

LAND FOR SALE

Mower County, MN

16.16
+/- ACRES



TROY STAFFORD

507-259-3047

TROY@HIGHPOINTLANDCOMPANY.COM



**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40667435



SUMMARY OF PROPERTY

16.16+/- Acres • Mower County, MN

Listing Price: \$134,999

Description:

Don't miss this tremendous opportunity to purchase 16.16+/- acres of Agricultural Non-homestead acres located just south of Austin, MN. This prime location, just 1/3 mile off of Highway #218 is off of County Road #28 (paved) leaves numerous opportunities for permitted uses including but not limited to virtually all agricultural uses, parks, and recreational or conservational areas. Conditional uses permitted are auction facilities, commercial outdoor recreational, churches, kennels, stables, greenhouse/nursery, campgrounds, alcohol stills, storage units, or wineries.

Don't miss your chance to start your very own business in the great location. For more information on this tremendous opportunity, please contact Minnesota Land Agent Troy Stafford at 507-259-3047 or troy@highpointlandcompany.com before this gem gets away!

Property Address: TBD 29th Ave SE, Austin, MN 55912

Property Features:

- Great access off of a paved road
- Virtually endless development opportunities
- Very fertile soil
- Heavy traffic corridor

Driving Directions:

Go south on Highway #218 for 2.5 miles and turn right (west) on 29th Ave and go 0.3 miles. The property will be on the right (north).

100,000
ACRES SOLD

PROPERTY PHOTOS



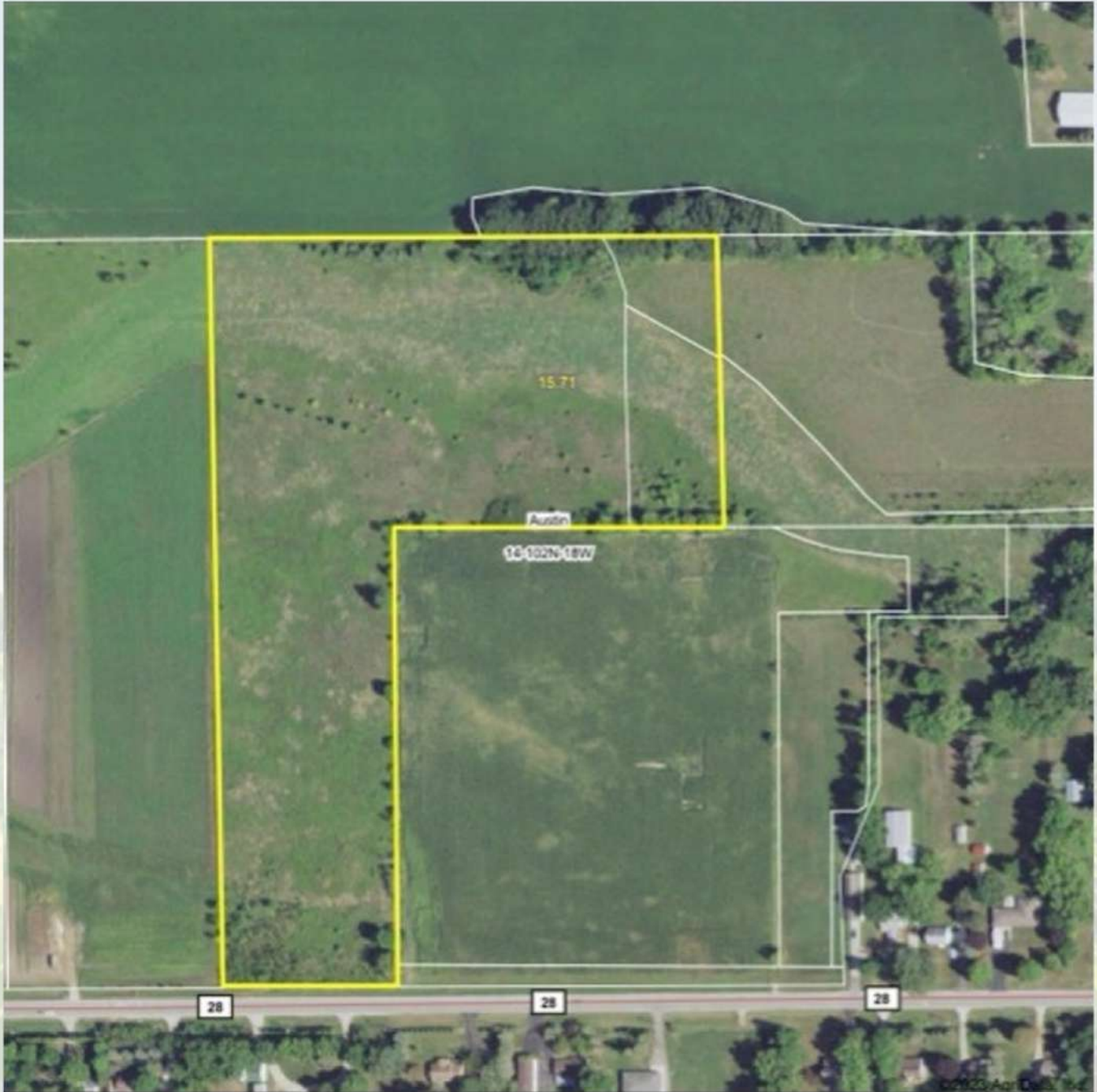
100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL MAP



