



HIGH POINT
LAND COMPANY



FOR SALE

WABASHA COUNTY, MN



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



228.9+/- ACRES • WABASHA COUNTY, MN

LISTING PRICE: \$2,999,000



DESCRIPTION:

These farms represent a combined 228.9± acres and are being sold as 2 separate tracts. They come with an impressive CPI average of 95 on 214.8± tillable acres. Both tracts are highly productive, and have great access. This is very sought-after land in Wabasha County that does not come on the market often, so don't miss your chance to own these A+ farms for your portfolio. These properties would make for great 1031 exchanges or for anyone looking for the stability of land as an investment or to expand operations of an existing operator. As an added benefit, each parcel is considered buildable from the County (buyer encouraged to independently verify).

Tract 1 Description:

The West parcel is 75± acres and is comprised of 68.2± tillable acres with an impressive 94.4 CPI. Land in this part of the state is highly sought after and seldom comes available with such quality and placement. Don't miss the chance to own one or both of these highly desirable parcels for your portfolio or operations.

Tract 2 Description:

The East parcel is 153.9± acres and is comprised of 146.6± tillable acres with an impressive 95.3 CPI. Land in this part of the state is highly sought after and seldom comes available with such quality and placement. Don't miss the chance to own one or both of these highly desirable parcels for your portfolio or operations.



228.9+/- ACRES • WABASHA COUNTY, MN

LISTING PRICE: \$2,999,000



PROPERTY FEATURES:

- Very Strong CPI's
- Easy access
- Close proximity to local grain markets
- Commands strong rents

PROPERTY ADDRESS:

TBD 75th Street & 315th Ave, Elgin, MN 55932 – in Sections 31 & 32, respectively, of Elgin Township

DRIVING DIRECTIONS:

From Elgin go west on County Rd #25 for 5 miles then turn left (south) on 80 th Ave and go 2 miles and the West parcel will be on the left (east) side. From this parcel, go east on 75 th St. for one mile and turn left (north) on 315 th Ave and the parcel will be on the right (east) side. From Elgin go west on County Rd #25 for 5 miles then turn left (south) on 80 th Ave and go 2 miles and the West parcel will be on the left (east) side. From this parcel, go east on 75 th St. for one mile and turn left (north) on 315 th Ave and the parcel will be on the right (east)



