



**HIGH POINT
LAND COMPANY**



FOR SALE

WABASHA COUNTY, MN



651-380-0821 • 507-652-9201
520 S MAIN ST, STEWARTVILLE, MN 55976
HIGHPOINTLANDCOMPANY.COM



32+/- ACRES • WABASHA COUNTY, MN

LISTING PRICE: \$375,000



DESCRIPTION:

Located in Wabasha County's West Albany Township, this 32-acre property on 265th Ave offers a rare chance to own land in one of the most desirable and tightly held areas of southeastern Minnesota. With 27.7 acres of highly productive tillable ground, a strong 77.3 CPI soil rating, and excellent drainage, this farm is a perfect addition to any row crop operation. The property also sets up exceptionally well for hunting, acting as a prime staging area as deer move toward larger ag fields. With southern ingress and egress, access is a breeze, and several great locations are available for food plots while remaining completely undetected. Set on a quiet dead-end road with power at the street and scenic views in every direction, this is a well-rounded piece of land offering both utility and recreational value. Just 10 minutes to Lake City, 20 minutes to Wabasha, and 45 minutes to Rochester, this is a high-opportunity tract in a low-turnover area of West Albany Township in Wabasha County.



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PROPERTY FEATURES:

- Productive Soils
- Great Drainage
- Low turn over area
- Great Hunting
- Beautiful Views
- Dead end road
- Southern Access
- Touches big timber to the north
- Area the produces trophy class whitetail and Turkey Hunting.

PROPERTY ADDRESS:

TBD 265th Ave, Lake City, MN 55041

DRIVING DIRECTIONS:

From Lake City, head south on US-61 for 1.5 miles. Turn right onto Wabasha County Rd 4 and continue for 4.9 miles. Turn left onto 673rd St and go 1.5 miles. Turn left onto 265th Ave. Property is 0.2 miles ahead on the left.



