



HIGH POINT
LAND COMPANY



FOR SALE

WASECA COUNTY, MN



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



22.6+/- ACRES • WASECA COUNTY, MN

LISTING PRICE: \$349,000



DESCRIPTION:

High Point Land Company is pleased to present this 22.65± acre pristine building site located in Blooming Grove Township, Waseca County. Perfectly positioned between Waseca, Waterville, Morristown, and Owatonna, this exceptional property offers the ideal blend of highly productive cropland and scenic wooded area, a true gem in the heart of some of Minnesota's best farmland.

The parcel boasts a strong CPI of 95.1 across approximately 15.5± tillable acres, complemented by excellent access with paved roads on both the south and east sides. The western edge features mature tree coverage, offering privacy and natural beauty, an ideal setting for your dream home.

Whether you're looking to build your forever home with country views or seeking a high-quality investment property, this tract provides both lifestyle and financial benefits. Enjoy the peace and privacy of rural living while the tillable acres generate income to help offset your investment.

This property also presents a great 1031 exchange opportunity, combining strong agricultural performance with the potential for residential development—an increasingly rare find in Southern Minnesota. Don't miss your chance to own this remarkable parcel located conveniently off a paved road.



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PROPERTY FEATURES:

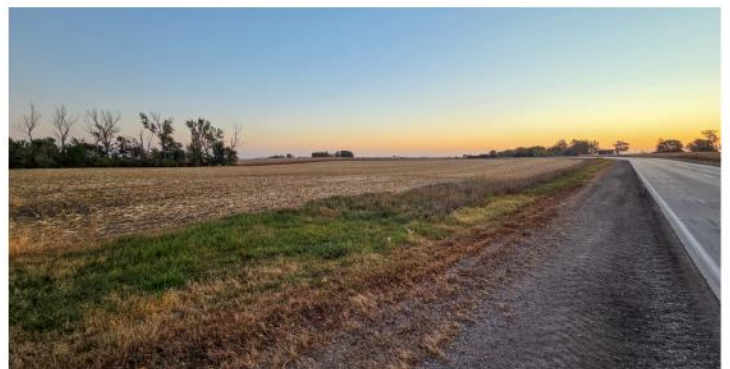
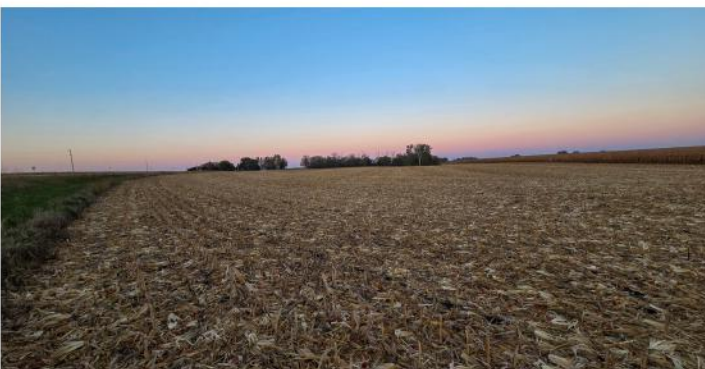
- Highly productive cropland with an impressive 95.1 CPI
- Excellent access – paved roads on two sides
- Scenic building site with mature trees and stunning views
- Ideal combination of income-producing acres and buildable land
- Great candidate for a 1031 exchange or long-term investment

PROPERTY ADDRESS:

TBD 160TH ST, Waseca, MN 56093

DRIVING DIRECTIONS:

From Waseca go North on Hwy 13 for 10 miles, turn right (east) on 430th Ave for 3 miles and property is on the left (north) side. From Owatonna, go north on I-35 for 7 miles and take the Medford exit to the frontage road north (west side of I-35 and follow for .5 miles to 430th Ave then go left (west) for 9.5 miles and the property is on the right (north) side.





