



**HIGH POINT
LAND COMPANY**



FOR SALE

MOWER COUNTY, MN

**132
+/- ACRES**

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



132+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$1,499,000



DESCRIPTION:

High Point Land Company is pleased to offer this 132+/- acres of Mower County farmland located in section 32 of Dexter Township just 10 miles East of Austin, 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 86.1 on 131.7+/- tillable acres. The farm is well tilled, very productive and has excellent access off the north side with a dedicated field drive.

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.



132+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$1,499,000



PROPERTY FEATURES:

- Productive land with a great 86.1 CPI
- Great access with long straight rows conducive to the largest of growers
- Flat back and square, conducive to the largest of growers
- Close proximity to local grain markets - 20 miles to Absolute Energy (Lyle, MN)

PROPERTY ADDRESS:

TBD Hwy 230th St, Austin, MN 55912 - East of 63209 230th St.

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 230th St. and farm is on the right (south) side.



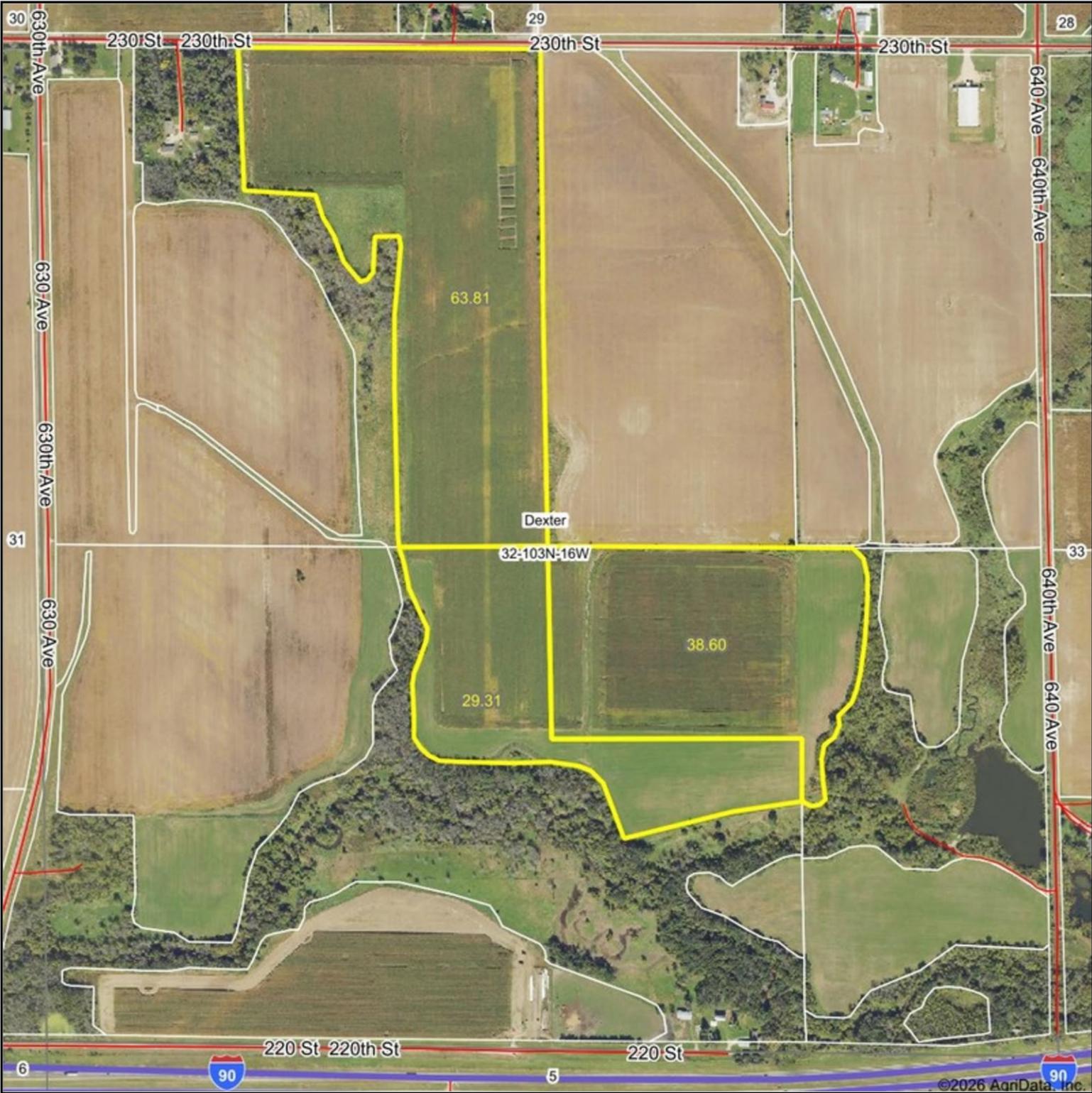


132+/- ACRES • MOWER COUNTY, MN

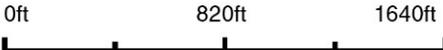
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AERIAL MAP



Boundary Center: 43° 40' 58.16, -92° 46' 45.47



32-103N-16W
Mower County
Minnesota

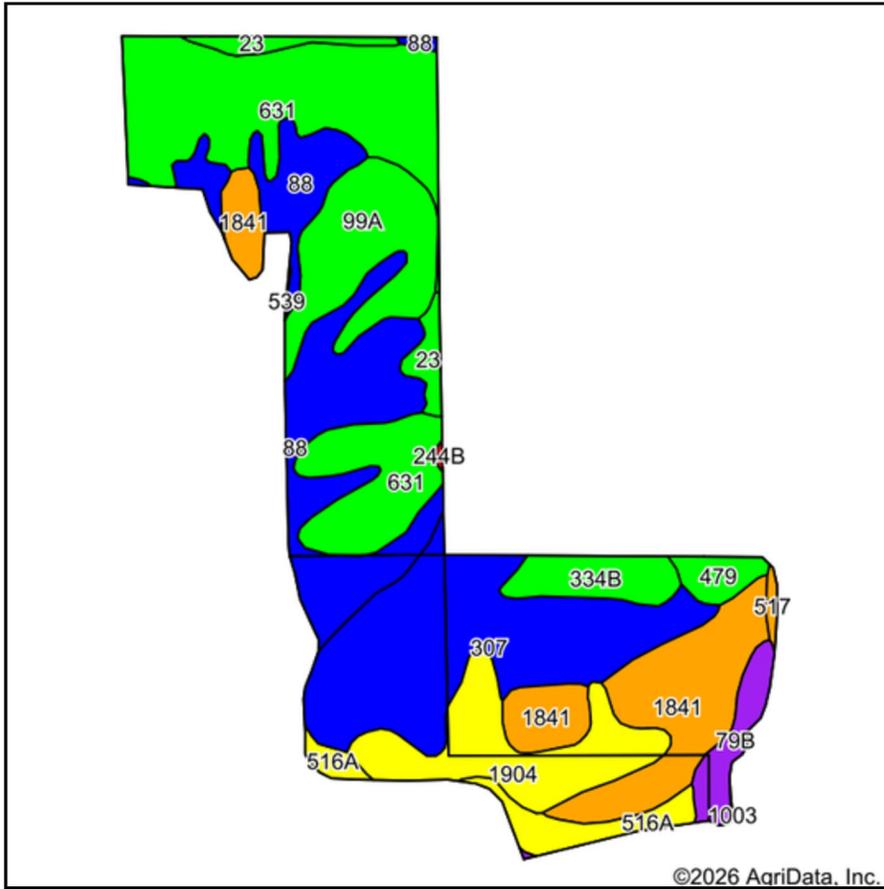


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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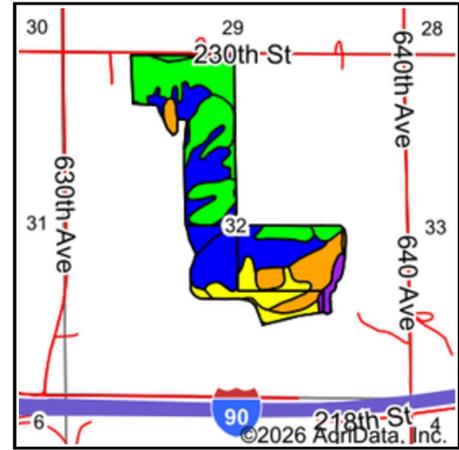
2/19/2026

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 32-**
 Location: **103N-16W**
 Township: **Dexter**
 Acres: **131.72**
 Date: **2/19/2026**



