



HIGH POINT
LAND COMPANY



FOR SALE

MOWER COUNTY, MINNESOTA



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



16.8+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$674,900



DESCRIPTION:

High Point Land Company is honored to present this beautiful 16.8 +/- acre acreage located in Mower County, MN, just minutes from Austin. This property features a spacious ranch-style home, excellent outbuildings, land for hobby farming or horse lovers, and a timber oasis for the avid hunter. This property is offered as a whole or can be bought in two separate tracts.

Tract 1: 6.9+/- Acres List Price: \$595,000

Within the 6.9+/- acres lies a beautiful updated 3100 SF ranch-style house. The 3100 SF (main level + lower level) living areas have been thoughtfully updated both upstairs and downstairs 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. 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.

Outdoors, the acreage is well set up for animals and rural living. 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 also offers plenty of room to roam, garden, or expand along with privacy, tranquility, and endless possibilities.

Property lines and acres are estimates and subject to survey



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PROPERTY FEATURES:

- Rural living at its finest
- Ranch-style home
- Hobby farm potential
- Equestrian barn
- Hunting oasis
- Wolf Creek
- Close proximity to Austin

DESCRIPTION CONTINUED:

TRACT 2 - 9.9+/- ACRES **LIST PRICE: \$79,900**

To the north of the property lies 9.9+/- acres of timber and grassland, a natural haven perfectly situated along Wolf Creek. This scenic stretch of land offers a blend of mature trees, open cover, and creek-side habitat, creating the ideal environment for abundant deer and turkey. A true small hunting oasis, the area provides excellent stand locations, natural travel corridors, and peaceful seclusion.

With ample food plot potential, this acreage is ready to be tailored to your hunting style - whether you're looking to enhance wildlife attraction or establish a long-term management plan. It's the perfect escape for the avid hunter, offering year-round outdoor enjoyment right in your own backyard.

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.



TRACT 1
6.9+/- ACRES • MOWER COUNTY, MN
LISTING PRICE: \$595,000





TRACT 2
9.9+/- ACRES • MOWER COUNTY, MN
LISTING PRICE: \$79,900



TRACT 1 AERIAL MAP



McIntire Feed & Grain Inc Farm

Mower County, Minnesota | 19 103N 17W | 10.83 gross acres

9 43.716453, -92.928064

Aerial Map



© Mapbox, © OpenStreetMap © mapbox

TRACT 2 AERIAL MAP



McIntire Feed & Grain Inc Farm

Mower County, Minnesota | 19 103N 17W | 10.83 gross acres

43.716453, -92.928064

Aerial Map



© Mapbox, © OpenStreetMap © mapbox

SOILS MAP



McIntire Feed & Grain Inc Farm

Mower County, Minnesota | 19 103N 17W | 10.83 gross acres

43.716453, -92.928064

Soil Map



Soil Code	Soil Description	% of Map	Acres	PI
517	Shandep clay loam	36.79%	6.18	78
1904	Udolpho silt loam, loamy substratum	23.10%	3.88	70
88	Clyde silty clay loam, 0 to 3 percent slopes	17.44%	2.93	86
516A	Dowagiac loam, 0 to 2 percent slopes	12.21%	2.05	66
1903	Udolpho silt loam, loamy substratum, swales	8.45%	1.42	70
1841	Hayfield loam, loamy substratum	2.02%	0.34	79
Total			16.8	75.4

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

WETLAND MAP

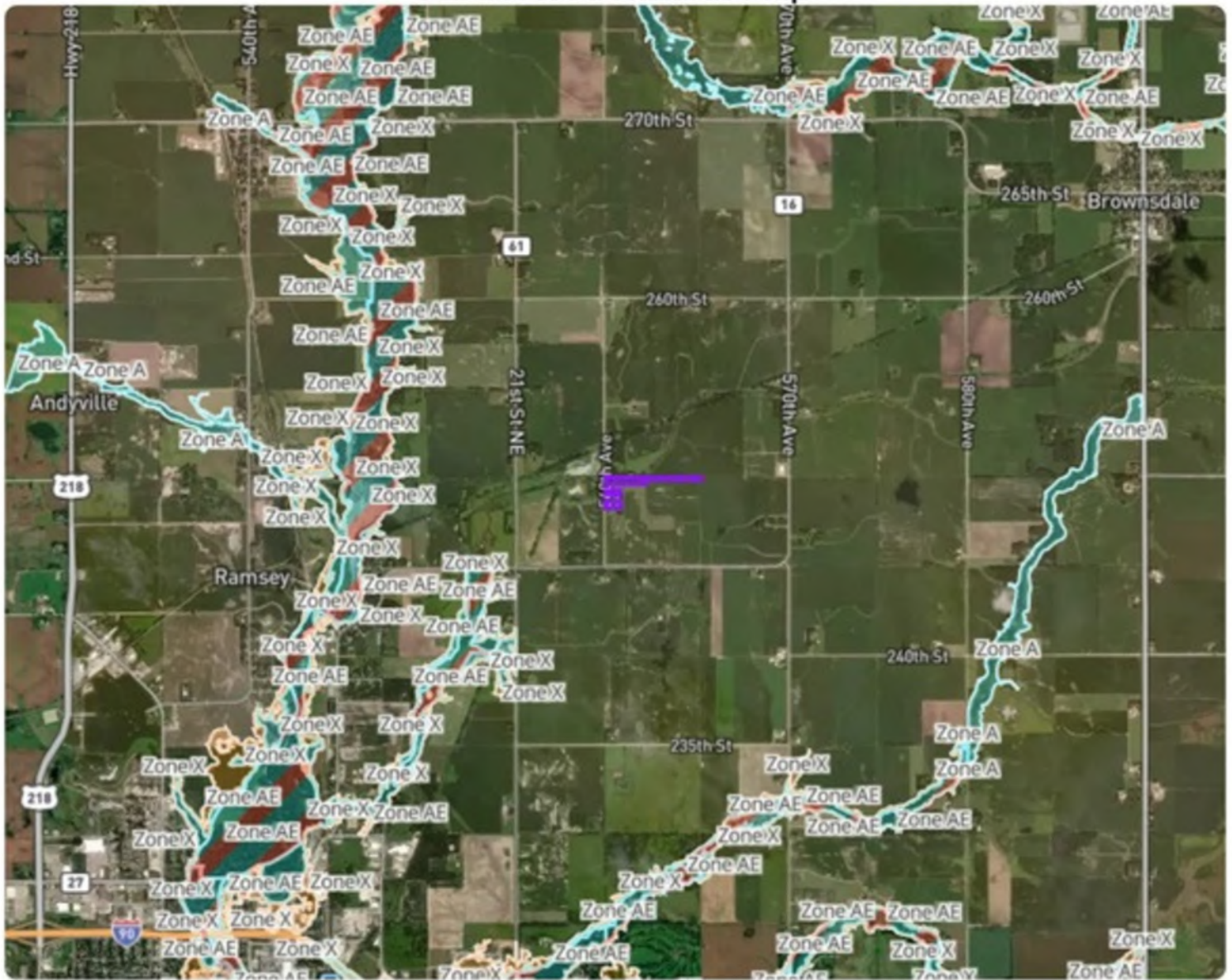


McIntire Feed & Grain Inc Farm

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FEMA Flood Hazards Map



© Mapbox, © OpenStreetMap © mapbox



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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