228.9+/- ACRES • WABASHA COUNTY, MN

LISTING PRICE: \$2,999,000



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



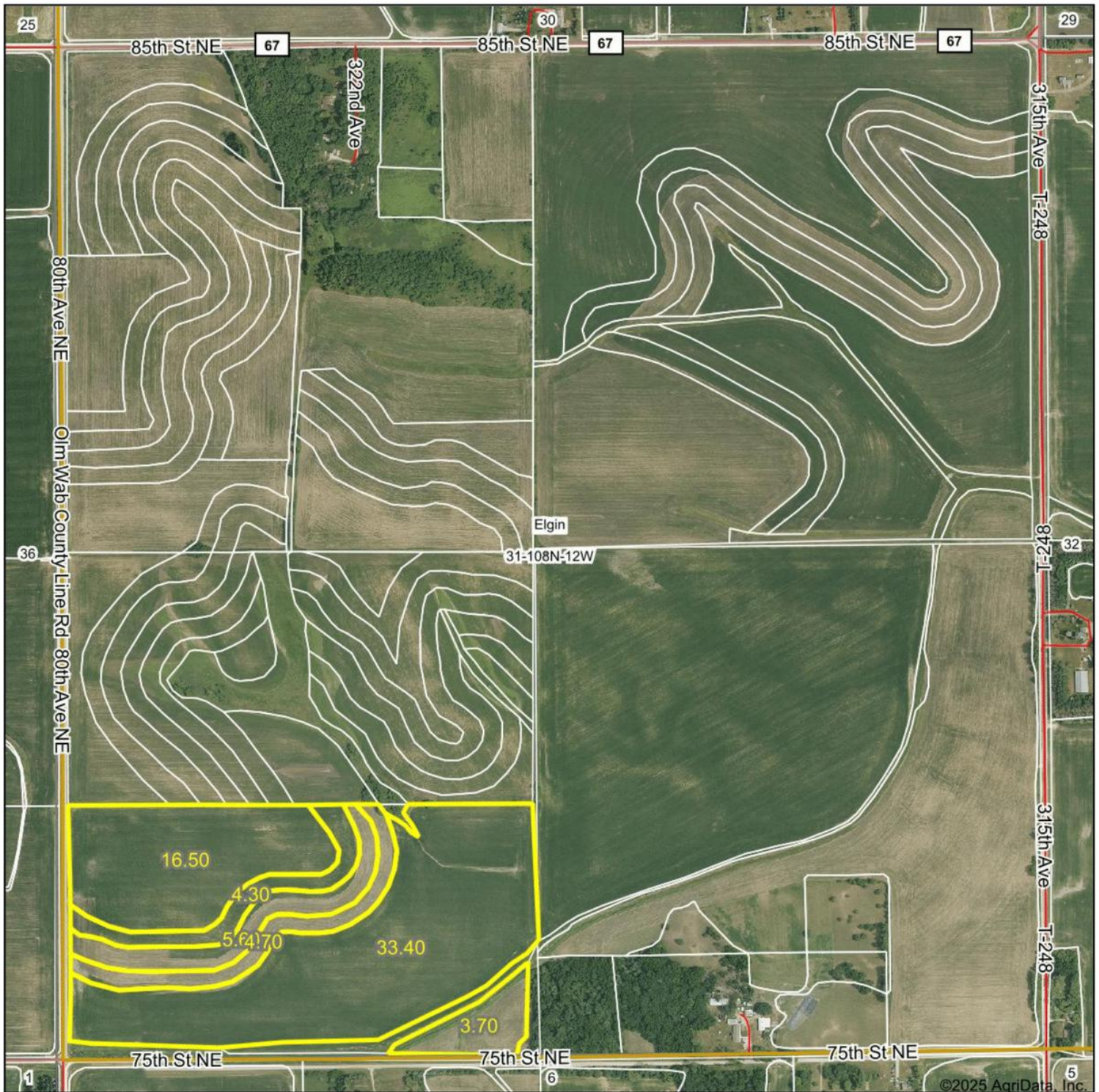
228.9+/- ACRES • WABASHA COUNTY, MN
LISTING PRICE: \$2,999,000



