong long-term investment fundamentals. The balance of the property includes mature timber, natural cover, and established wildlife corridors that create exceptional deer, turkey, and upland game hunting opportunities.

Whether you are seeking a diversified land investment, a high-quality hunting retreat with revenue offset, or a legacy property combining production, recreation, and waterfront enjoyment, this offering delivers uncommon versatility in a single, well-balanced tract.

This attractive location offers a possible rural building site (buyer to confirm with Mower County) offers the ideal setting for a custom home, combining open space, scenic views, and the privacy that only country living can provide. The parcel presents a strong footprint for new construction with ample room for a home, outbuildings, and additional improvements to suit your lifestyle. Enjoy expansive skies, quiet surroundings, and the flexibility to create a hobby farm, shop space, or simply a spacious yard to call your own.



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PROPERTY FEATURES:

- Productive income producing row crop land of 35.6 acres with a 71.6 CPI
- Great combination of recreational land, storage and a constant revenue source
- Quick access off Interstate 90, 10 miles east of Austin, MN
- Close proximity to local grain markets – 20 miles to Absolute Energy (Lyle, MN)

DESCRIPTION CONTINUED:

Conveniently located within a short drive of Austin's amenities, including shopping, dining, schools, and medical facilities, this property provides the best of both worlds—rural tranquility with easy access to town. Whether you envision a modern farmhouse, two-story, shouse or a rambler with sweeping views this setting will bring your plans to life. This property would make for a great 1031 exchange for anyone looking for the stability of land as an investment or to expand operations of an existing operator. This is very sought-after land in Southern Minnesota that does not come on the market often so don't miss your chance to own this farm for your portfolio.

Total acreage is subject to change, as a formal survey will be conducted upon execution of mutually acceptable terms.

PROPERTY ADDRESS:

22199 640th Ave, Austin, MN 55912

DRIVING DIRECTIONS:

From Austin, go east on I-90 for 10 miles and exit CR-20 (Exit 187) and go left (north) for 1 mile and turn right east) on 230th St. and go 1 mile to 640th Ave and turn right (south) for .8 mile and parcel is on the right (east) side.

