



**HIGH POINT  
LAND COMPANY**



**FOR SALE**

**MOWER COUNTY, MN**

**76  
+/- ACRES**

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



## 76+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$599,000



### DESCRIPTION:

High Point Land Company is pleased to offer this Premier mixed-use offering the ideal blend of income-producing farmland, premier hunting habitat, and a stream flowing into a dedicated 4 acre pond for 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.

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 attractive offers a possible rural building site (buyer to confirm with Mower County) offers the ideal setting for a custom home, combining open space, scenic views, and the privacy that only country living can provide. The parcel presents a strong footprint for new construction with ample room for a home, outbuildings, and additional improvements to suit your lifestyle. Enjoy expansive skies, quiet surroundings, and the flexibility to create a hobby farm, shop space, or simply a spacious yard to call your own.



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### PROPERTY FEATURES:

- Productive income producing row crop land of 35.6 acres with a 71.6 CPI
- Great combination of recreational land, storage and a constant revenue source
- Quick access off Interstate 90, 10 miles east of Austin, MN
- Close proximity to local grain markets – 20 miles to Absolute Energy (Lyle, MN)

### DESCRIPTION CONTINUED:

Conveniently located within a short drive of Austin's amenities, including shopping, dining, schools, and medical facilities, this property provides the best of both worlds—rural tranquility with easy access to town. Whether you envision a modern farmhouse, two-story, shouse or a rambler with sweeping views this setting will bring your plans to life. 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.

Total acreage is subject to change, as a formal survey will be conducted upon execution of mutually acceptable terms.

### PROPERTY ADDRESS:

22199 640<sup>th</sup> Ave, Austin, MN 55912

### DRIVING DIRECTIONS:

From Austin, go east on I-90 for 10 miles and exit CR-20 (Exit 187) and go left (north) for 1 mile and turn right east) on 230<sup>th</sup> St. and go 1 mile to 640<sup>th</sup> Ave and turn right (south) for .8 mile and parcel is on the right (east) side.