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

TRACT 1

Aerial Map



Boundary Center: 44° 6' 34.42, -92° 18' 51.07

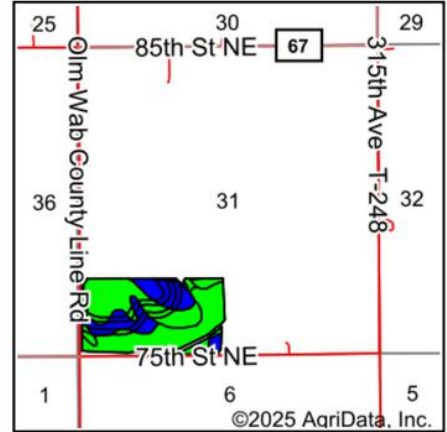
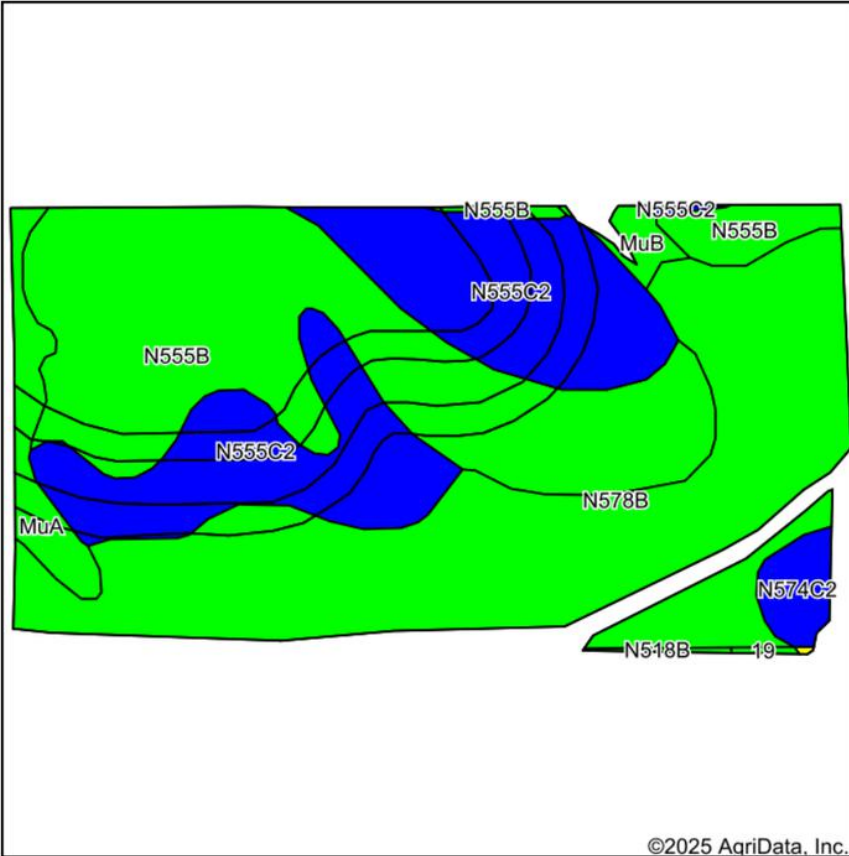
0ft 809ft 1618ft