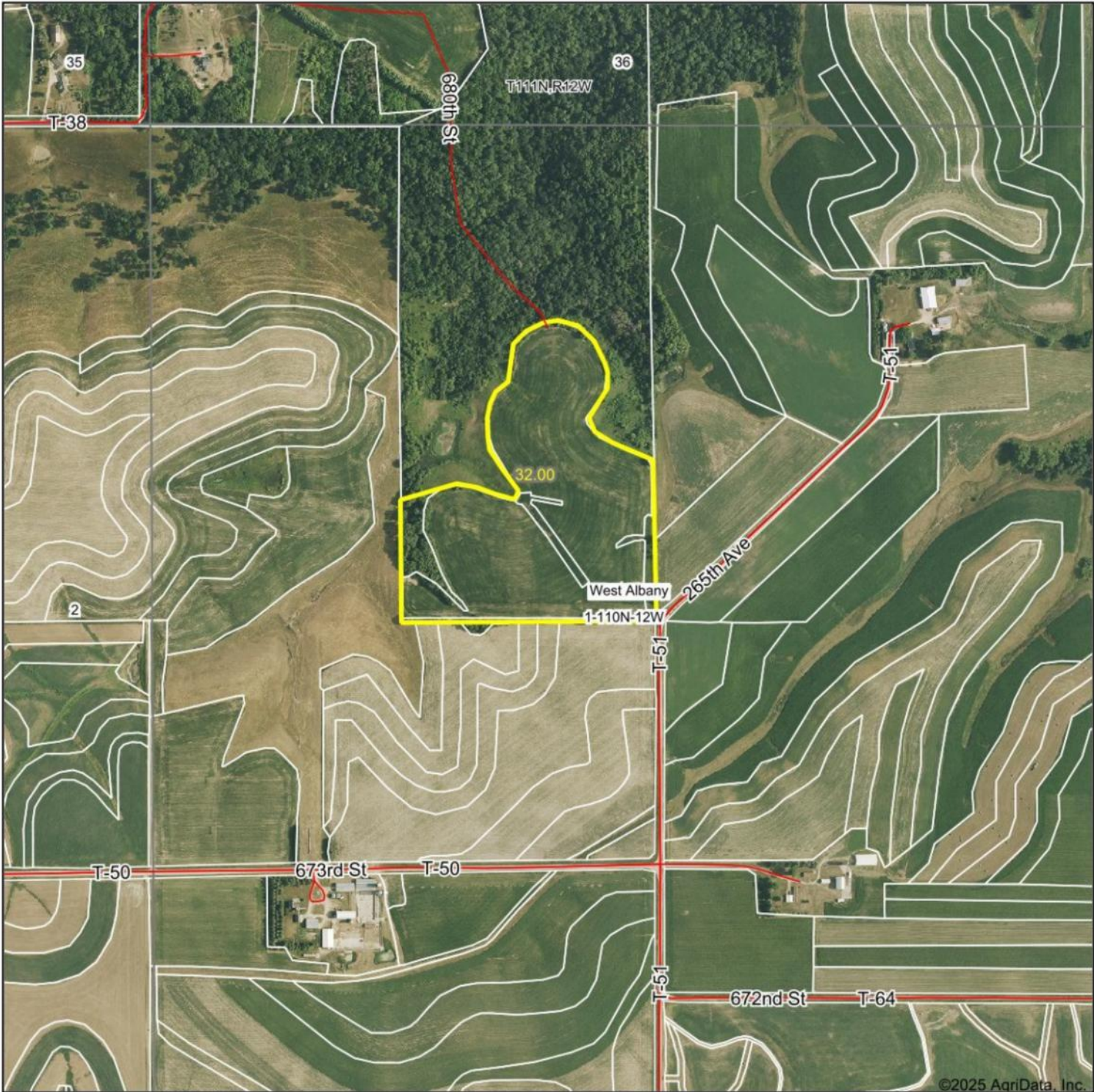


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Aerial Map



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Boundary Center: 44° 21' 43.58, -92° 12' 7.17