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Boundary Center: 43° 38' 22.56, -92° 57' 17.01

14-102N-18W
Mower County
Minnesota

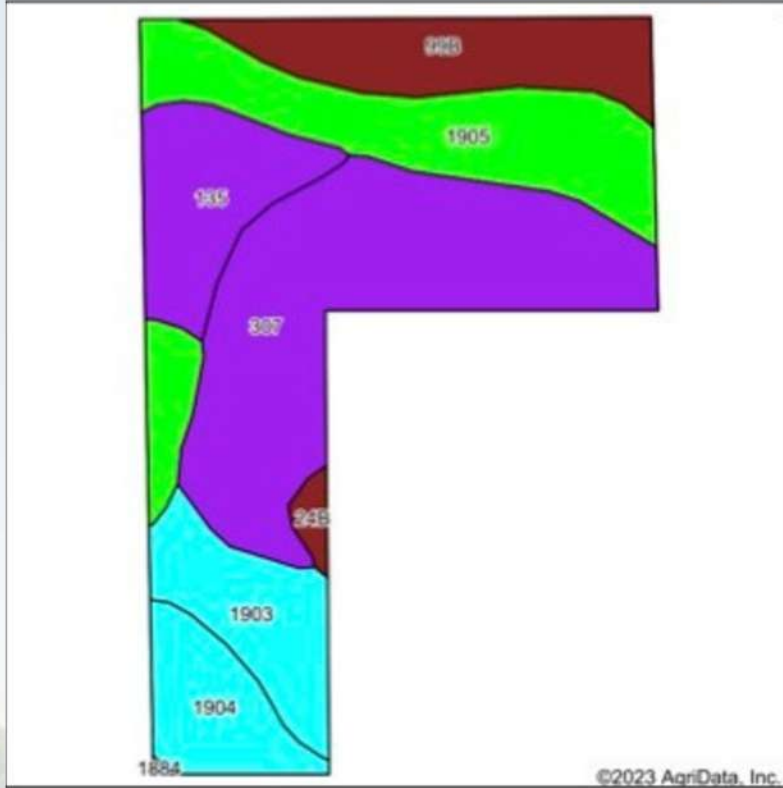
0ft 270ft 540ft



10/10/2023



SOIL MAP



State: **Minnesota**
 County: **Mower**
 Location: **14-102N-18W**
 Township: **Austin**
 Acres: **15.71**
 Date: **10/10/2023**



Soils data provided by USDA and NRCS.