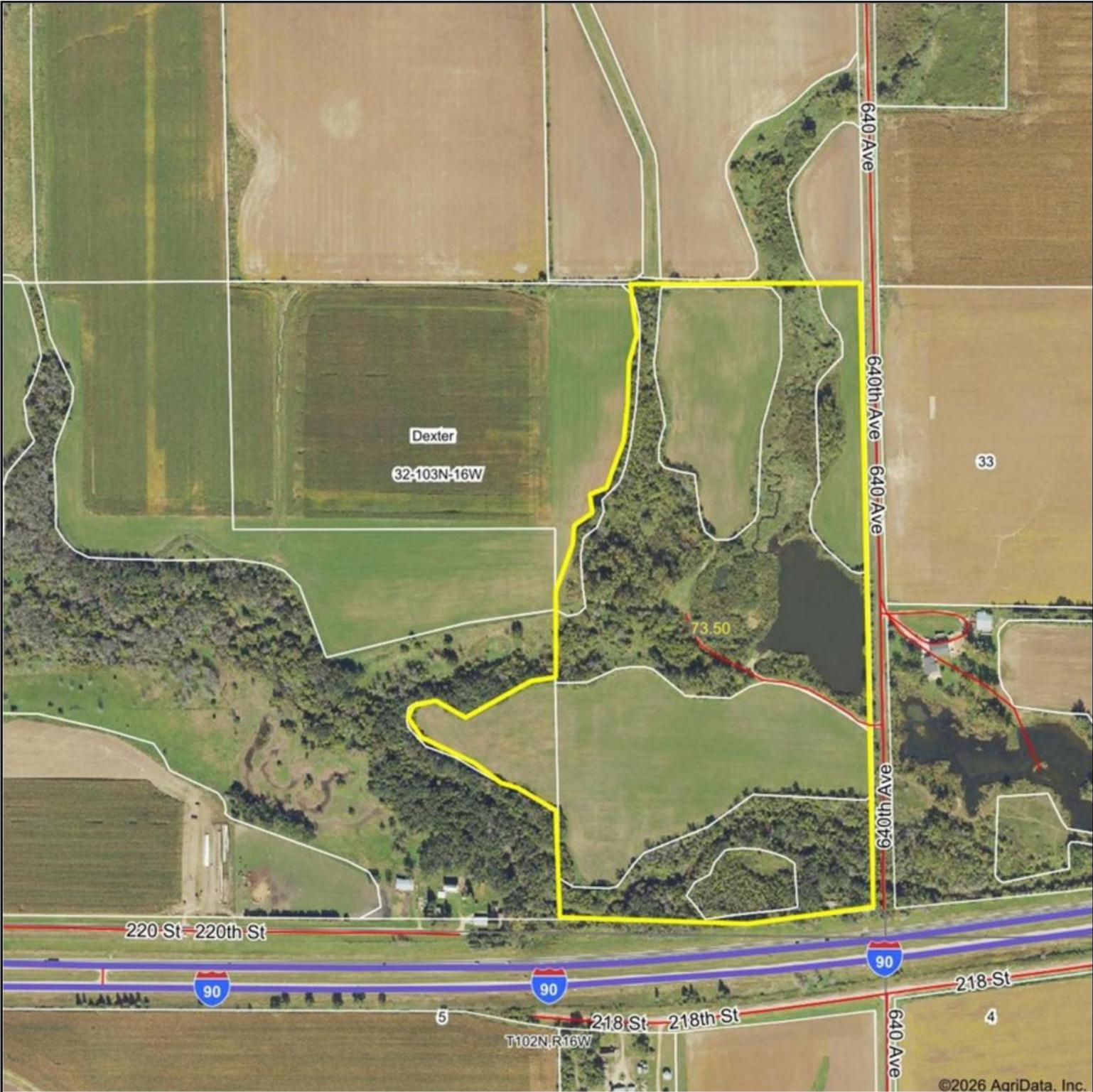


# 76+/- ACRES • MOWER COUNTY, MN

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# AERIAL MAP



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Boundary Center: 43° 40' 39.7, -92° 46' 22.98