31-108N-12W
Wabasha County
Minnesota



TRACT 1

Soils Map



State: **Minnesota**
 County: **Wabasha**
 Location: **31-108N-12W**
 Township: **Elgin**
 Acres: **68.2**
 Date: **8/14/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 19
 Area Symbol: MN157, Soil Area Version: 21

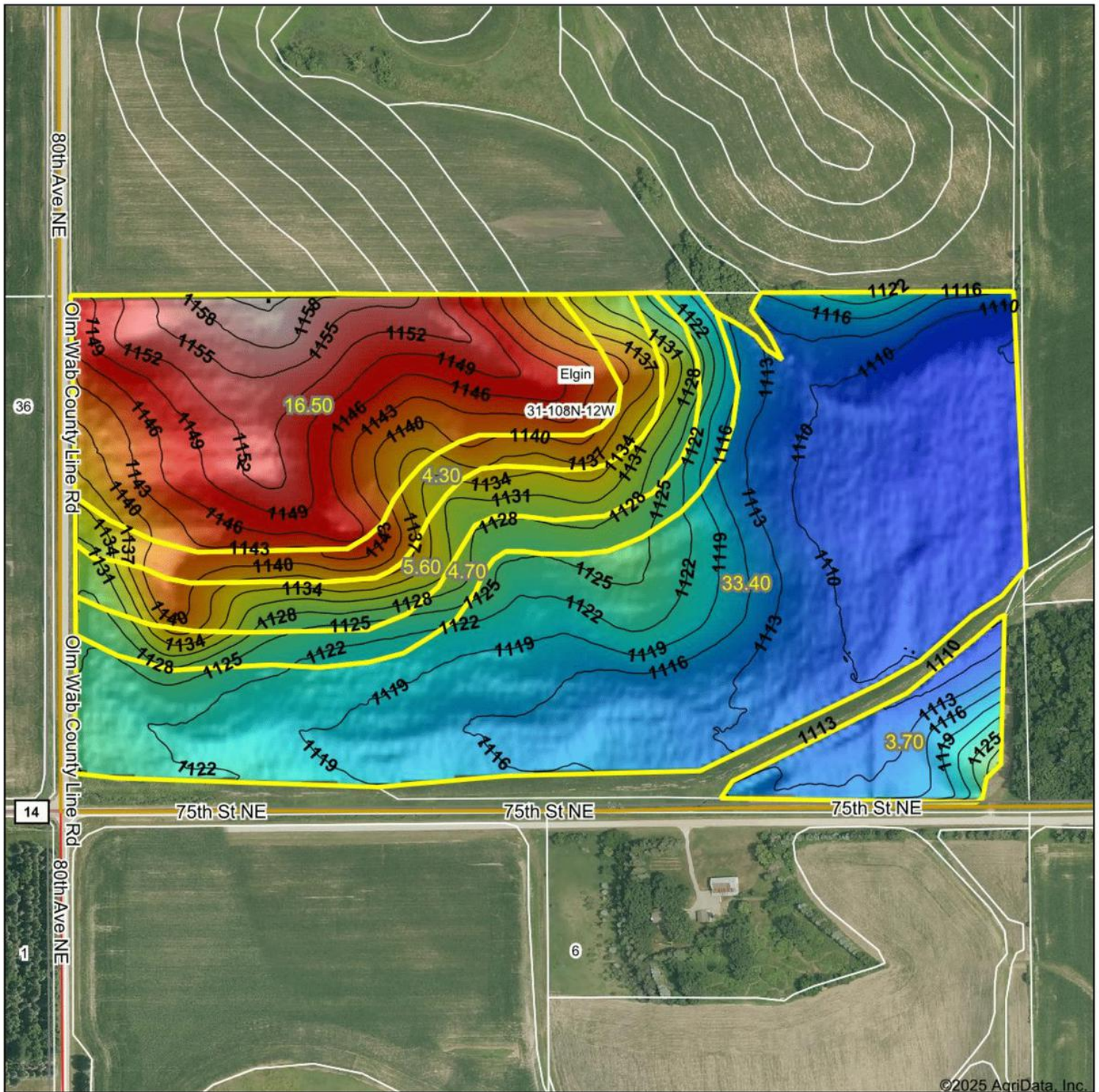
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	24.90	36.5%		> 6.5ft.	Well drained	Ile	94	81
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	22.56	33.1%		> 6.5ft.	Well drained	Ile	99	86
N555C2	Tama-Dinsmore complex, 6 to 12 percent slopes, moderately eroded	16.33	23.9%		> 6.5ft.	Well drained	IIle	89	81
MuA	Muscatine silt loam, 0 to 2 percent slopes	2.24	3.3%		> 6.5ft.	Somewhat poorly drained	Iw	98	83
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	1.31	1.9%		> 6.5ft.	Well drained	IIle	81	83
MuB	Muscatine silt loam, 2 to 6 percent slopes	0.67	1.0%		> 6.5ft.	Somewhat poorly drained	Ile	95	82
N518B	Lindstrom silt loam, 2 to 6 percent slopes	0.11	0.2%		> 6.5ft.	Well drained	Ile	99	90
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.08	0.1%		> 6.5ft.	Moderately well drained	IIw	92	83
Weighted Average							2.23	94.4	*n 82.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 1