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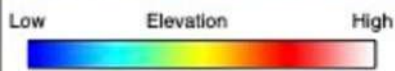
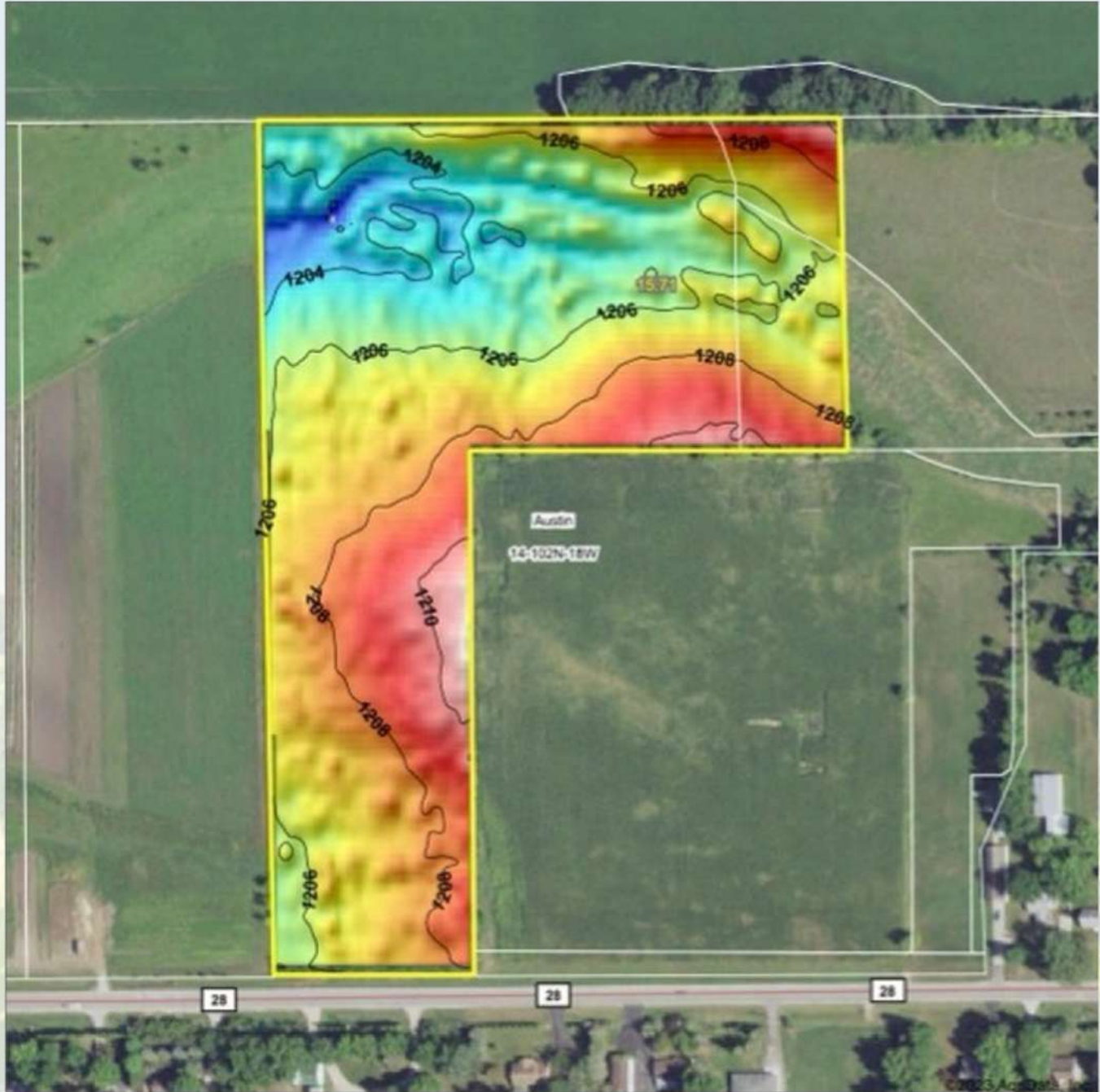
Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
307	Sargeant silt loam	5.48	34.9%		illw	86	84	84	63	74	
1905	Brownsdale silt loam	3.47	22.1%		illw	77	87	87	64	80	
99B	Racine loam, 2 to 5 percent slopes	2.03	12.9%		lle	91	65	65	46	55	
135	Donnan silt loam	1.76	11.2%		ilw	84	72	71	58	60	
1903	Udolphi silt loam, loamy substratum, swales	1.56	9.9%		illw	70	75	75	53	52	
1904	Udolphi silt loam, loamy substratum	1.23	7.8%		ilw	70	78	78	55	53	
24B	Kasson silt loam, 1 to 4 percent slopes	0.18	1.1%		lle	95	79	79	53	63	
Weighted Average						2.67	81.7	*n 79.4	*n 79.3	*n 58.7	*n 67.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