**32-103N-16W**  
**Mower County**  
**Minnesota**

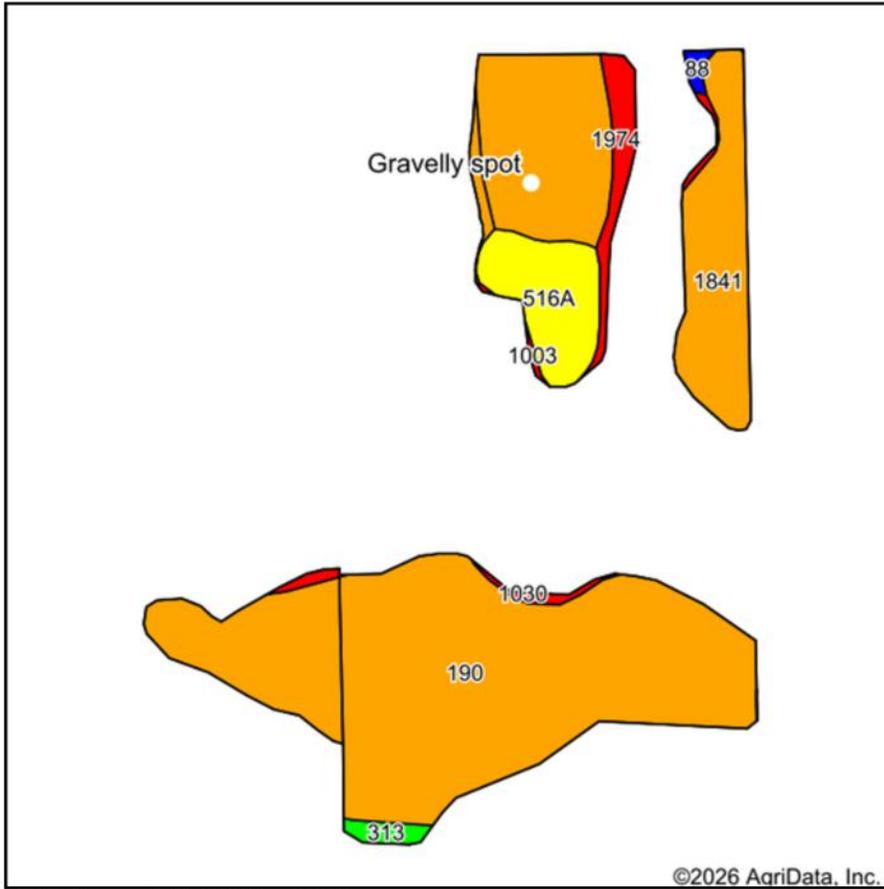


Maps Provided By:  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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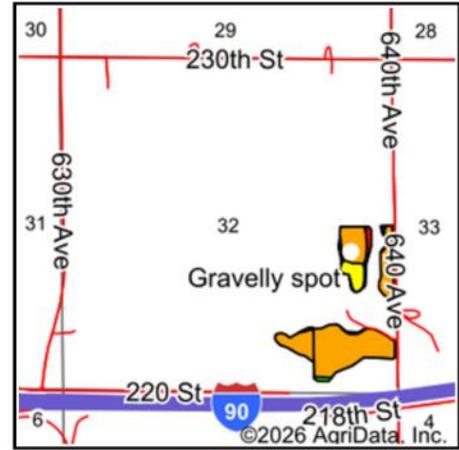
2/19/2026

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-16W**  
 Township: **Dexter**  
 Acres: **35.6**  
 Date: **2/19/2026**



Area Symbol: MN099, Soil Area Version: 21

| Code                    | Soil Description  | Acres | Percent of P field | Legend Restrictive Layer | Soil Drainage           | NonIrr Class *c | Productivity Index | *n NCCPI Overall |                |
|-------------------------|---|-------|--------------------|--------------------------|-------------------------|-----------------|--------------------|------------------|----------------|
| 190                     | Hayfield loam   | 20.65 | 58.1%              | > 6.5ft.                 | Somewhat poorly drained | Ils             | 72                 | 80               |                |
| 1841                    | Hayfield loam, loamy substratum   | 9.68  | 27.2%              | > 6.5ft.                 | Somewhat poorly drained | Ils             | 79                 | 75               |                |
| 516A                    | Dowagiac loam, 0 to 2 percent slopes  | 2.78  | 7.8%               | > 6.5ft.                 | Well drained            | Ils             | 66                 | 69               |                |
| 1974                    | Coland, frequently floodedSpillville, occasionally flooded complex, 0 to 2 percent slopes | 1.36  | 3.8%               | > 6.5ft.                 | Poorly drained          | Vvw             | 31                 | 75               |                |
| 313                     | Spillville loam, 0 to 2 percent slopes, occasionally flooded                              | 0.37  | 1.0%               | > 6.5ft.                 | Somewhat poorly drained | Ilw             | 91                 | 87               |                |
| 517                     | Shandep clay loam   | 0.30  | 0.8%               | > 6.5ft.                 | Very poorly drained     | Illw            | 78                 | 81               |                |
| 1030                    | Pits, sand and gravel   | 0.22  | 0.6%               | > 6.5ft.                 | Excessively drained     |                 | 0                  |                  |                |
| 88                      | Clyde silty clay loam, 0 to 3 percent slopes  | 0.17  | 0.5%               | > 6.5ft.                 | Poorly drained          | Ilw             | 86                 | 90               |                |
| 1003                    | Anthropotic UdorthentsPitsDumps complex, abandoned, 2 to 45 percent slopes                | 0.07  | 0.2%               | > 6.5ft.                 | Moderately well drained | Vls             | 0                  | 73               |                |
| <b>Weighted Average</b> |   |       |                    |                          |                         |                 | <b>*</b>           | <b>71.6</b>      | <b>*n 77.2</b> |