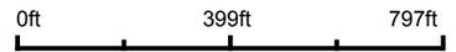
Topography Hillshade



©2025 AgriData, Inc.



Source: USGS 3 meter dem
Interval(ft): 3
Min: 1,105.8
Max: 1,162.3
Range: 56.5
Average: 1,126.5
Standard Deviation: 14.86 ft



31-108N-12W
Wabasha County
Minnesota

Boundary Center: 44° 6' 34.42, -92° 18' 51.07

Maps Provided By:

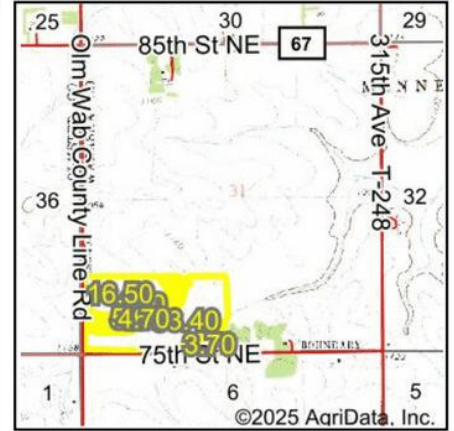
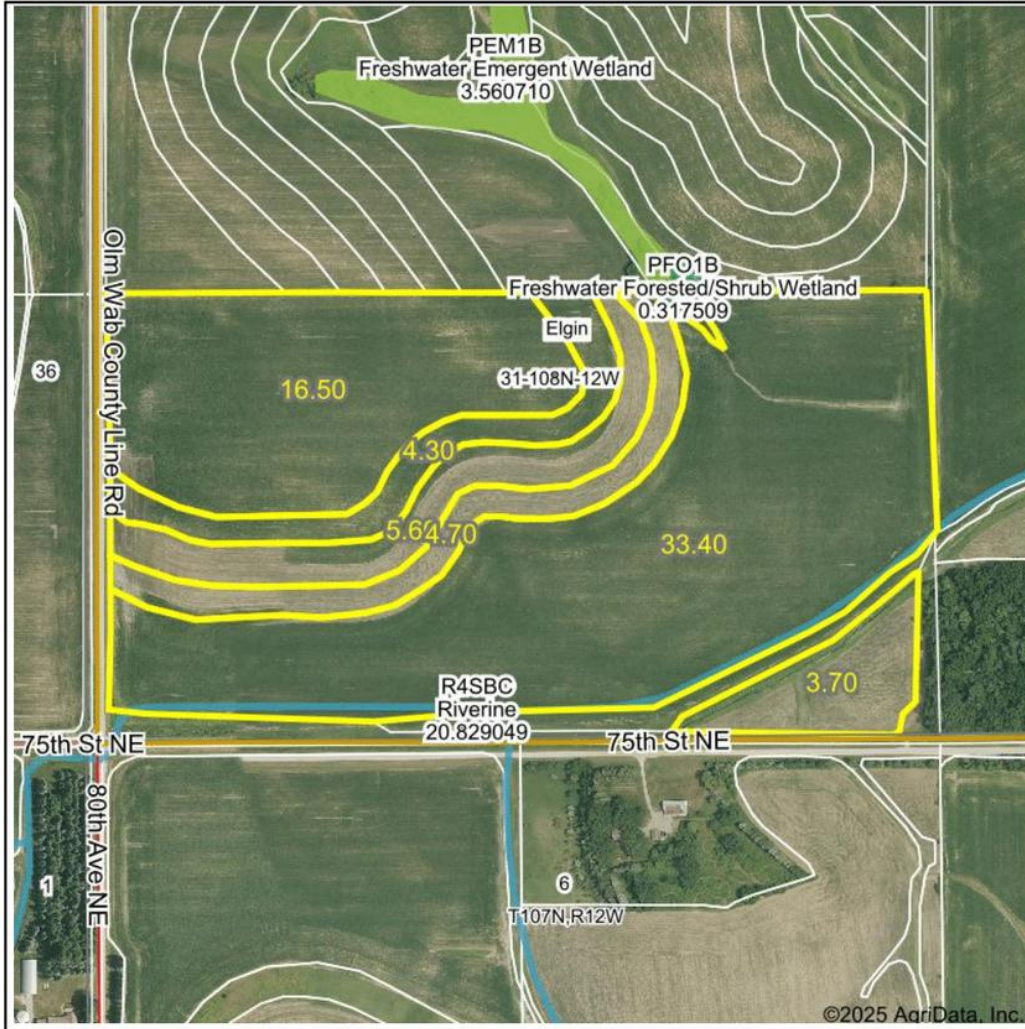


© AgriData, Inc. 2023 www.AgriDataInc.com

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

TRACT 1

Wetlands Map



State: **Minnesota**
 Location: **31-108N-12W**
 County: **Wabasha**
 Township: **Elgin**
 Date: **8/14/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