1-110N-12W
Wabasha County
Minnesota

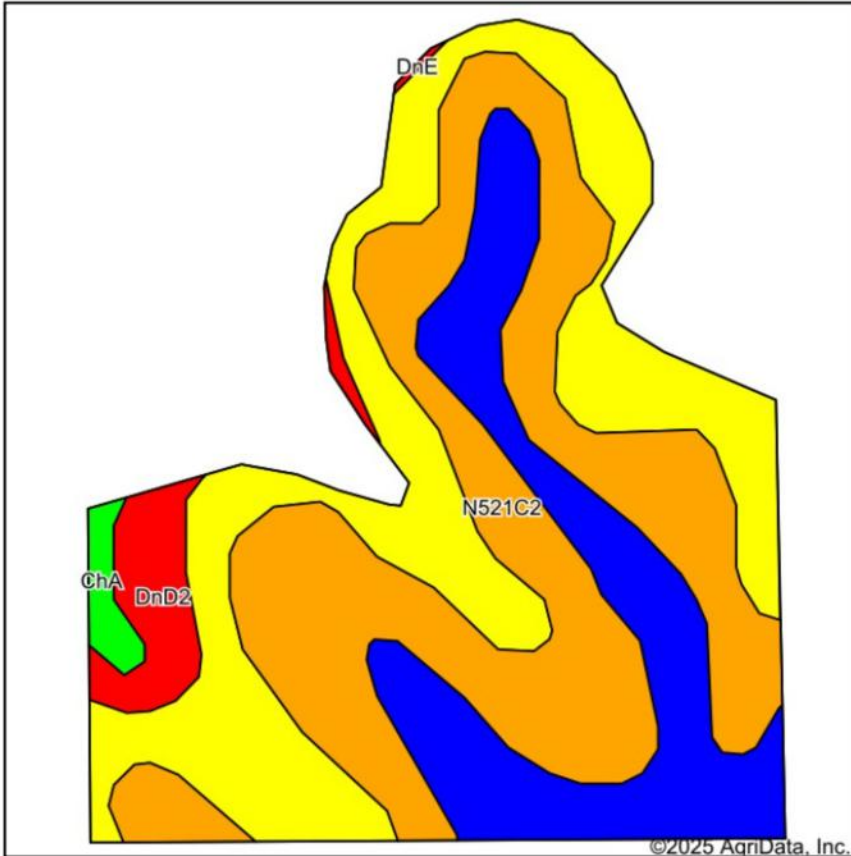


Maps Provided By:
 **surety**
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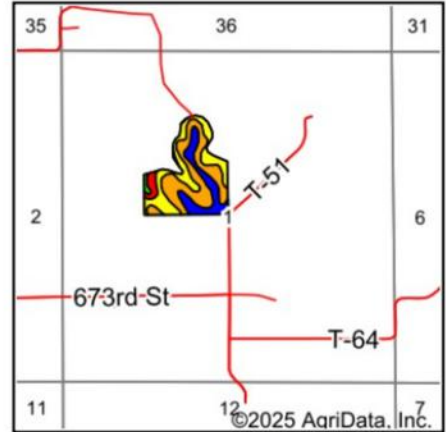
6/27/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Wabasha**
 Location: **1-110N-12W**
 Township: **West Albany**
 Acres: **32**
 Date: **6/27/2025**

Maps Provided By:

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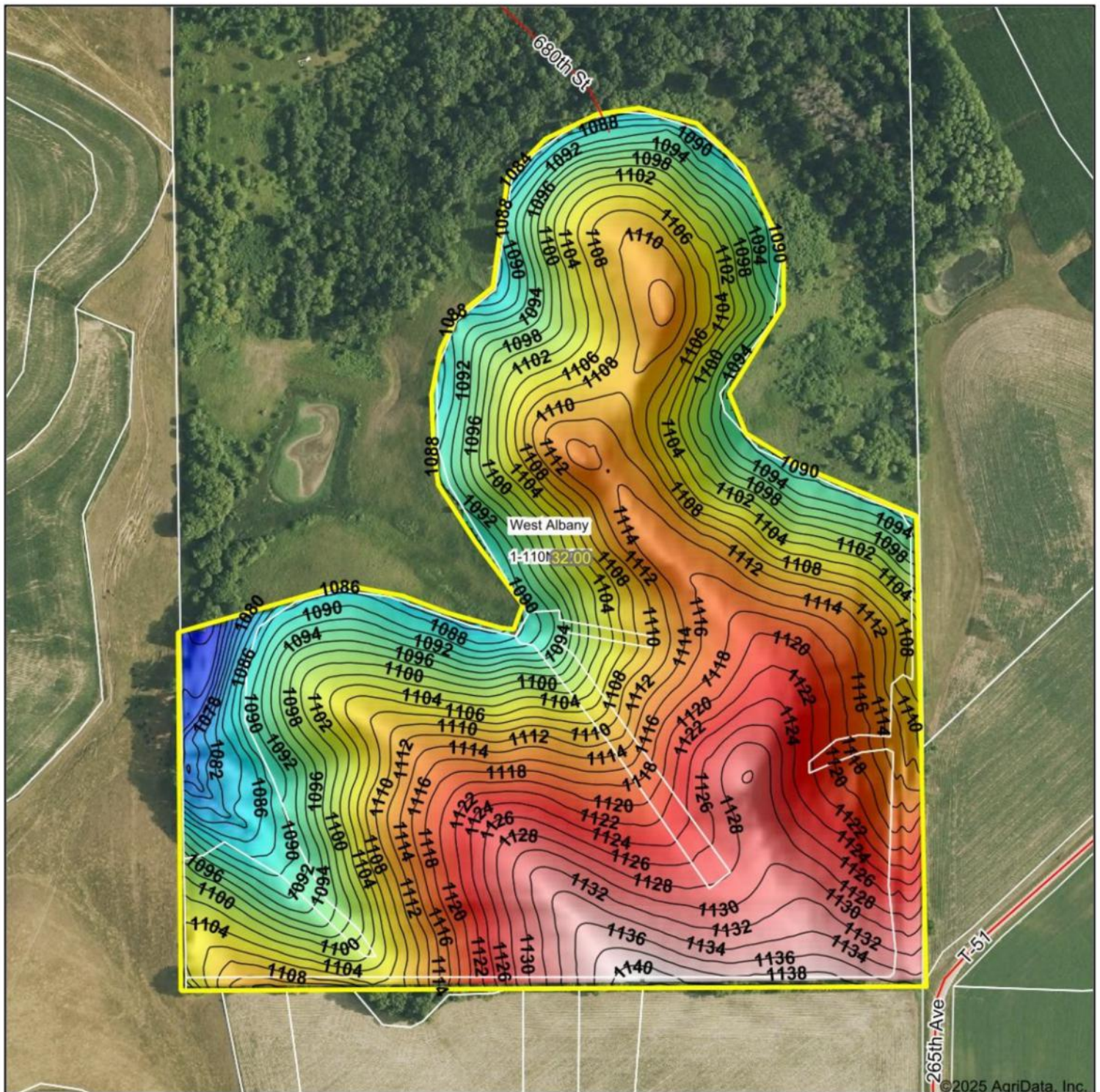
Area Symbol: MN157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
N521C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	13.21	41.2%		> 6.5ft.	Well drained	IIIe	80	81
N521D2	Mt. Carroll silt loam, 12 to 20 percent slopes, moderately eroded	10.20	31.9%		> 6.5ft.	Well drained	IVe	67	76
N521B2	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	6.61	20.7%		> 6.5ft.	Well drained	Ile	90	82
DnD2	Dubuque silt loam, 12 to 18 percent slopes, moderately eroded	1.52	4.8%		2.1ft. (Lithic bedrock)	Well drained	IVe	39	48
ChA	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.46	1.4%		> 6.5ft.	Moderately well drained	IIw	92	84
Weighted Average							3.15	76.1	*n 78.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,067.5
Max: 1,141.1
Range: 73.6
Average: 1,108.5
Standard Deviation: 14.27 ft