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

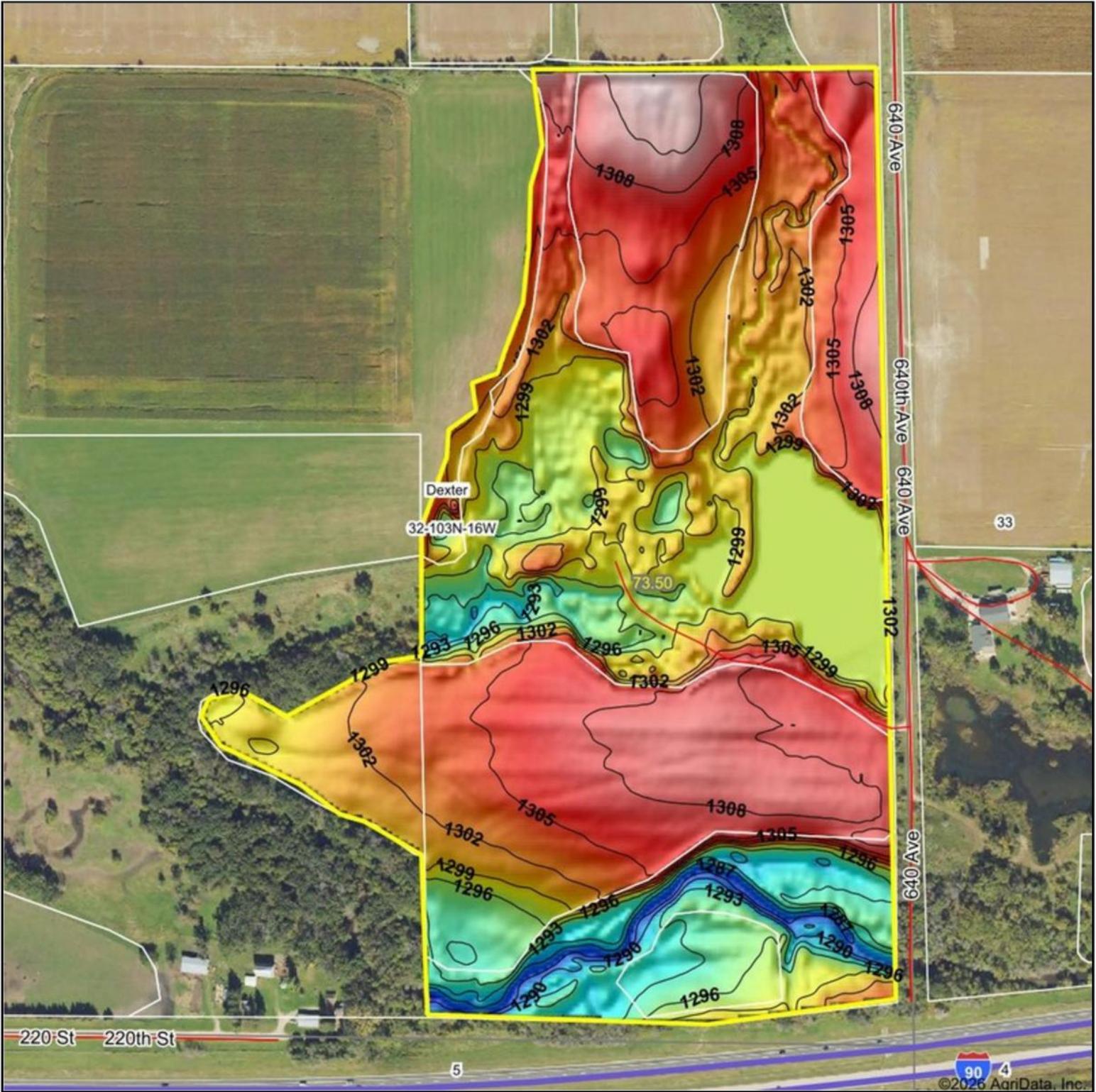
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

| Symbol | Name | Description |
|--------|------|-------------|
|--------|------|-------------|

Soils data provided by USDA and NRCS.

