



**HIGH POINT
LAND COMPANY**



FOR SALE

MOWER COUNTY, MN

**67.3
+/- ACRES**

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



67.3+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$1,999,000



DESCRIPTION:

High Point Land Company is pleased to offer this Premier mixed-use riverfront property offering the ideal blend of income-producing farmland, premier hunting habitat, and 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.

With direct river access, the property elevates its recreational appeal—ideal for fishing, kayaking, wildlife viewing, or simply enjoying the serenity of waterfront ownership. The river corridor enhances habitat quality while adding scenic value and long-term appreciation potential.

A well-maintained shed provides practical storage for equipment, implements, or recreational vehicles, supporting both agricultural operations and outdoor pursuits.



67.3+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$1,999,000



PROPERTY FEATURES:

- Productive income producing row crop land of 33.8 acres with a 68.3 CPI
- Great combination of recreational land, storage and a constant revenue source
- New (2023) 9600 square machine shed (80*12*18') with 18' clearance
- Quick access off Interstate 90 on the west side of Austin, MN
- Surrounded by Turtle Creek on the NW and NE side
- Close proximity to local grain markets – 15 miles to Absolute Energy (Lyle, MN)

DESCRIPTION CONTINUED:

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 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.

PROPERTY ADDRESS:

TBD 31st St NW, Austin, MN 55912

DRIVING DIRECTIONS:

From I90 in Austin take the Oakland Exit (#175), then go north on 33rd St and 1/5 mile to the minimum maintenance road.



67.3+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$1,999,000



Aerial Map



Map Center: 43° 40' 28.31, -93° 0' 48.01

0ft 304ft 608ft

32-103N-18W
Mower County
Minnesota

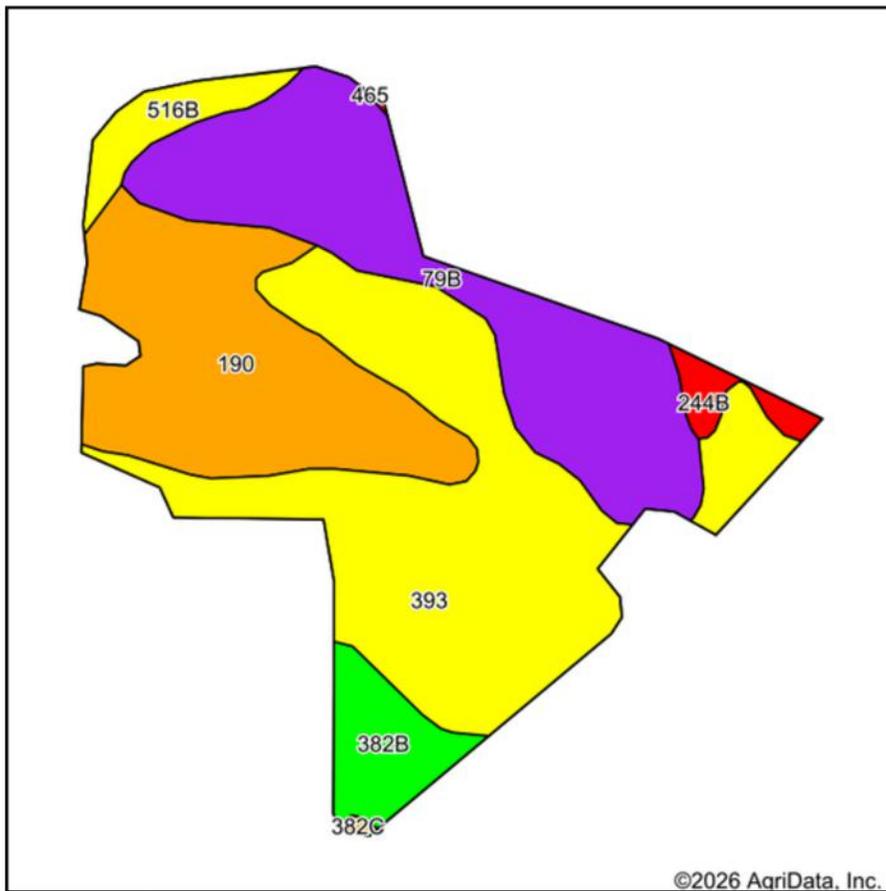


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

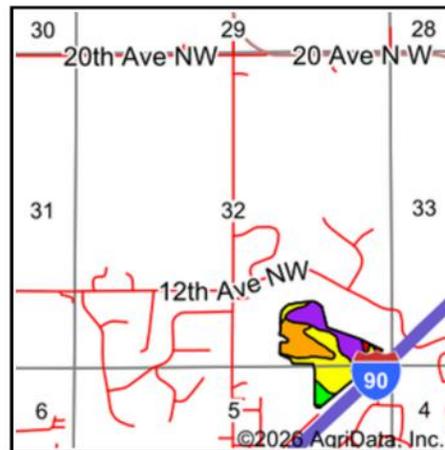
2/4/2026

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-18W**
 Township: **Lansing**
 Acres: **33.8**
 Date: **2/4/2026**



