



**HIGH POINT
LAND COMPANY**



FOR SALE

MOWER COUNTY, MN



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



38+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$749,000



DESCRIPTION:

High Point Land Company is pleased to offer this 38+/- acres of Mower County farmland located in section 14 Austin Township just 2 miles South 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 86.3 on 36.5 +/- tillable acres. The farm is pattern tilled, productive and has excellent access off a paved road on the east side.

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.



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PROPERTY FEATURES:

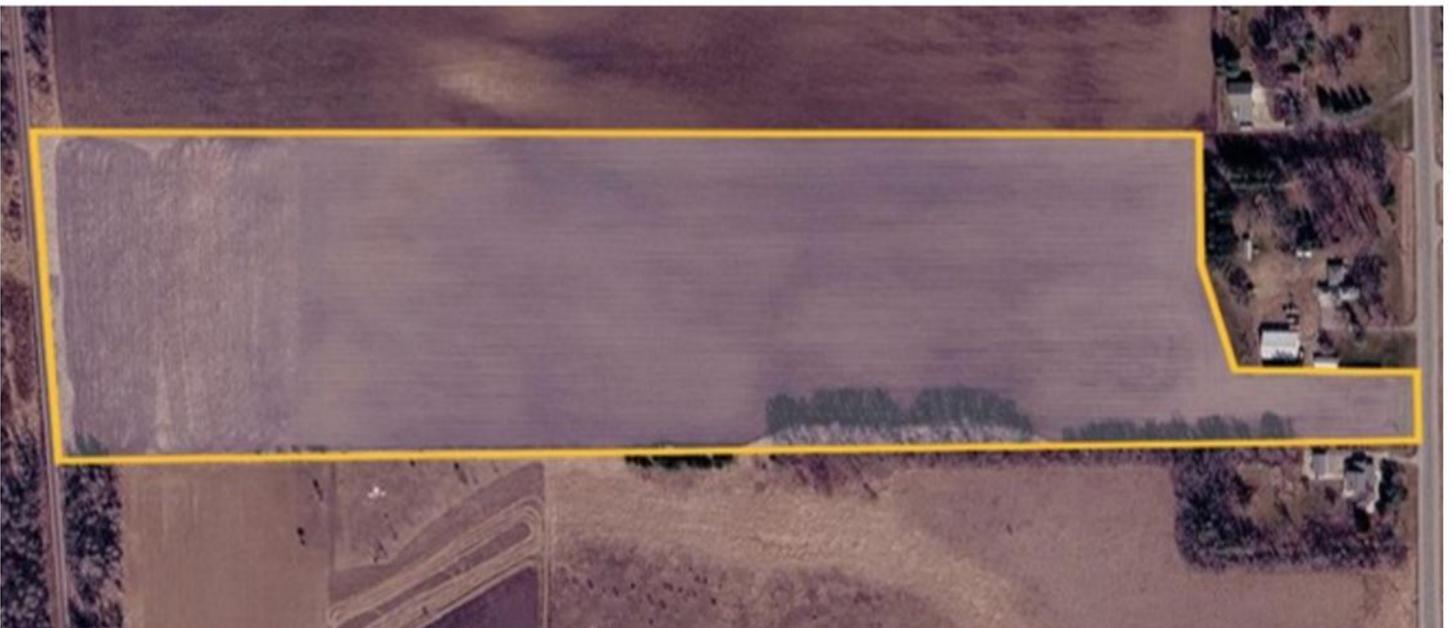
- Productive land with a great 86.3 CPI
- Great access off a paved road (Hwy 218S)
- Flat back and square, conducive to the largest of growers
- Close proximity to local grain markets - 10 miles to Absolute Energy (Lyle, MN)

PROPERTY ADDRESS:

TBD Hwy 218, Austin, MN 55912 - East of 2510 17th St. (Hwy 218)

DRIVING DIRECTIONS:

From I90 in Austin go south on Hwy 218 for 2 miles and farm is on the right (east) side.