# TOPOGRAPHY HILLSHADE



Source: S3 meter dem 3 Min:  
 Interval: 0.4 Max: 1,313.2



Maps Provided By:  
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Range: 29.1  
 Average: 1,301.4  
 Standard Deviation: 5.58 ft

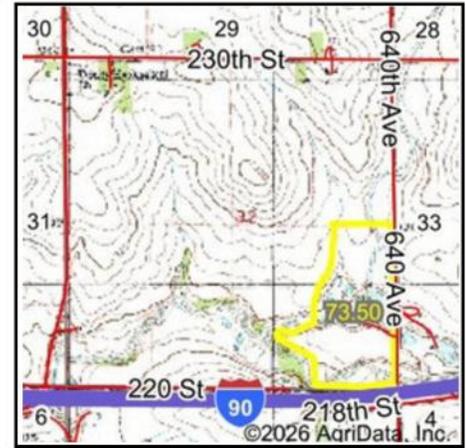


**32-103N-16W**  
**Mower County**  
**Minnesota**

Boundary Center: 43° 40' 39.7, -92° 46' 22.98

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

# WETLANDS MAP



State: **Minnesota**  
 County: **Dexter**  
 Township: **Dexter**  
 Date: **2/19/2026**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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0ft 664ft 1329ft

| Classification Code | Type                              | Acres |
|---------------------|-----------------------------------|-------|
| PFO1A               | Freshwater Forested/Shrub Wetland | 4.93  |
| PUBHx               | Freshwater Pond                   | 4.87  |
| PEM1A               | Freshwater Emergent Wetland       | 4.57  |
| PFO1Ax              | Freshwater Forested/Shrub Wetland | 3.76  |
| R4SBC               | Riverine                          | 1.46  |
| PEM1Ax              | Freshwater Emergent Wetland       | 1.23  |
| PEM1Cx              | Freshwater Emergent Wetland       | 0.88  |
| R2UBG               | Riverine Riverine                 | 0.87  |
| R2UBH               | Freshwater Forested/Shrub Wetland | 0.85  |
| PSS1A               | Freshwater Emergent Wetland       | 0.45  |
| PEM1Af              | Freshwater Pond                   | 0.42  |
| PABFx               | Freshwater Forested/Shrub Wetland | 0.32  |
| PSS1Cx              | Freshwater Forested/Shrub Wetland | 0.27  |
| PFO1Cx              | Riverine                          | 0.14  |
| R2UBGx              |                                   | 0.01  |
| Total Acres         |                                   | 25.03 |

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

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

# TILE MAP



**Legend:**



Proposed Tile Line \_\_\_\_\_  
 Existing Tile Line .....

**HODGMAN**  
 DRAINAGE COMPANY INC.

68731 129th Ave  
 Cloveston, MN 55824  
 Office: 887-528-2225  
 Fax: 887-528-2219  
[www.hodgmaninc.com](http://www.hodgmaninc.com)

| Material | Estimate | Installed   |
|----------|----------|-------------|
| 4" Tile  |          | 51,157 L.F. |
| 6" Tile  |          | 8,416 L.F.  |
| 8" Tile  |          | 2,603 L.F.  |
| 10" Tile |          |             |
| 12" Tile |          |             |
| 15" Tile |          |             |

|                               |                  |
|-------------------------------|------------------|
| Owner: Roger Christgau        |                  |
| Township: Dexter - Section 32 |                  |
| County: Mower                 |                  |
| State: MN                     | Spelling: XXXXXX |
| Date: 1998 & 2019             | Filename: DR32NW |



# 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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LAND COMPANY