



HIGH POINT
LAND COMPANY



13.51
+/- ACRES

FOR SALE

MOWER COUNTY, MINNESOTA

563-202-8861 • 513 W BREMER AVE, WAVERLY, IA
HIGHPOINTLANDCOMPANY.COM



13.51+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$595,000



DESCRIPTION:

High Point Land Company is honored to present this beautiful 13.51 +/- acre acreage located in Mower County, MN, just minutes from Austin. This property features a spacious ranch-style home, excellent outbuildings, land for lifestyle farming and space for horse lovers – a rare blend of remarkable surroundings and refined structures, this is what dream properties are made of.

Outdoors, this acreage is perfectly set up for animals and hobby farming, including 3+/- acres of tillable ground and 4.5+/- acres of pasture ground with a pond. A 90x48 horse barn offers functionality and convenience for equine care, while the charming old-style barn adds character, storage, and potential for a workshop or restoration project. The acreage offers plenty of room to roam, farm, or expand along with privacy, tranquility, and endless possibilities.

The beautiful 1568SF house has been thoughtfully updated with all new windows, bringing in abundant natural light and enhancing energy efficiency. Offering 5 bedrooms and 3 bathrooms, this home provides generous space for family living, hosting guests, or creating dedicated office space and hobby areas. The home is also equipped with a heated 2 stall garage, and a full composite deck that horseshoes around boasting beautiful views to the south side of the property.



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PROPERTY FEATURES:

- Ranch-style home
- Lower level carpet and bath ALLOWANCE
- Rural living at its finest
- Hobby farm potential
- Equestrian barn
- Pond
- Close proximity to Austin

DESCRIPTION CONTINUED:

Step into the newly renovated basement, designed for comfort and modern living. The basement includes 2 newly designed bedrooms, a bathroom, and a spacious living area perfect for a family room, entertainment hosting, or private guest quarters. Last, the entire basement is equipped with in-floor heat throughout, making it warm and inviting year-round.

**Property lines and acres are estimates and subject to survey*

PROPERTY ADDRESS:

24826 560th Ave, Austin, MN 55912

DRIVING DIRECTIONS:

From Austin MN, take I-90 east, take exit 180B, head north on 555th Ave for 2.5 miles, turn right onto 245th St, travel 0.5 miles, turn left onto 560th Ave, property will be on your right hand side.



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AERIAL MAP



Mower-CS-16 Farm

Mower County, Minnesota | 19 103N 17W | 2.07 gross acres

43.714635, -92.928815



Mower-CS-16: McIntire Feed and Grain

Mower County, Minnesota



13.51

Production
acres



1 Parcel



13.51

Gross acres



69.5 Soil rating



Using the camera
on your mobile
device, scan the
above QR code to
view this web page.
Or [click here](#).