Area Symbol: MN099, Soil Area Version: 21

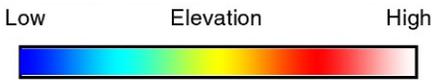
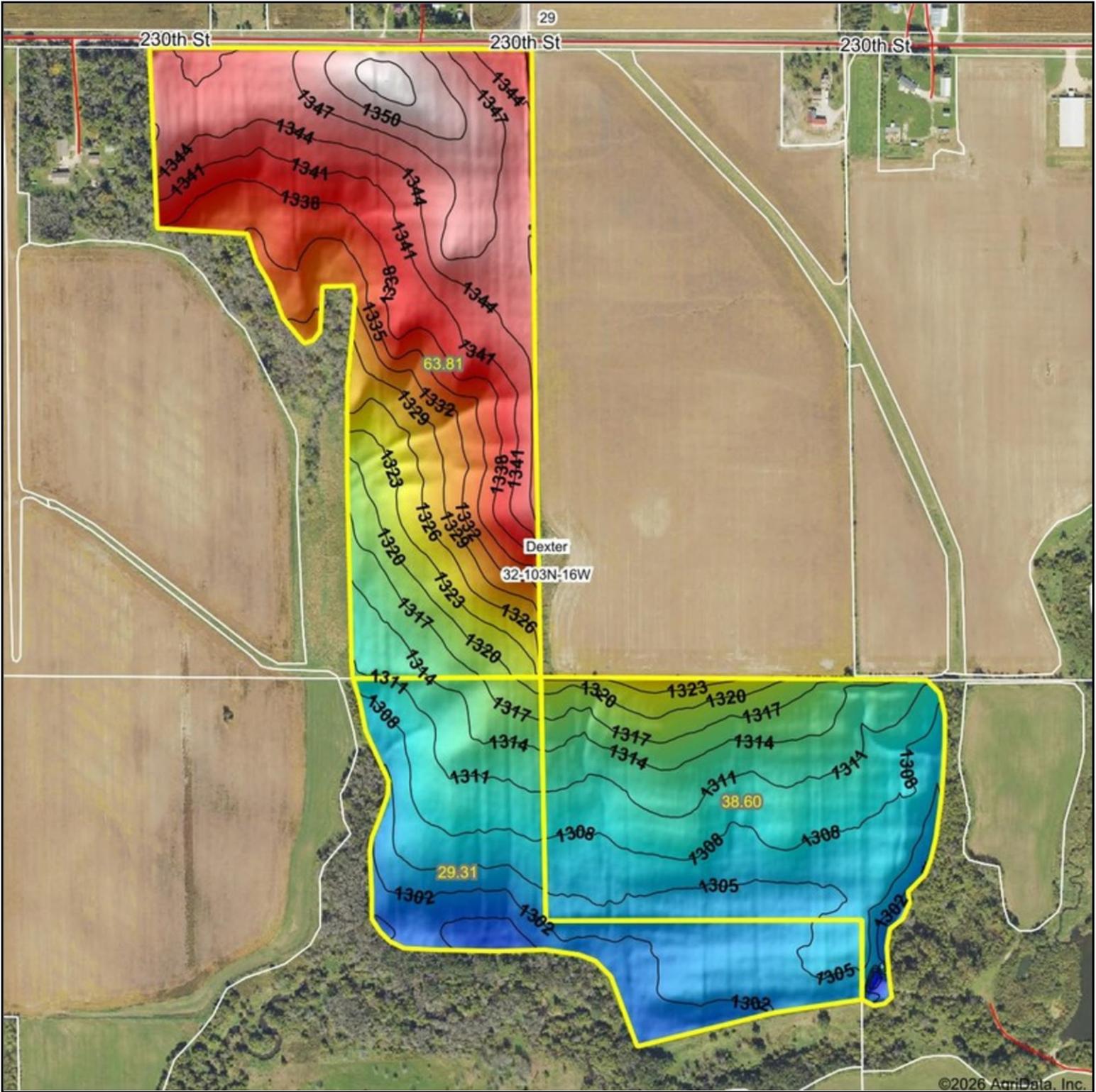
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	NonIrr Class *c	Productivity Index	n NCCPI Overall
631	Oran silt loam, 1 to 4 percent slopes	29.20	22.3%		> 6.5ft.	Somewhat poorly drained	Iw	95	79
307	Sargeant silt loam	24.55	18.6%		> 6.5ft.	Poorly drained	IIW	86	85
88	Clyde silty clay loam, 0 to 3 percent slopes	21.75	16.5%		> 6.5ft.	Poorly drained	IIW	86	90
1841	Hayfield loam, loamy substratum	17.18	13.0%		> 6.5ft.	Somewhat poorly drained	IIs	79	75
99A	Racine silt loam, 0 to 2 percent slopes	11.15	8.5%		> 6.5ft.	Well drained	Is	98	73
1904	Udolpho silt loam, loamy substratum	11.13	8.4%		> 6.5ft.	Poorly drained	IIW	70	79
334B	Vlasaty silt loam, 1 to 4 percent slopes	4.18	3.2%		> 6.5ft.	Moderately well drained	Ile	95	85
516A	Dowagiac loam, 0 to 2 percent slopes	4.12	3.1%		> 6.5ft.	Well drained	IIs	66	69
79B	Billet fine sandy loam, 2 to 6 percent slopes	3.19	2.4%		> 6.5ft.	Well drained	IIIs	60	71
23	Skyberg silt loam, 0 to 3 percent slopes	2.81	2.1%		> 6.5ft.	Somewhat poorly drained	Iw	95	82
479	Floyd silt loam, 1 to 4 percent slopes	1.97	1.5%		> 6.5ft.	Somewhat poorly drained	IIW	100	76
517	Shandep clay loam	0.41	0.3%		> 6.5ft.	Very poorly drained	IIIW	78	81
244B	Lilah sandy loam, 2 to 6 percent slopes	0.08	0.1%		> 6.5ft.	Excessively drained	IVS	43	53
Weighted Average							1.89	86.1	*n 80.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY HILLSHADE



