



HIGH POINT
LAND COMPANY



FOR SALE

OLMSTED COUNTY, MN



507-652-9201 • 520 S MAIN ST, STEWARTVILLE, MN
HIGHPOINTLANDCOMPANY.COM



35.76+/- ACRES • OLMSTED COUNTY, MN

LISTING PRICE: \$949,000



DESCRIPTION:

High Point Land Company is honored to offer this exceptional 35.76+/- acres. This property offers stunning views located atop the hills of Rochester, MN. This parcel truly appeals to all buyers whether you are looking for a place to build your dream home, a piece with development potential, or your own personal nature sanctuary. The timber is mostly made up of a large amount of veneer oak trees that should be harvested offering great income potential.

There are two black topped roads to this property, one being Hilltop Ave SE from the west and the other Nelson Ln SE from the South. With infrastructure being ran to the west side of the property. This parcel is currently zoned as a R2 Subdivision meaning you can make as many lots as possible with the minimum lot size of 5,000 SQ. FT. You can build Single family homes up to a quadplex being the maximum.

Imagine waking up to stunning views and the harmony of nature right outside your door. With abundant wildlife around, this is the perfect spot to build your dream home. While offering the perfect escape from the hustle and bustle of daily life. Being in Rochester city limits means you're close to big city amenities while getting the country feel.

If you're looking for a spot to build your dream home, invest in a versatile piece of land, create a weekend retreat, or go hunting with friends and family. This property may be the one you've been waiting for!



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PROPERTY FEATURES:

- Great Views
- In Rochester city limits
- Can be developed
- Great Location
- Abundant Wildlife
- Walking trails

PROPERTY ADDRESS:

TBD Hilltop Ave SE Rochester, MN 55904

DRIVING DIRECTIONS:

From US Highway 14 Turn right (South) on Marion Rd SE, Then turn left onto Marvale Ave SE, Turn right onto Melody ST SE, Then turn right onto Hilltop Ave SE and property will be straight ahead



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JAKE MESTAD

507-652-9201

JAKE@HIGHPOINTLANDCOMPANY.COM

Jake was born and raised in Elgin, MN and has spent his life hunting and fishing across SE Minnesota and beyond. After graduating from RCTC with his degree in Building Utilities Mechanics, Jake became a licensed plumber and HVAC tech. This career gave him extensive experience working on commercial and residential properties and allowed him to build many relationships with property owners across SE Minnesota.

Jake and his wife have flipped multiple properties and have a passion for real estate investing along with a passion for hunting land. These passions led him to joining the High Point team to help others build generational wealth through real estate.

"Jake's friendly and passionate demeanor makes him incredible easy to work with. He's knowledgeable in the real estate market and has a hungry passion for learning/educating himself in all facets of the real estate market."

-Ryan G



"Jake is a great guy who grew up in the heart of southeastern Minnesota and is committed to helping you find your dream property. My family has used High Point Land company in the past and will continue to use them in the future because of their unmatched work ethic and determination to make sure all of your needs as a buyer or seller are met. Be sure to give Jake and High Point Land company a call for all your land needs."

-Tyler H



SCAN TO SEE
MY LISTINGS



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