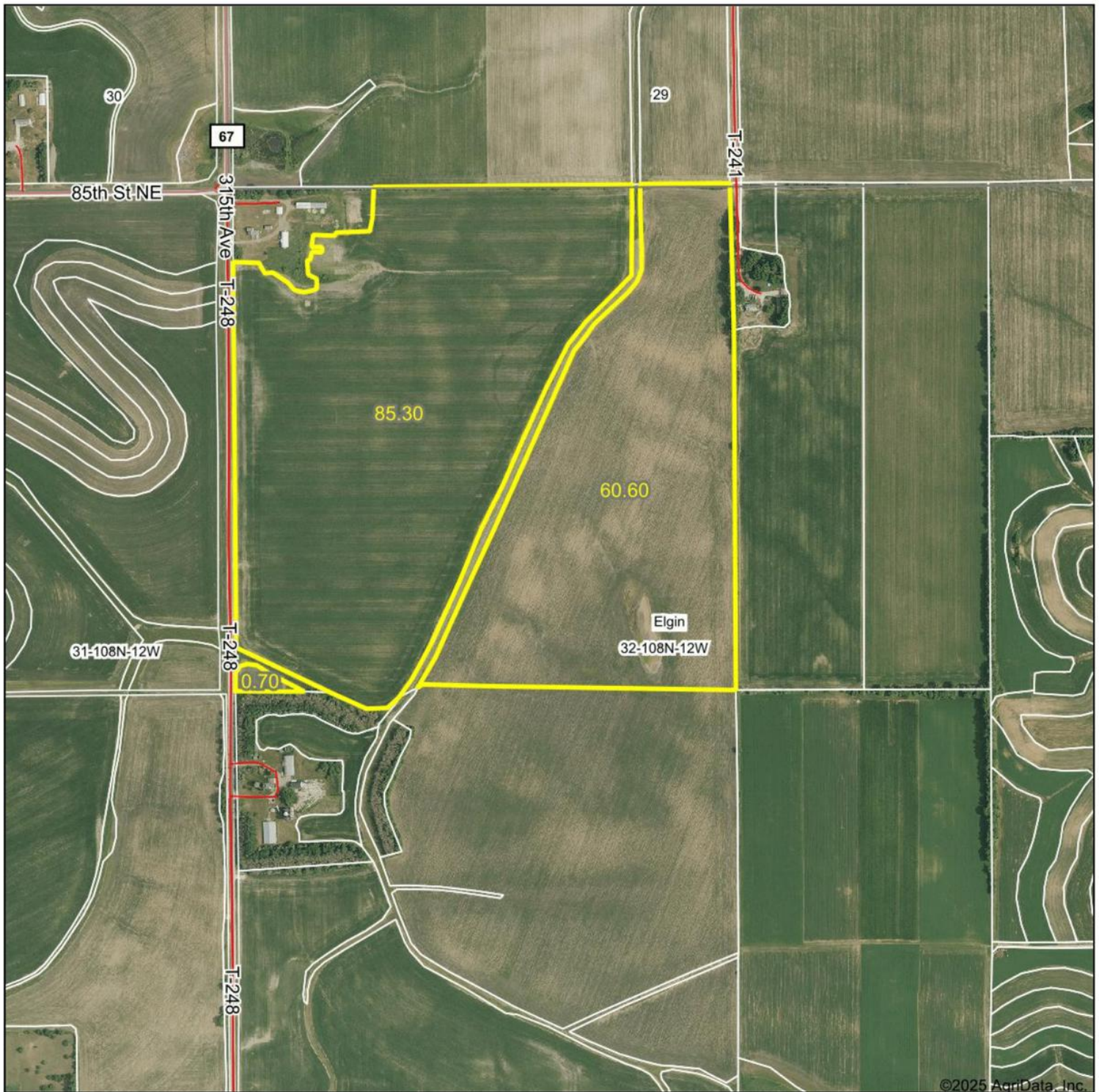


0ft 624ft 1247ft

Classification Code	Type	Acres
R4SBC	Riverine	1.07
PFO1B	Freshwater Forested/Shrub Wetland	0.01
Total Acres		1.08