Source: S3 meter dem 3 Min:
Interval: 3.5 Max: 1,354.1



Range: 60.6
Average: 1,322.3
Standard Deviation: 16.44 ft



32-103N-16W
Mower County
Minnesota

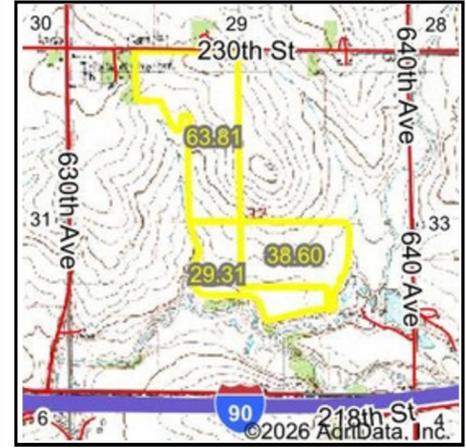
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Field borders provided by Farm Service Agency as of 5/21/2008.

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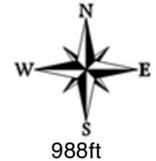
WETLANDS MAP



State: **Minnesota**
 Range: **32-103N-16W**
 Township: **Dexter**
 Date: **2/19/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PSS1B	Freshwater Forested/Shrub Wetland	0.22
PFO1Ax	Freshwater Forested/Shrub Wetland	0.12
PEM1B	Freshwater Emergent Wetland	0.10
Total Acres		0.44

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

156EZ

MINNESOTA

MOWER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4699

Prepared : 2/25/26 11:38 AM CST

Crop Year : 2026

Operator Name : ██████████
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
472.29	334.72	334.72	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	334.72	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	8.77	0.00	57	
Corn	245.69	0.00	153	0
Soybeans	79.04	0.00	37	0
TOTAL	333.50	0.00		

NOTES

Tract Number : 6125

Description : NW4 & SW4 & SE4 S32 DEXTER

FSA PhysicalLocation : MINNESOTA/MOWER

ANSI PhysicalLocation : MINNESOTA/MOWER

BIA Unit RangeNumber :

CRP ContractNumber(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : DIAMOND PARK FARM LLC

Other Producers : ██████████

Recon ID : 27-099-2015-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
472.29	334.72	334.72	0.00	0.00	0.00	0.00	0.0

156EZ

MINNESOTA
MOWER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4699
Prepared : 2/25/26 11:38 AMCST
Crop Year : 2026

Tract 6125 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	334.72	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	8.77	0.00	57
Corn	245.69	0.00	153
Soybeans	79.04	0.00	37
TOTAL	333.50	0.00	