SOIL MAP

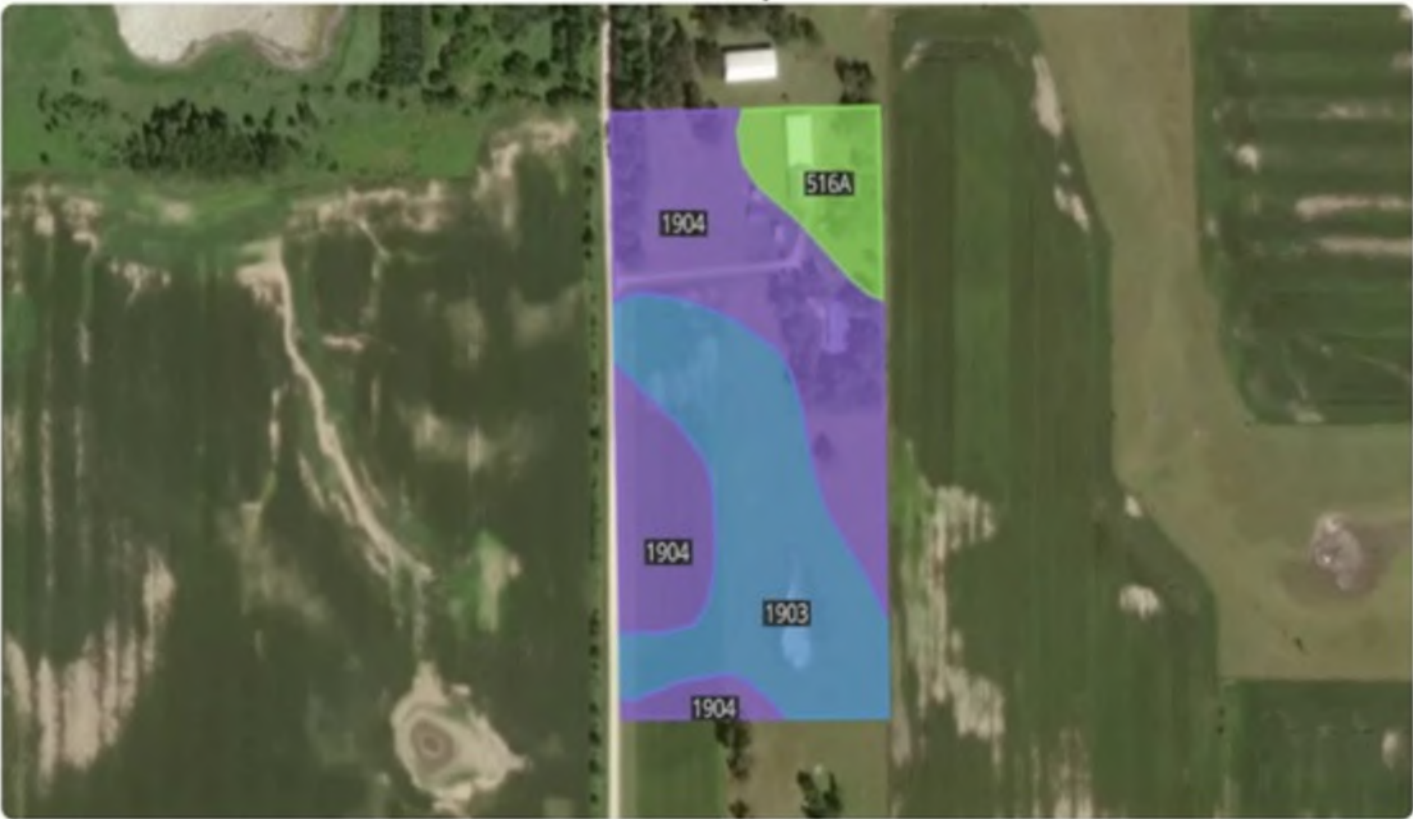


Mower-CS-16 Farm

Mower County, Minnesota | 19 103N 17W | 2.07 gross acres

43.714635, -92.928815

Soil Map



Soil Code	Soil Description	% of Map	Acres	PI
1904	Udolpho silt loam, loamy substratum	49.60%	6.69	70
1903	Udolpho silt loam, loamy substratum, swales	39.20%	5.31	70
516A	Dowagiac loam, 0 to 2 percent slopes	11.10%	1.51	66
Total			13.51	69.5

All data courtesy SSURGO database distributed by the U.S. NRCS.



CODY SCHWEINEFUS

563-202-8861

CODY@HIGHPOINTLANDCOMPANY.COM

Born and raised in Northeast Iowa, Cody grew up with a family of golfers. His countless hours on the golf course paid off when he achieved much success in high school and in college. He graduated from Drake University in 2011. After spending two years in Arizona playing professional golf, Cody decided to come back to Iowa for an opportunity in the AG industry. While working under a grain farmer, Cody developed a passion for farming and land management. Fast forward to today, Cody is happy to be working at High Point Land Company as their Farm Manager. He lives in Decorah with his wife Katie and two boys, Duke and Tripp. When not at work you can often find Cody on his bike, on the golf course, or with his family.

"We sell farms, it's what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client's largest financial transaction of their lives. It's our job to get it done right."



SCAN TO SEE
MY LISTINGS



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