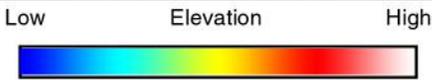
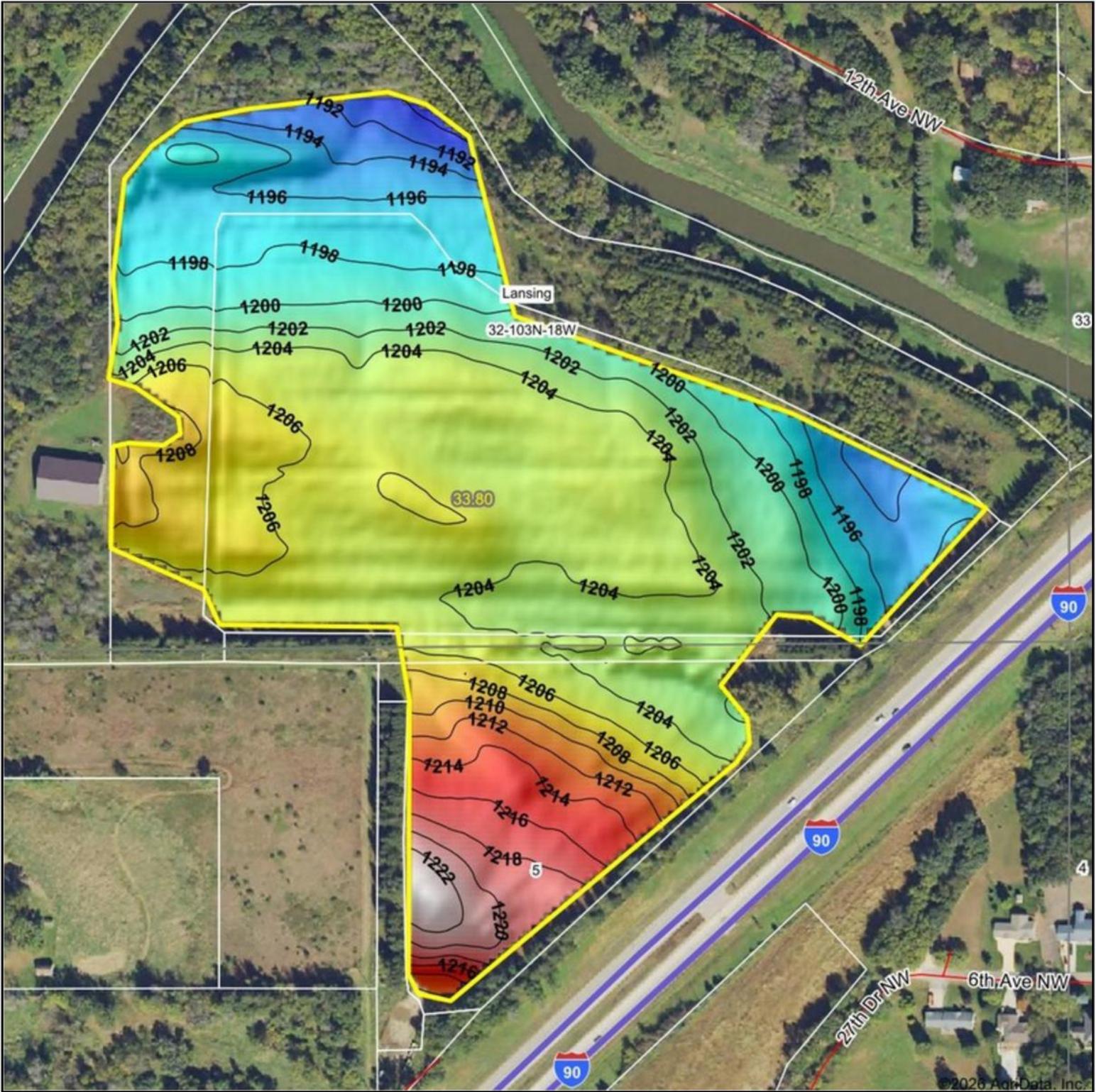
Area Symbol: MN099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
393	Udolpho silt loam	12.90	38.2%	Yellow	> 6.5ft.	Poorly drained	IIw	70	76	
79B	Billet fine sandy loam, 2 to 6 percent slopes	8.89	26.3%	Purple	> 6.5ft.	Well drained	IIIs	60	71	
190	Hayfield loam	8.26	24.4%	Orange	> 6.5ft.	Somewhat poorly drained	IIs	72	80	
382B	Bloming silt loam, 2 to 6 percent slopes	1.85	5.5%	Green	> 6.5ft.	Well drained	IIe	91	84	
516B	Dowagiac loam, 2 to 6 percent slopes	1.22	3.6%	Yellow	> 6.5ft.	Well drained	IIe	64	68	
244B	Lilah sandy loam, 2 to 6 percent slopes	0.62	1.8%	Red	> 6.5ft.	Excessively drained	IVs	43	53	
382C	Bloming silt loam, 6 to 15 percent slopes	0.06	0.2%	Orange	> 6.5ft.	Well drained	IIIe	75	83	
Weighted Average								2.30	68.3	*n 75.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Source: S3 3 meter dem 2 Min:
Interval: 1.1 Max: 1,223.9



Range: 34.8
Average: 1,203.9
Standard Deviation: 6.27 ft



32-103N-18W
Mower County
Minnesota

Boundary Center: 43° 40' 28.31, -93° 0' 48.01



© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: **Minnesota**
 Location: **32-103N-18W**
 County: **Mower**
 Township: **Lansing**
 Date: **2/4/2026**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com



Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	1.73
PSS1A	Freshwater Forested/Shrub Wetland	0.05
Total Acres		1.78

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



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



**HIGH
POINT**
LAND COMPANY