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

Aerial Map



Boundary Center: 44° 7' 6.63, -92° 17' 39.93

0ft 809ft 1618ft

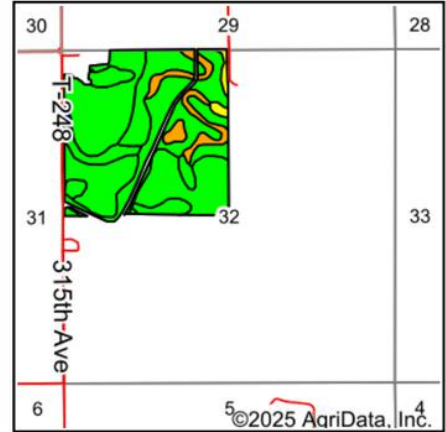
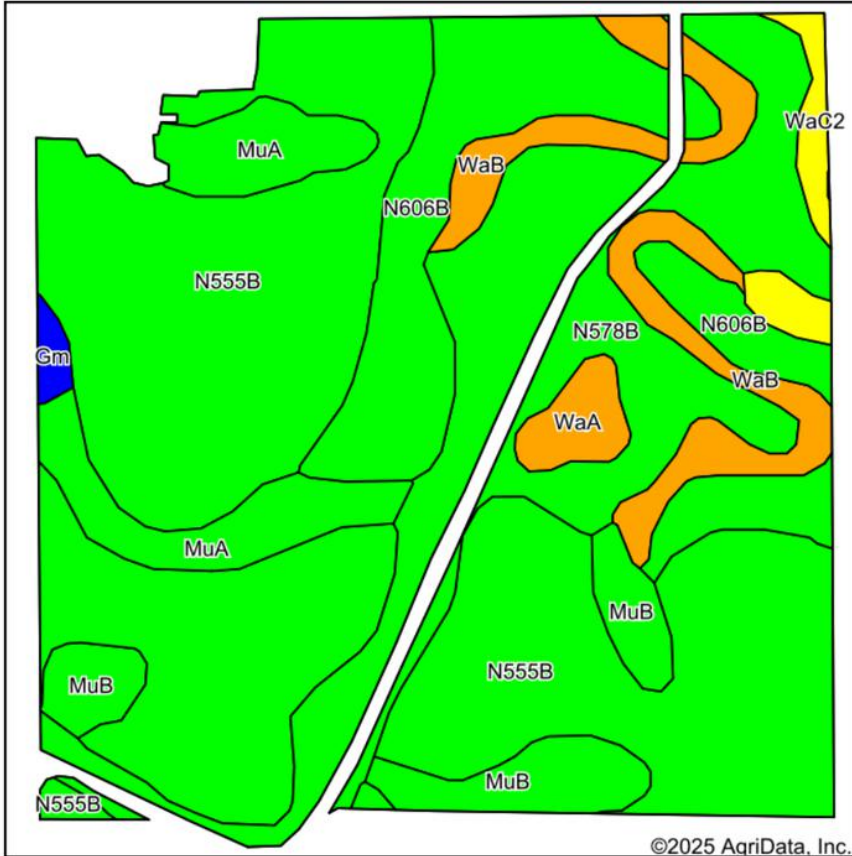
32-108N-12W
Wabasha County
Minnesota



8/14/2025

TRACT 2

Soils Map



State: **Minnesota**
 County: **Wabasha**
 Location: **32-108N-12W**
 Township: **Elgin**
 Acres: **146.6**
 Date: **8/14/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