100,000
ACRES SOLD

TOPOGRAPHY MAP



Source: USGS 3 meter dem

Interval(ft): 2

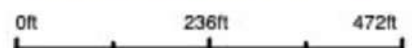
Min: 1,201.8

Max: 1,211.4

Range: 9.6

Average: 1,206.6

Standard Deviation: 1.71 ft



10/10/2023

14-102N-18W
Mower County
Minnesota

Boundary Center: 43° 38' 22.56, -92° 57' 17.01



WETLANDS MAP



State: **Minnesota**
 Location: **14-102N-18W**
 County: **Mower**
 Township: **Austin**
 Date: **10/10/2023**



Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	2.13
PEM1Cd	Freshwater Emergent Wetland	0.43
Total Acres		2.56

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



PERMITTED USES

Version: 9.12.2023; effective 9.16.2023

DIVISION 2. "A" AGRICULTURAL DISTRICT

SECTION 14-49. PURPOSE

The "A" Agricultural District is intended to provide a district which will allow suitable areas of the county to be retained in agricultural use; regulate scattered non-farm development; regulate wetlands and woodlands, which, because of their unique physical features provide a valuable natural resource; and, secure economy. To provide a district that will retain, conserve, and enhance agricultural land in the County and to protect this land from necessary urban encroachment including scattered residential development.

The County will view the agricultural district as a zone in which land is used for commercial agricultural production. Owners, residents, and other users of property in this zone or neighboring properties may be subjected to inconvenience or discomfort arising from normal and accepted agricultural practices and operation, including but not limited to noise, odors, dust, operation of machinery of any kind including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, residents, and users of this property or neighboring property should be prepared to accept such inconveniences or discomfort from normal operations, and are hereby put on official notice that this declaration may prevent them from obtaining a legal judgment against such normal operations.

SECTION 14-50. PERMITTED USES

In the "A" Agricultural District no building, structure or part thereof shall be erected, altered, used or moved upon any premises nor shall any land be used in whole or part for other than one or more of the following uses:

- (a) Agricultural uses, including existing feedlots and new feedlots/feedlot expansions up to 2,000 animal units in accordance with Section 14-18.2 of this Ordinance.
- (b) Conservation areas including water supply works, flood control or watershed protection works, fish or game hatcheries, or game refuges.
- (c) Park or recreation areas operated by a governmental agency.
- (d) Home Occupations in accordance with Section 14-18.3 of this Ordinance.
- (e) Single Family Dwellings. Dwellings in existence, under construction, permitted for building, or for which a zoning permit has been applied for but not yet granted as of November 1, 1997. Dwellings included above shall be allowed to be sold or separated from the remaining parcel of land without complying with the following conditions. Single-family dwellings, or lot splits/subdivisions to create lots for single-family dwellings, not included above, shall be permitted subject to Section 14-18.4.



PERMITTED USES

Version: 9.12.2023; effective 9.16.2023

- (f) Essential Service - Telephone, telegraph and power transmission lines under 35KV and necessary appurtenant structures.
- (g) Group or foster home.

SECTION 14-51. CONDITIONAL USES

In the "A" Agricultural District, the following uses may be allowed subject to obtaining a Conditional Use Permit in accordance with the provisions of Article I, Division 6 of this Ordinance.

- (a) Aircraft landing fields and associated facilities.
- (b) Auction facility or flea market
- (c) Commercial outdoor recreation.
- (d) Churches, cemeteries, memorial buildings, schools, libraries and museums.
- (e) Commercial radio and television towers and transmitters.
- (f) Kennels.
- (g) Horse stables.
- (h) Commercial greenhouses and nurseries.
- (i) Mining and gravel extraction.
- (j) Demolition landfills.
- (k) Solid waste handling or disposal facility.
- (l) Campgrounds or tourist homes.
- (m) Agriculturally-oriented businesses.
- (n) Veterinary clinics.
- (o) Alcohol stills.
- (p) Junkyards, auto wrecking yards, auto graveyards and body repair.
- (q) Extended Home Occupations in accordance with Section 14-18.3 of this Ordinance.
- (r) Dams, power plants, switching yards, transmission lines over 35KV, flowage areas and pipelines.
- (s) Temporary storage, crushing/recycling of concrete and/or bituminous material.
- (t) Mini storage.
- (u) Other uses of the same general character as those listed above, provided they are deemed fitting or compatible to the District by the Planning Commission.
- (v) Board & Lodging Facilities and Health Care Facilities