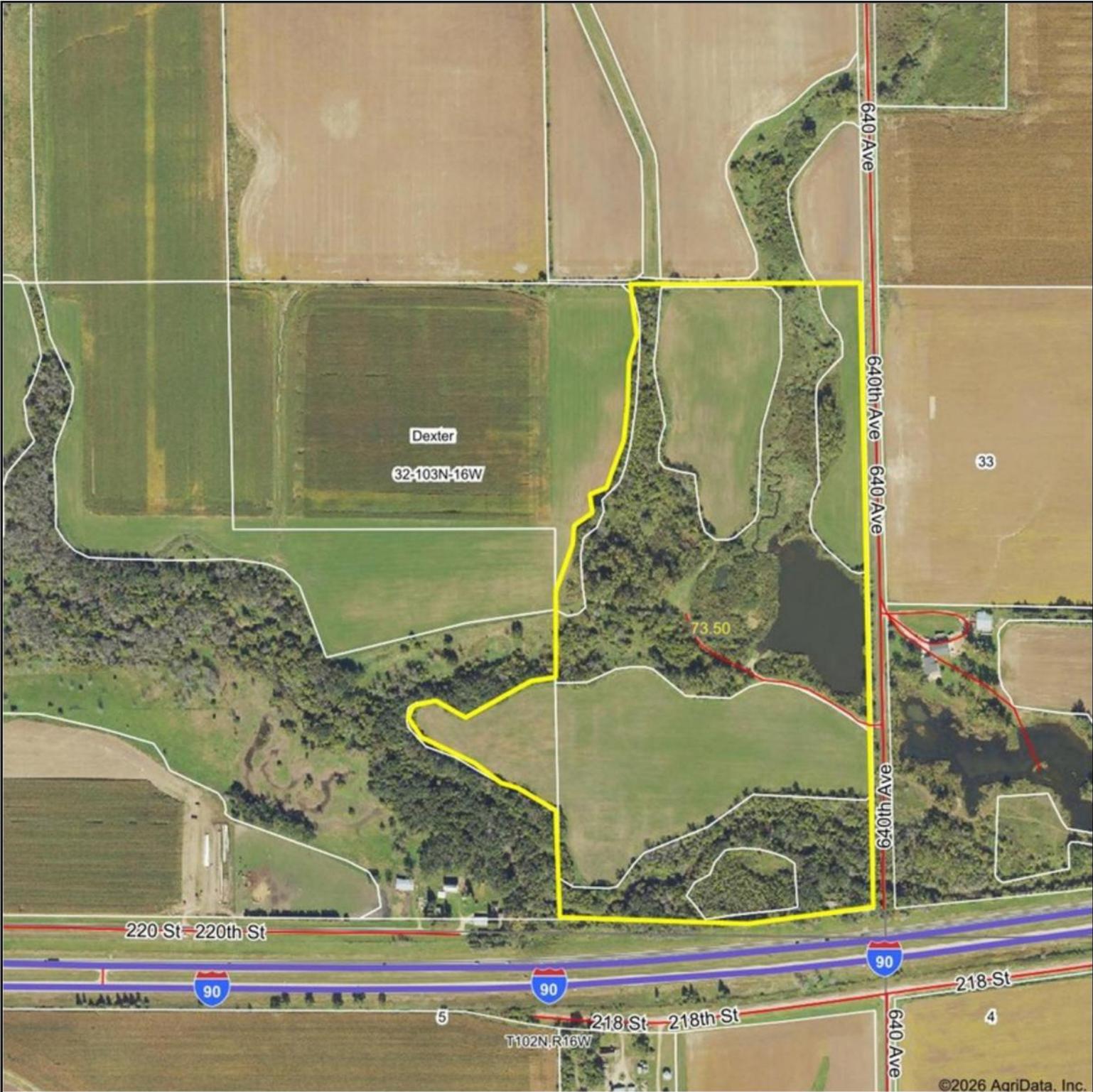


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AERIAL MAP



Boundary Center: 43° 40' 39.7, -92° 46' 22.98



32-103N-16W
Mower County
Minnesota

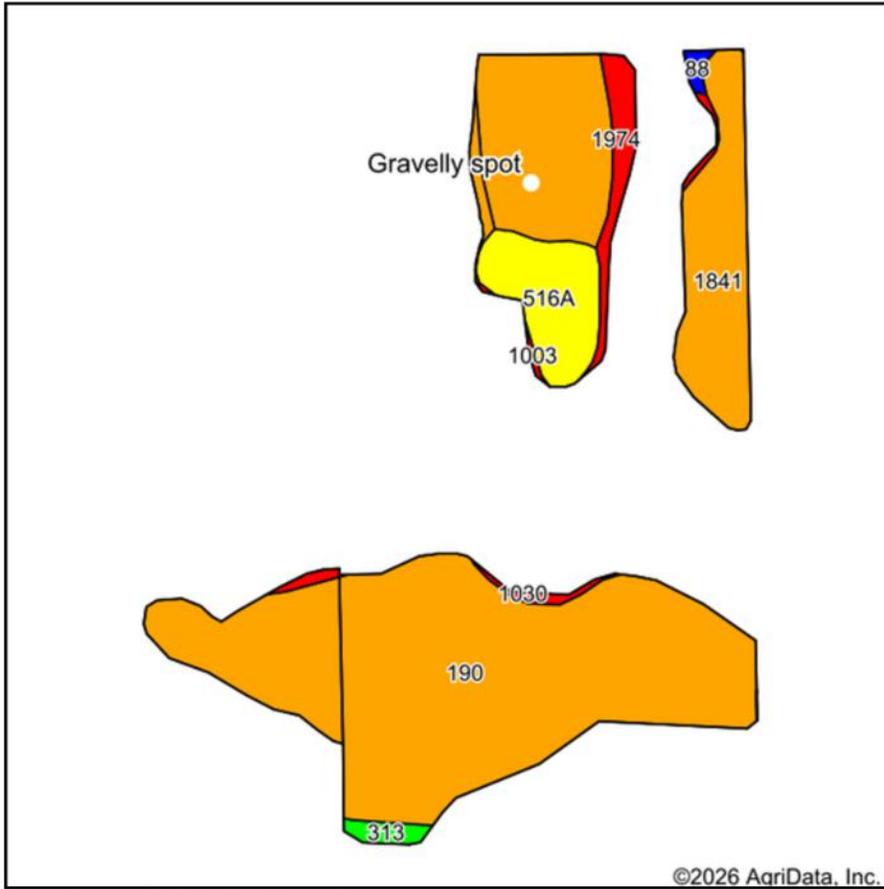


Maps Provided By:
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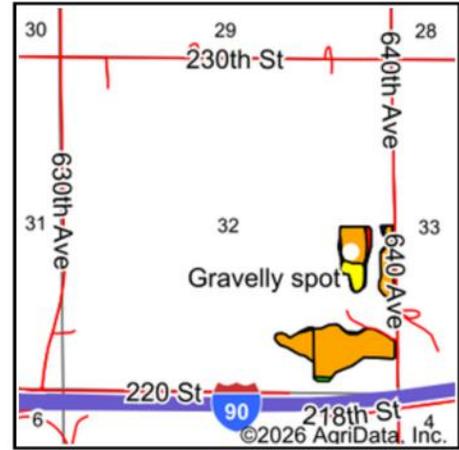
2/19/2026