1-110N-12W
Wabasha County
Minnesota

Boundary Center: 44° 21' 43.58, -92° 12' 7.17

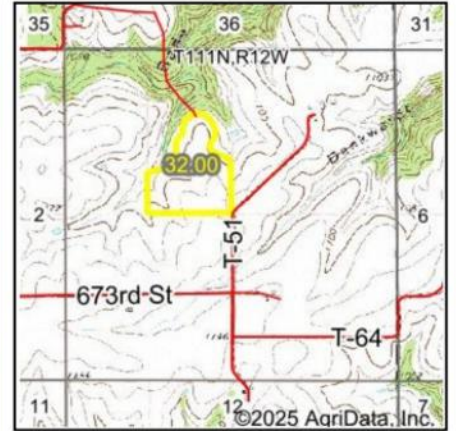
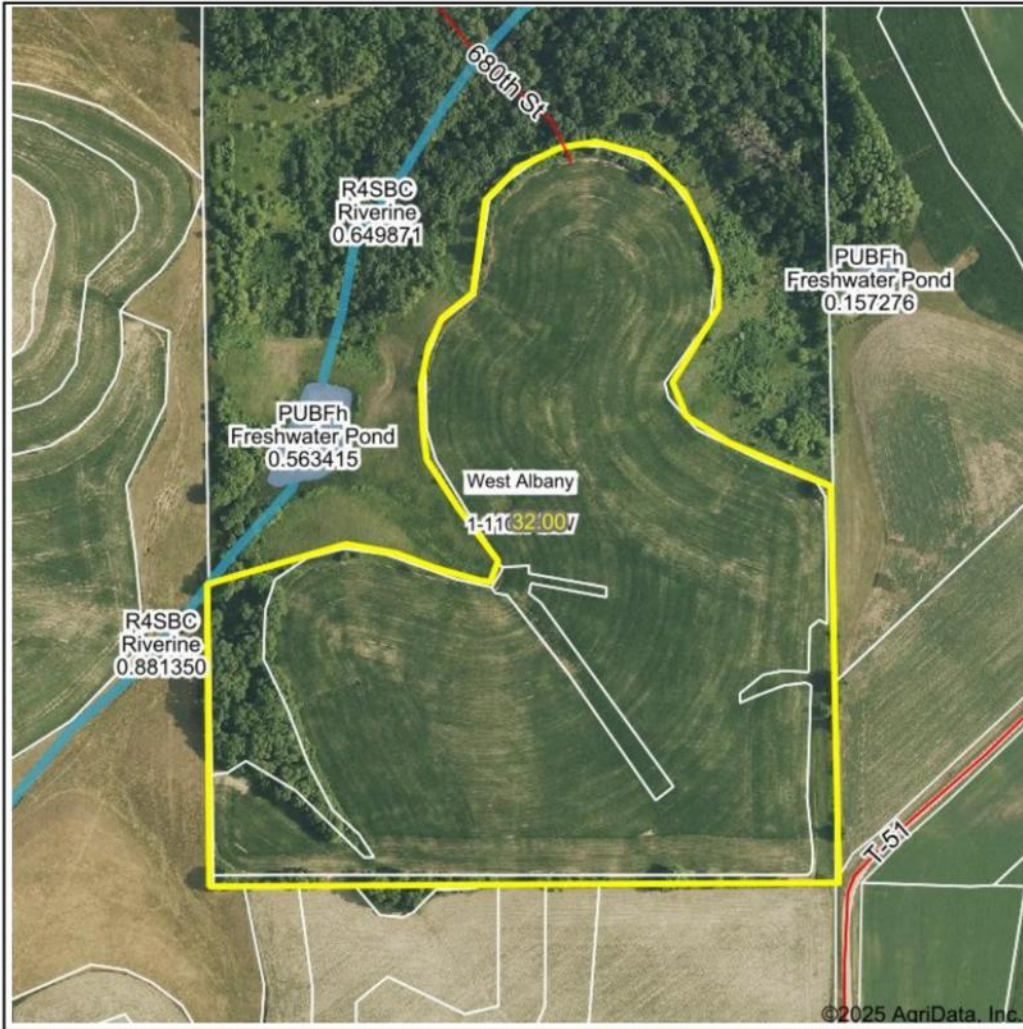
Maps Provided By:



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

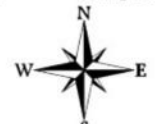
Wetlands Map



State: **Minnesota**
 Location: **1-110N-12W**
 County: **Wabasha**
 Township: **West Albany**
 Date: **6/27/2025**

Maps Provided By:

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0ft 446ft 893ft

Classification Code	Type	Acres
R4SBC	Riverine	0.01
Total Acres		0.01

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

TREVOR GLOMSKI

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JAKE MESTAD

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Native of Southeast Minnesota, Trevor Glomski, grew up on the Mississippi River enjoying the great outdoors. Trevor's greatest love is walleye fishing, bowhunting whitetail in the Midwest and chasing elk out west. At an early age hard work was instilled in him by relatives and family friends who farmed and managed property. This is where he fell in love with land and the stewardship of improving a property. He devotes himself to learning and honing his skills/techniques to improve his trade, archery, family's farmland, and hunting experiences. He enjoys sharing all of these outlets to inspire and motivate people to be the very best they can be. Trevor graduated from Concordia University St. Paul in 2011 with a Bachelor's of Science degree. After a small stint playing indoor professional football and chasing after playing in the NFL, Trevor began his career in sales and operations. Trevor has been married to his wife Jacqueline for 4 years, and they have 2 children, Kynlee and Knox. Recently, Trevor has been in commercial construction project management, and is now excited to bring his skills and work ethic to High Point Land Company providing a great experience for buyers and sellers of land. If you are looking to buy or sell a farm in Western Wisconsin, Eastern MN, or Eastern Iowa, or have questions about the current market, he would love to connect with you.

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.

SCAN TO SEE
TREVOR'S
LISTINGS



SCAN TO SEE
JAKE'S
LISTINGS



LIC#: MN:40838234
& WI:95483-94



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LIC: #40854999

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