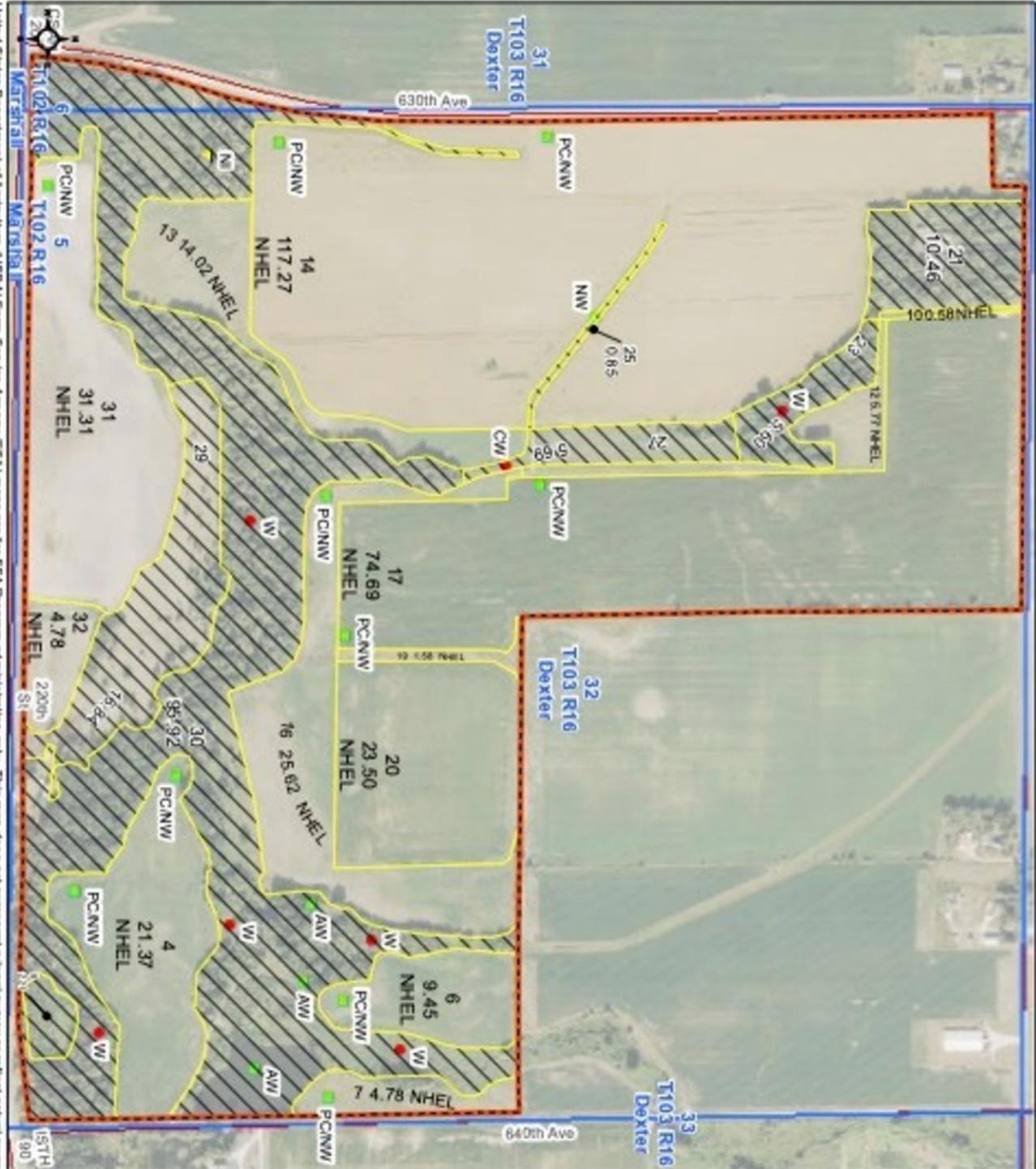
NOTES

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USDA MAP



Mower County, Minnesota

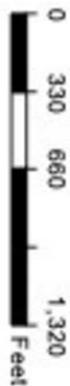


Farm 4699

Tract 6125

2025 Program Year

Map Created May 08, 2025



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Provisions

Tract Cropland Total: 334.72 acres

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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