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

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Mower**
 Location: **32-103N-16W**
 Township: **Dexter**
 Acres: **35.6**
 Date: **2/19/2026**



Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of P field	Legend Restrictive Layer	Soil Drainage	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
190	Hayfield loam	20.65	58.1%	> 6.5ft.	Somewhat poorly drained	Ils	72	80	
1841	Hayfield loam, loamy substratum	9.68	27.2%	> 6.5ft.	Somewhat poorly drained	Ils	79	75	
516A	Dowagiac loam, 0 to 2 percent slopes	2.78	7.8%	> 6.5ft.	Well drained	Ils	66	69	
1974	Coland, frequently floodedSpillville, occasionally flooded complex, 0 to 2 percent slopes	1.36	3.8%	> 6.5ft.	Poorly drained	Vvw	31	75	
313	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.37	1.0%	> 6.5ft.	Somewhat poorly drained	Ilw	91	87	
517	Shandep clay loam	0.30	0.8%	> 6.5ft.	Very poorly drained	Illw	78	81	
1030	Pits, sand and gravel	0.22	0.6%	> 6.5ft.	Excessively drained		0		
88	Clyde silty clay loam, 0 to 3 percent slopes	0.17	0.5%	> 6.5ft.	Poorly drained	Ilw	86	90	
1003	Anthropotic UdorthentsPitsDumps complex, abandoned, 2 to 45 percent slopes	0.07	0.2%	> 6.5ft.	Moderately well drained	Vls	0	73	
Weighted Average							*	71.6	*n 77.2

*n: The aggregation method is "Weighted Average using all components"

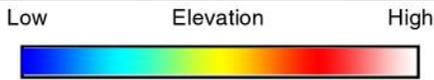
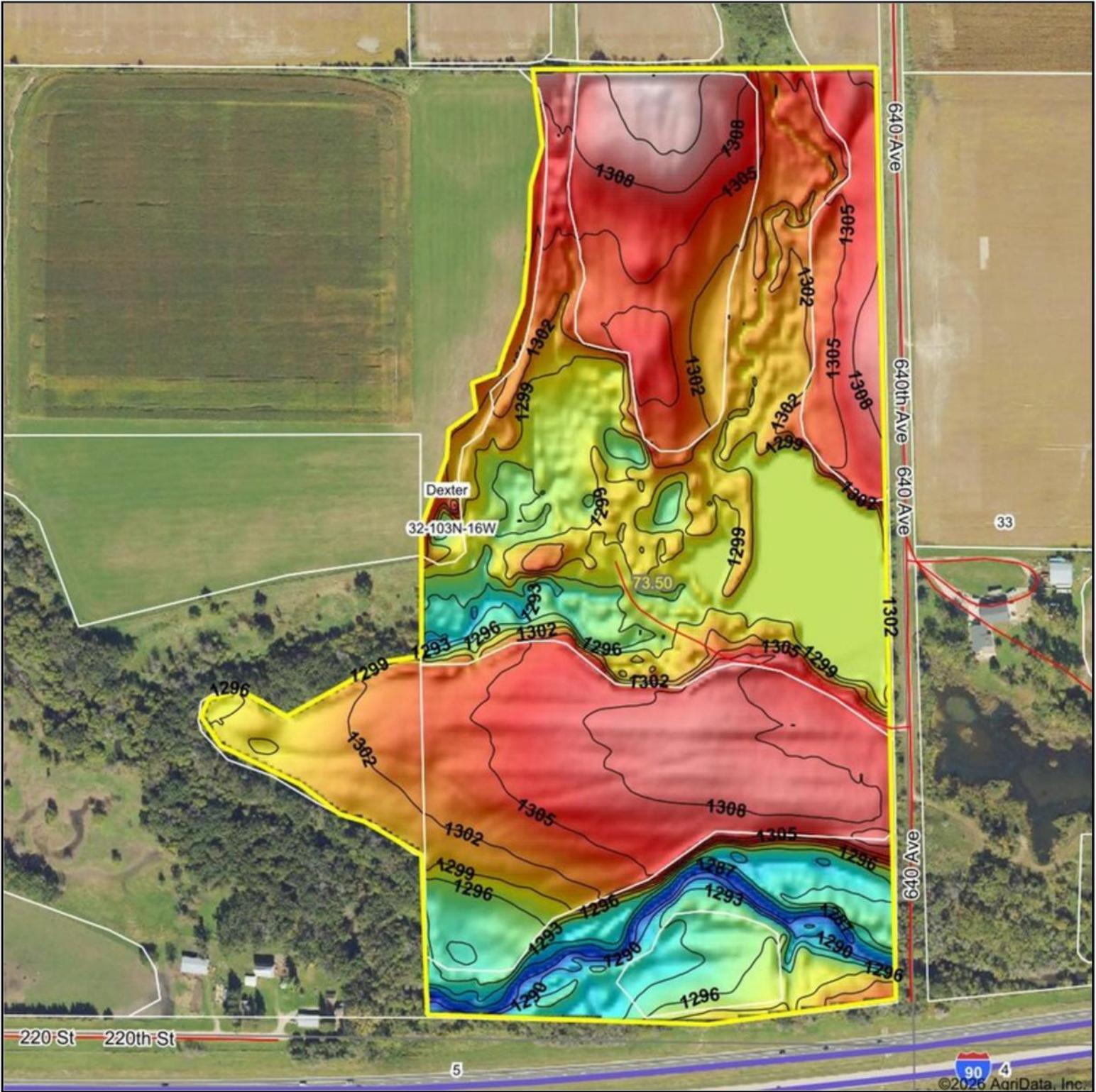
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Symbol	Name	Description
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Soils data provided by USDA and NRCS.