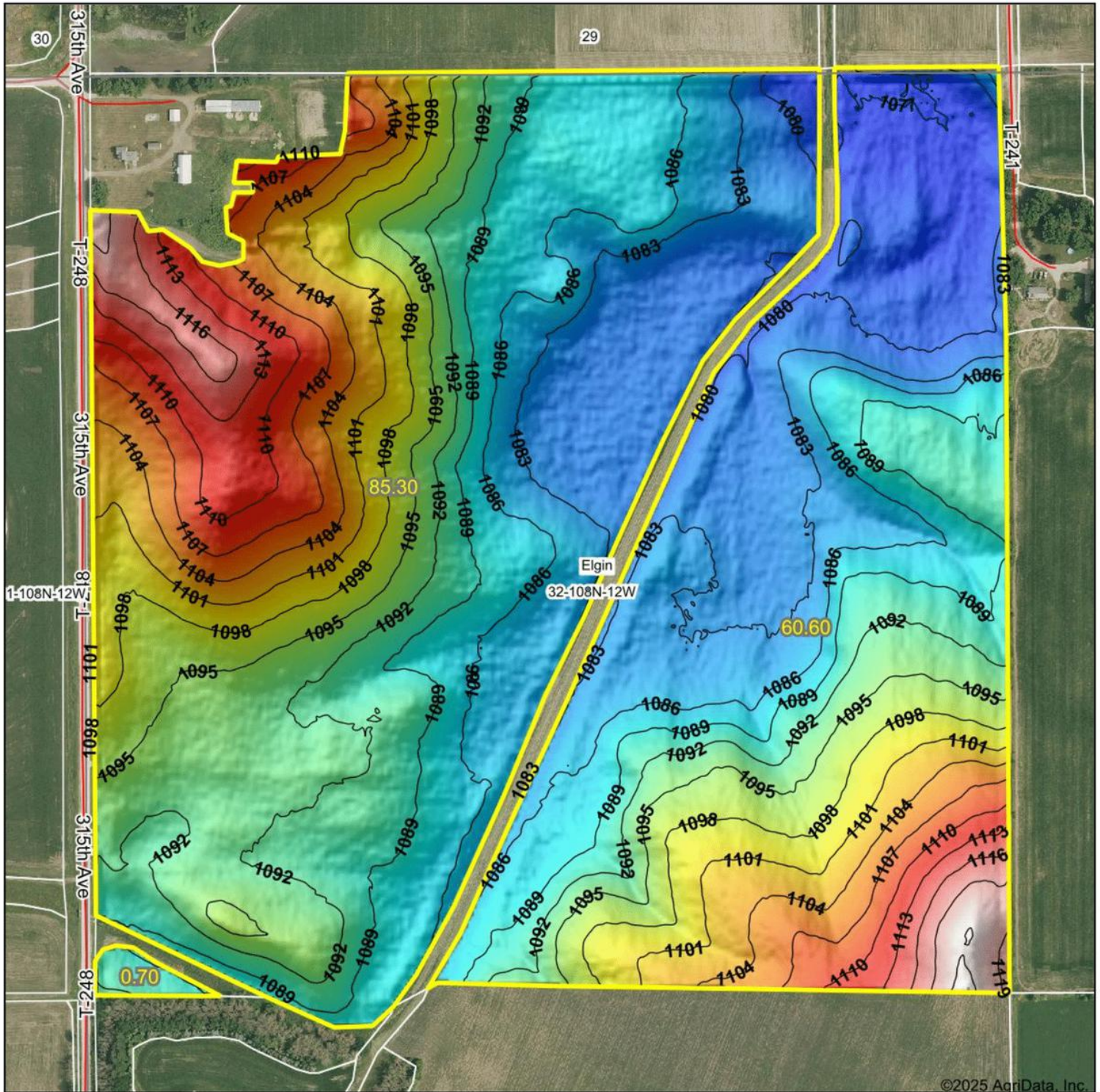
Area Symbol: MN157, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
N555B	Tama-Dinsmore complex, 2 to 6 percent slopes	69.48	47.3%		> 6.5ft.	Well drained	Ile	99	86
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	27.51	18.8%		> 6.5ft.	Well drained	Ile	94	81
N606B	Richwood silt loam, 1 to 6 percent slopes	18.94	12.9%		> 6.5ft.	Well drained	Ile	99	90
WaB	Waukegan silt loam, 2 to 6 percent slopes	9.04	6.2%		> 6.5ft.	Well drained	Ile	75	74
MuA	Muscatine silt loam, 0 to 2 percent slopes	8.92	6.1%		> 6.5ft.	Somewhat poorly drained	Iw	98	83
MuB	Muscatine silt loam, 2 to 6 percent slopes	7.46	5.1%		> 6.5ft.	Somewhat poorly drained	Ile	95	82
WaC2	Waukegan silt loam, 6 to 12 percent slopes, moderately eroded	2.48	1.7%		> 6.5ft.	Well drained	IIle	62	67
WaA	Waukegan silt loam, 0 to 2 percent slopes	2.10	1.4%		> 6.5ft.	Well drained	IIIs	75	79
Gm	Garwin silt loam	0.67	0.5%		> 6.5ft.	Poorly drained	IIw	86	55
Weighted Average							1.96	95.3	*n 83.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

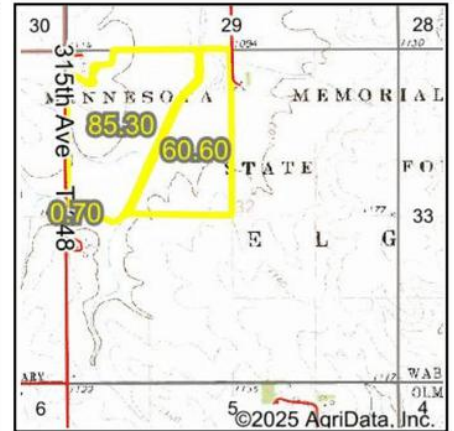
TRACT 2

Topography Hillshade



TRACT 2

Wetlands Map



State: **Minnesota**
 Location: **32-108N-12W**
 County: **Wabasha**
 Township: **Elgin**
 Date: **8/14/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



0ft 688ft 1376ft

Classification Code	Type	Acres
R4SBC	Riverine	1.79
Total Acres		1.79

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

507-259-3047 • 520 S MAIN ST, STEWARTVILLE, MN 55976
HIGHPOINTLANDCOMPANY.COM