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AERIAL MAP

Aerial Map



Boundary Center: 44° 10' 57.5, -93° 27' 4.11

0ft 812ft 1624ft

3-108N-22W
Waseca County
Minnesota

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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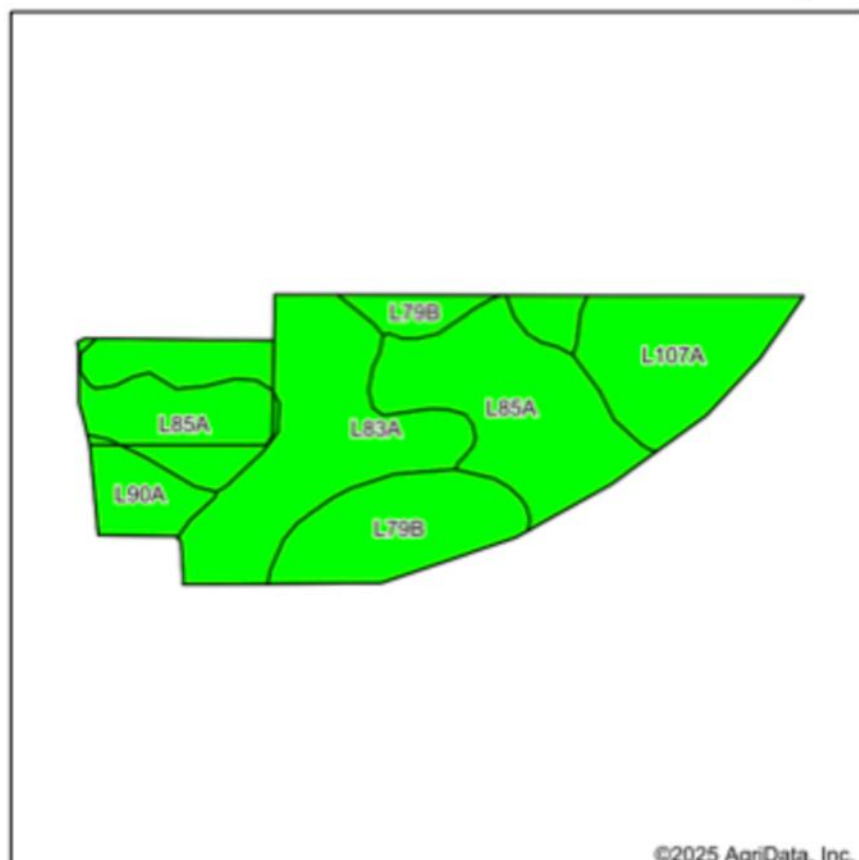


10/9/2025

Field borders provided by Farm Service Agency as of 5/21/2009.

SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Waseca**
Location: **3-108N-22W**
Township: **Blooming Grove**
Acres: **15.5**
Date: **10/9/2025**