TOPOGRAPHY HILLSHADE



Source: S3 meter dem 3 Min:
 Interval: 1.0 Max: 1,313.2



Maps Provided By:
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Range: 29.1
 Average: 1,301.4
 Standard Deviation: 5.58 ft

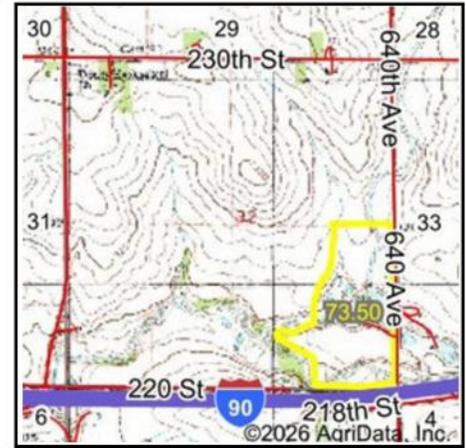


32-103N-16W
Mower County
Minnesota

Boundary Center: 43° 40' 39.7, -92° 46' 22.98

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

WETLANDS MAP



State: **Minnesota**
 County: **Dexter**
 Township: **Dexter**
 Date: **2/19/2026**

Maps Provided By:

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0ft 664ft 1329ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	4.93
PUBHx	Freshwater Pond	4.87
PEM1A	Freshwater Emergent Wetland	4.57
PFO1Ax	Freshwater Forested/Shrub Wetland	3.76
R4SBC	Riverine	1.46
PEM1Ax	Freshwater Emergent Wetland	1.23
PEM1Cx	Freshwater Emergent Wetland	0.88
R2UBG	Riverine Riverine	0.87
R2UBH	Freshwater Forested/Shrub Wetland	0.85
PSS1A	Freshwater Emergent Wetland	0.45
PEM1Af	Freshwater Pond	0.42
PABFx	Freshwater Forested/Shrub Wetland	0.32
PSS1Cx	Freshwater Forested/Shrub Wetland	0.27
PFO1Cx	Riverine	0.14
R2UBGx		0.01
Total Acres		25.03

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

TILE MAP



Legend:

Proposed Tile Line _____

Existing Tile Line

HODGMAN
DRAINAGE COMPANY INC.

68731 129th Ave
Cloverton, MN 55824
Office: 887-528-2225
Fax: 887-528-2219
www.hodgmaninc.com

Material	Estimate	Installed
4" Tile		51,157 L.F.
6" Tile		8,416 L.F.
8" Tile		2,603 L.F.
10" Tile		
12" Tile		
14" Tile		
16" Tile		

Owner: Roger Christgau
Township: Dexter - Section 32
County: Mower
State: MN
Date: 1998 & 2019
Spring: XXXXXX
Filename: DR32NW



TROY STAFFORD

507-259-3047

TROY@HIGHPOINTLANDCOMPANY.COM

Living in the Dodge County area all his life and working on two local dairy farms throughout high school and college gave Troy immense respect for farmers. After seven years in public accounting, Troy has worked in various private industries in both Controller and CFO capacities, including 10+ years working for two different farm supply, producer owned, cooperatives. Mr. Stafford also holds an active CPA license and has an MBA degree. In his free time, he loves to give back to the community as a volunteer Mantorville firefighter/first-responder; Co-treasurer for Dodge Count Faith in Action, appointed Commissioner for both Dodge County and Mantorville EDA's, and is an active member in Faith Lutheran Church. Troy looks forward to working with you as it relates to your rural real estate needs!

“I was totally pleased with the service Troy provided during our recent real estate transaction. I wanted to acquire farm property as part of a 1031 transaction. Troy was a very good listener, found exactly the kind of property I wanted, and went out of his way to be helpful working with the exchange company, myself, and my attorney. I would recommend Troy without hesitation to anyone in a similar situation.”

-JIM W



SCAN TO SEE
MY LISTINGS



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POINT**
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