



HIGH POINT
LAND COMPANY



FOR SALE

MOWER COUNTY, MN



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



155+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$1,799,000



High Point Land Company is pleased to offer this 155+ /- acres of Mower County farmland located in Dexter Township just 4 miles east of Brownsdale, MN. This farm is in the heart of some of the best farmland in Minnesota and is as nice as they come with a strong CPI of 89.4 on 150 +/- tillable acres. The farm is pattern tilled on 60" centers, productive and has excellent access and is surrounded by paved roads on both the east and north sides.

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.

Current owner would prefer to rent the parcel back on a 3-5 year lease with aggressive payments so it would make a great investment or 1031 exchange target!

For more information on this tremendous opportunity, please contact Troy Stafford at 507-259-3047 or Troy@highpointlandcompany.com



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PROPERTY FEATURES:

- Productive land with a great 89.4 CPI
- Great access as it is surrounded by paved roads on two sides
- Pattern tiled
- Close proximity to local grain markets

PROPERTY ADDRESS:

TBD 265th St., Brownsdale, MN 55918 - SW corner of 265 St. and County Road 20

DRIVING DIRECTIONS:

From Brownsdale go east on 265th (County #2) for 4 miles and farm is on the right (south) side.



Aerial Map



Boundary Center: 43° 44' 9.15, -92° 47' 41.49

0ft 821ft 1641ft

7-103N-16W
Mower County
Minnesota

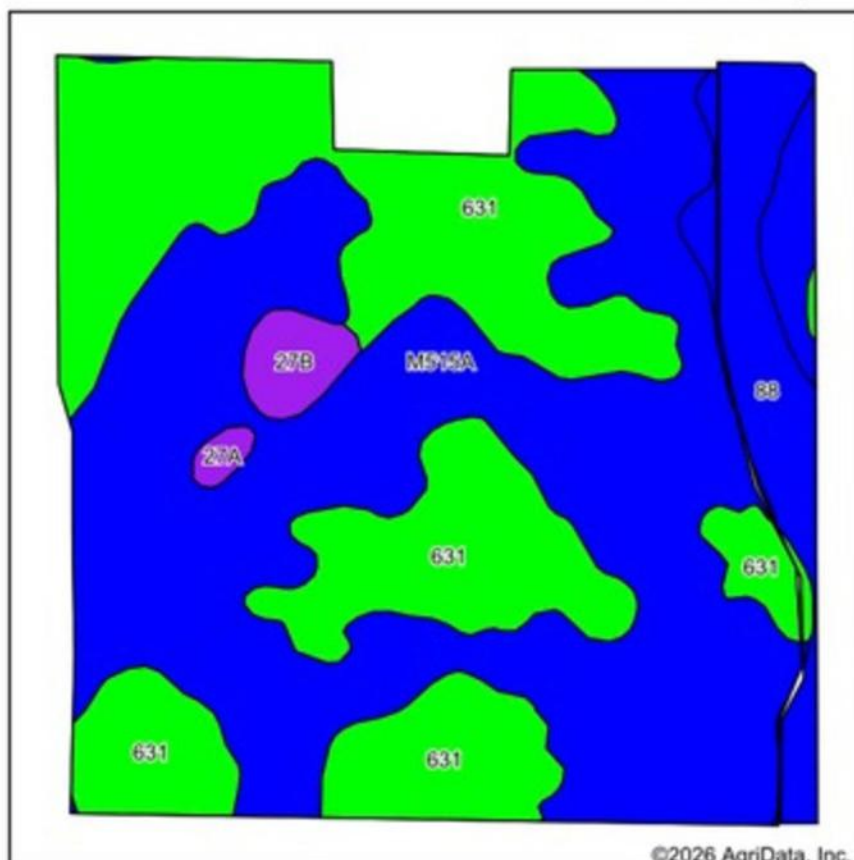
Maps Provided By:
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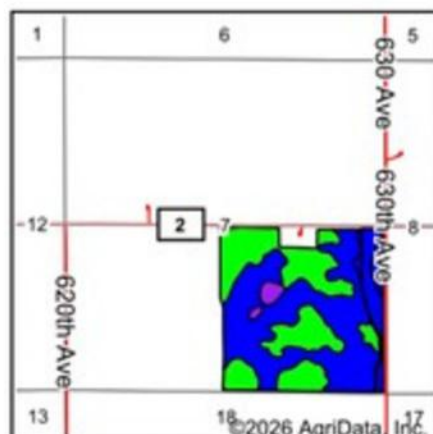
1/5/2026

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: **7-103N-16W**
 Township: **Dexter**
 Acres: **150.01**
 Date: **1/5/2026**

Maps Provided By:

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Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
M515A	Tripoli clay loam, 0 to 2 percent slopes	78.35	52.2%		> 6.5ft.	Poorly drained	llw	87	68
631	Oran silt loam, 1 to 4 percent slopes	57.47	38.3%		> 6.5ft.	Somewhat poorly drained	lw	95	79
88	Clyde silty clay loam, 0 to 3 percent slopes	11.02	7.3%		> 6.5ft.	Poorly drained	llw	86	90
27B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.49	1.7%		> 6.5ft.	Well drained	llle	60	61
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	0.68	0.5%		> 6.5ft.	Well drained	llls	60	63
Weighted Average							1.64	89.4	*n 73.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,342.4
Max: 1,368.2
Range: 25.8
Average: 1,355.2
Deviation: 4.82 ft

Figure 1 is a line graph with two x-axes. The top x-axis represents 'Days since start of study' with values 0, 431, and 862. The bottom x-axis represents 'Days since last visit' with values 0, 431, and 862. A single line starts at (0, 0) and increases linearly, passing through (431, 431) and (862, 862). The line is labeled '1:1' at its end, indicating a perfect linear relationship.



7-103N-16W
Mower County
Minnesota

Boundary Center: 43° 44' 9.15, -92° 47' 41.49

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Wetlands Map



State: **Minnesota**
 Location: **7-103N-16W**
 County: **Mower**
 Township: **Dexter**
 Date: **1/5/2026**

Maps Provided By:

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0ft 671ft 1342ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	5.57
R4SBC	Riverine	0.31
Total Acres		5.88

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

TILE MAP



Legend:

440

Tile Line

Existing Tile Line

HODGMAN
DRAINAGE COMPANY INC.

60731 120th Ave
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-528-2210
www.hodgmandrainage.com

Materials	Doug Sheely	Brad Sheely	Owner: Brad/Doug Sheely
4" Tile	10,981 LF	33,554 LF	Township: Dexter - Section 7
5" Tile	-	2,254 LF	County: Mower
6" Tile	-	1,356 LF	State: MN
8" Tile	-	-	Date: October 2013
10" DW	-	145 LF	Spacings: 60'
12" Tile	-	-	Filename: DR07SE
15" Tile	-	-	



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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