Area Symbol: MN161, Soil Area Version: 19

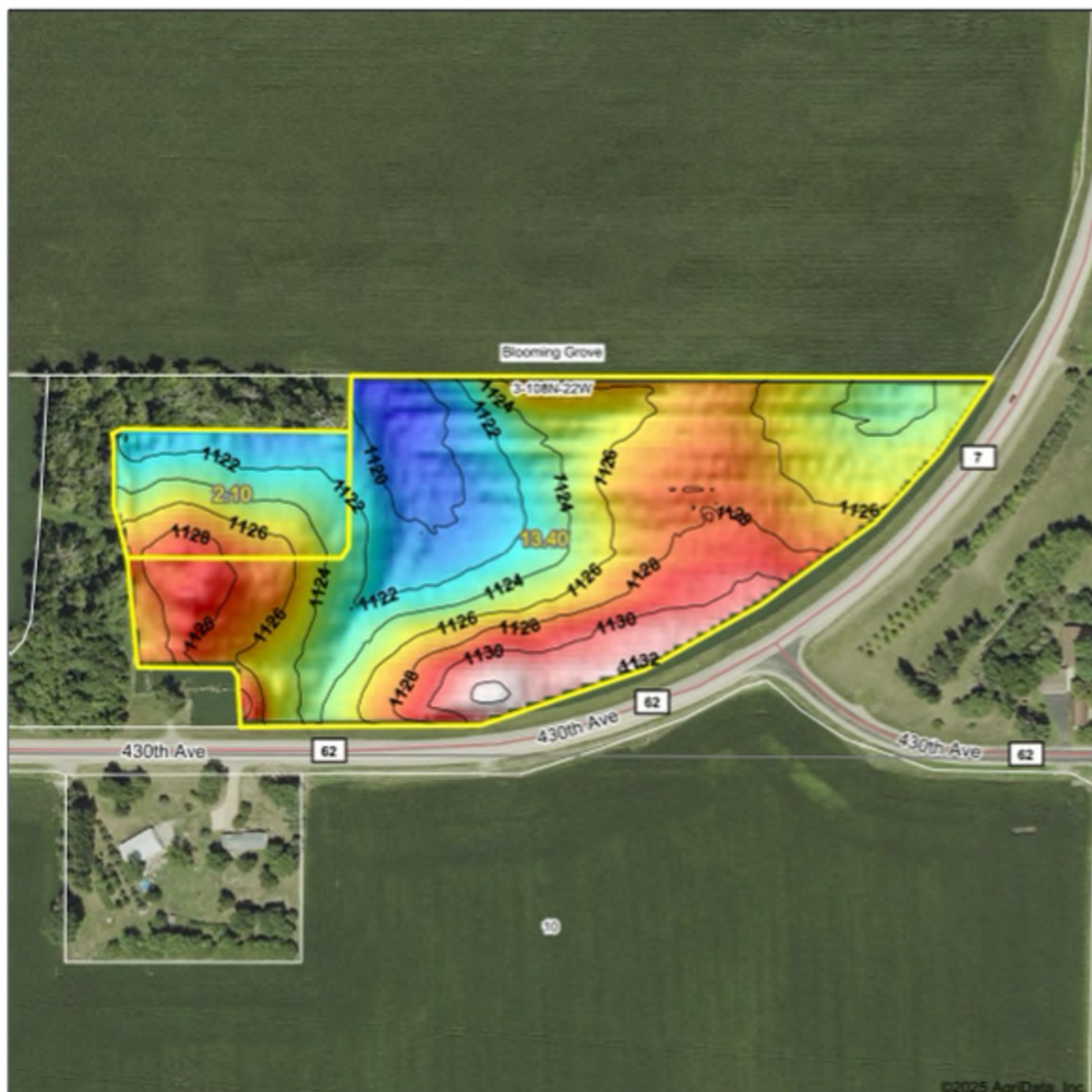
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	4.89	31.6%		> 6.5ft.	Poorly drained	llw	93	83
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.89	31.5%		> 6.5ft.	Somewhat poorly drained	lw	99	81
L79B	Clarion loam, 2 to 6 percent slopes	2.55	16.5%		> 6.5ft.	Moderately well drained	lle	95	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.33	15.0%		> 6.5ft.	Poorly drained	llw	91	81
L90A	Le Sueur loam, 1 to 3 percent slopes	0.84	5.4%		> 6.5ft.	Somewhat poorly drained	lw	97	90
Weighted Average							1.63	95.1	*n 82.4

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

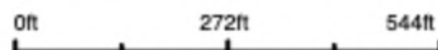
*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,118.4
Max: 1,132.3
Range: 13.9
Average: 1,125.2
Standard Deviation: 3.08 ft



3-108N-22W
Waseca County
Minnesota

Boundary Center: 44° 10' 57.51, -93° 27' 2.57

Maps Provided By:



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

WETLANDS MAP

Wetlands Map



State: **Minnesota**
 Location: **3-108N-22W**
 County: **Waseca**
 Township: **Blooming Grove**
 Date: **10/9/2025**

Maps Provided By:

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0ft 439ft 879ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.11
Total Acres		0.11

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



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