PERMITTED USES

- (w) Feedlot expansions which will bring the total number of animal units to over 2,000 in accordance with Section 14-18.2 of this Ordinance.
- (x) New feedlots over 2,000 animal units in accordance with Section 14-18.2 of this Ordinance.
- (y) New earthen lagoons (manure storage areas). The producer has 24 months from the date of issuance of a Mower County Feedlot Authorization to start and be making a good faith effort to complete the project. Failure to do so will void the authorization. Producers must reapply if no reasonable progress has been made in that time frame.
- (z) Limited new and used car sales that has no more than ten (10) new or used operational vehicles at any one time on the parcel and employs no people which do not reside on the site. Limitation: Property is one (1) acre or less in size - up to and including five (5) vehicles only. Property is more than one (1) acre - up to and including ten (10) vehicles only.
- (aa) Density Transfers of More Than Two (2) Lots, as provided in and in accordance with part c of Section 14-18.4 of this Division.
- (bb) Additional Single Family Dwellings, as provided in and in accordance with part d of Section 14-18.4 of this Division.
- (cc) Auto raceways.
- (dd) Family farm wineries that qualify pursuant to Minnesota Statute 340A.15 may operate a restaurant as part of the family farm winery. Such restaurant must be appropriately licensed by the Minnesota Department of Health and obtain all proper Conditional Use Permits for such operation.

SECTION 14.51.1 PROHIBITED USES

- (1) Planned Unit Development

SECTION 14-52. LOT SIZE, WIDTH, YARD, ACCESS AND HEIGHT REQUIREMENTS

Any lot in an "A" Agricultural District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- (a) **Lot Size, Width and Depth.** Any lot shall contain a minimum of one and one-half (1.5) acres and shall have a minimum width of one hundred fifty (150) feet along an existing public dedicated street or privately dedicated 66 foot wide utility and driveway easement, and a minimum depth of two hundred fifty (250) feet. Reduced lot size, width and depth may be achieved for lots serviced by community sewage through a Conditional Use Permit in accordance with provisions 1 through 5 of 14-18.4.c.



PERMITTED USES

Version: 9.12.2023; effective 9.16.2023

- (b) **Yard Requirements.** Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:

Front Yard.

- (a) There shall be a minimum setback of forty (40) feet from the right-of-way line of any public road or privately dedicated 66-foot wide utility and driveway easement.
- (b) In the event any building is located on a lot at the intersection of two (2) or more roads or highways, or privately dedicated utility and driveway easements, such lot shall have a front yard abutting each such road, highway or easement.

(2) **Side and Rear Yard.**

- (a) There shall be a side yard width of not less than twenty (20) feet on each side of the building.
- (b) Rear yard setback for all buildings shall be a minimum of twenty (20) feet.

(3) **Pipeline Setbacks**

- (a) All dwellings shall be setback a minimum distance of 50 feet from all pipeline easements
- (b) Buildings other than dwellings shall be setback a minimum distance of 20 feet from all pipeline easements.
- (c) Variances may be granted from above standards only after permission
- (d) Buildings required to operate or maintain pipeline systems are exempt from these setback requirements.

(4) **Setbacks from Feedlots.** Any new dwelling (except for the dwelling of the property owner or feedlot operator), school, church, platted subdivision and/or public park, must be setback at least 1,000 feet from an existing feedlot.

- (c) **Height Requirements.** Every permitted, conditionally permitted or accessory building shall meet the following height requirements

- (1) The maximum height of all buildings shall not exceed two and one-half (2 1/2) stories or thirty-five (35) feet.
- (2) This height limitation shall not apply to grain elevators, fertilizer plants or fertilizer plant structures, silos, windmills, elevator legs, cooling towers, water towers, chimneys, smokestacks and church spires.



PERMITTED USES

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Note: Height increases must also comply with height limitations/requirements when located in a safety or conical zone of the Austin Municipal Airport. Further review, will be required by the governing authority for compliance with airport zoning.

- (d) **Exceptions.** Certain uses and locations are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Section 14-18.1.
- (e) **Lot Access Requirements.** Every lot on which a single-family dwelling is constructed shall abut and have direct vehicular access to a public road or a privately dedicated 66-foot wide utility and driveway easement.

SECTION 14-53. GENERAL REGULATIONS

Additional requirements for parking, signs, sewage systems, and other regulations are set forth elsewhere in this Ordinance.

SEE ALSO: SECTION 14-12: REGARDING ACCESSORY USES



16.16
+/- ACRES

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