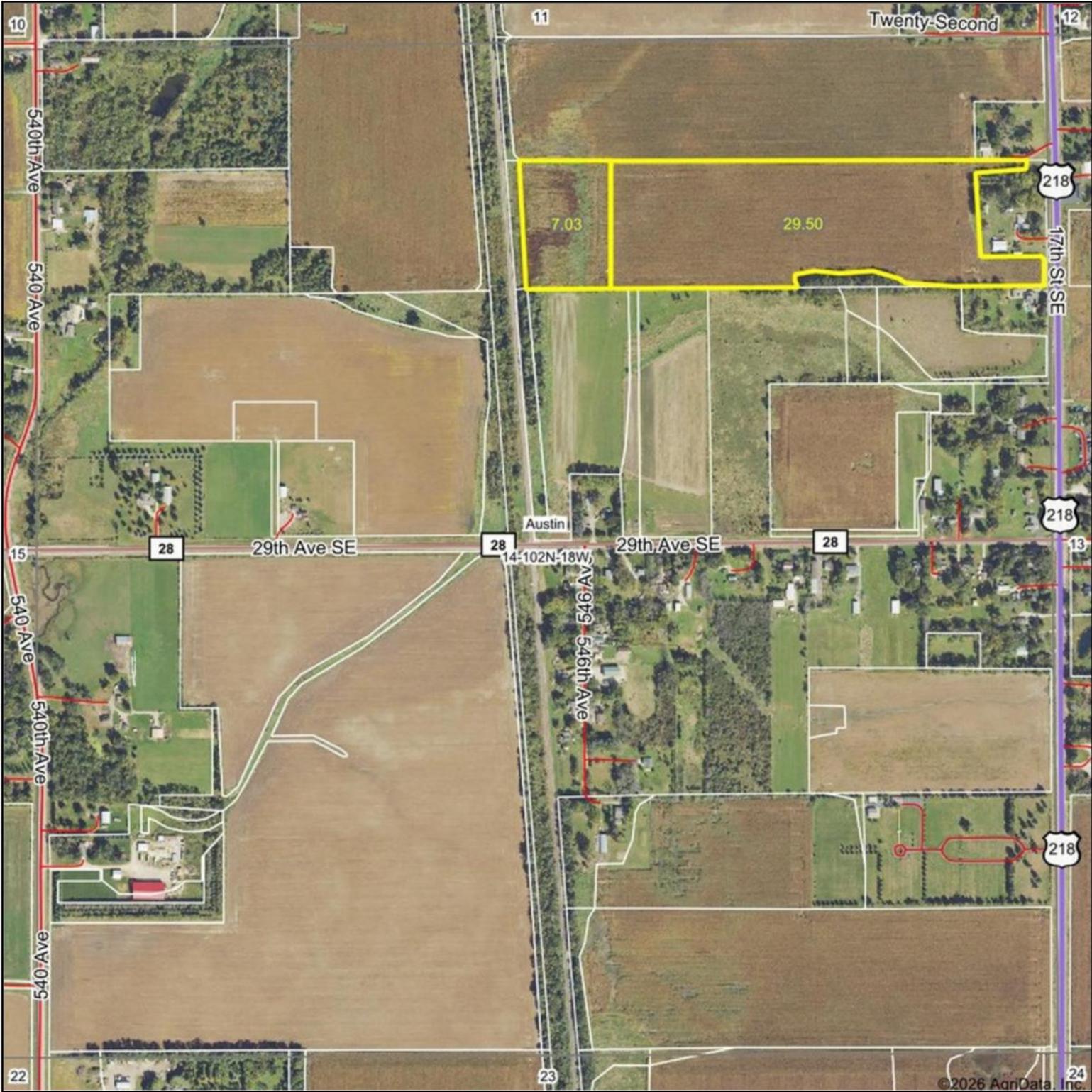


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Aerial Map



Boundary Center: 43° 38' 32.18, -92° 57' 17.83



14-102N-18W
Mower County
Minnesota

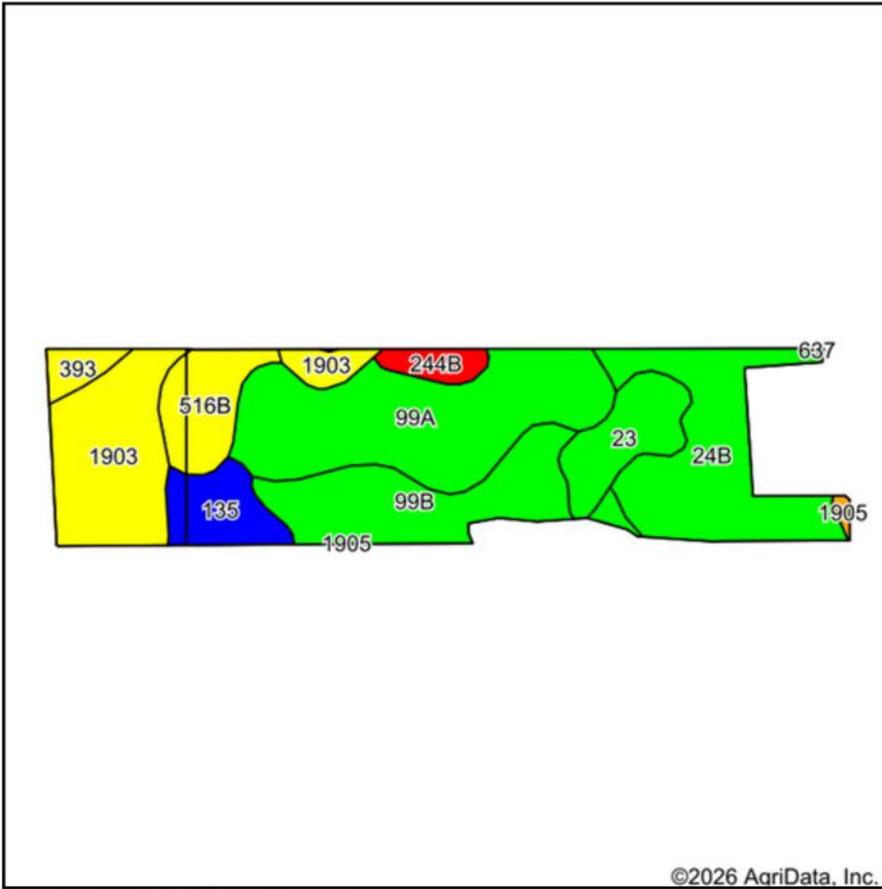


2/6/2026

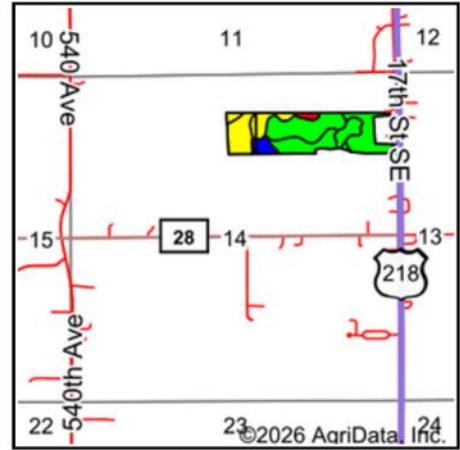


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Mower**
 Location: **14-102N-18W**
 Township: **Austin**
 Acres: **36.53**
 Date: **2/6/2026**



Area Symbol: MN099, Soil Area Version: 21

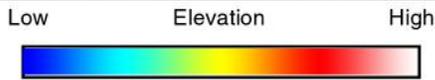
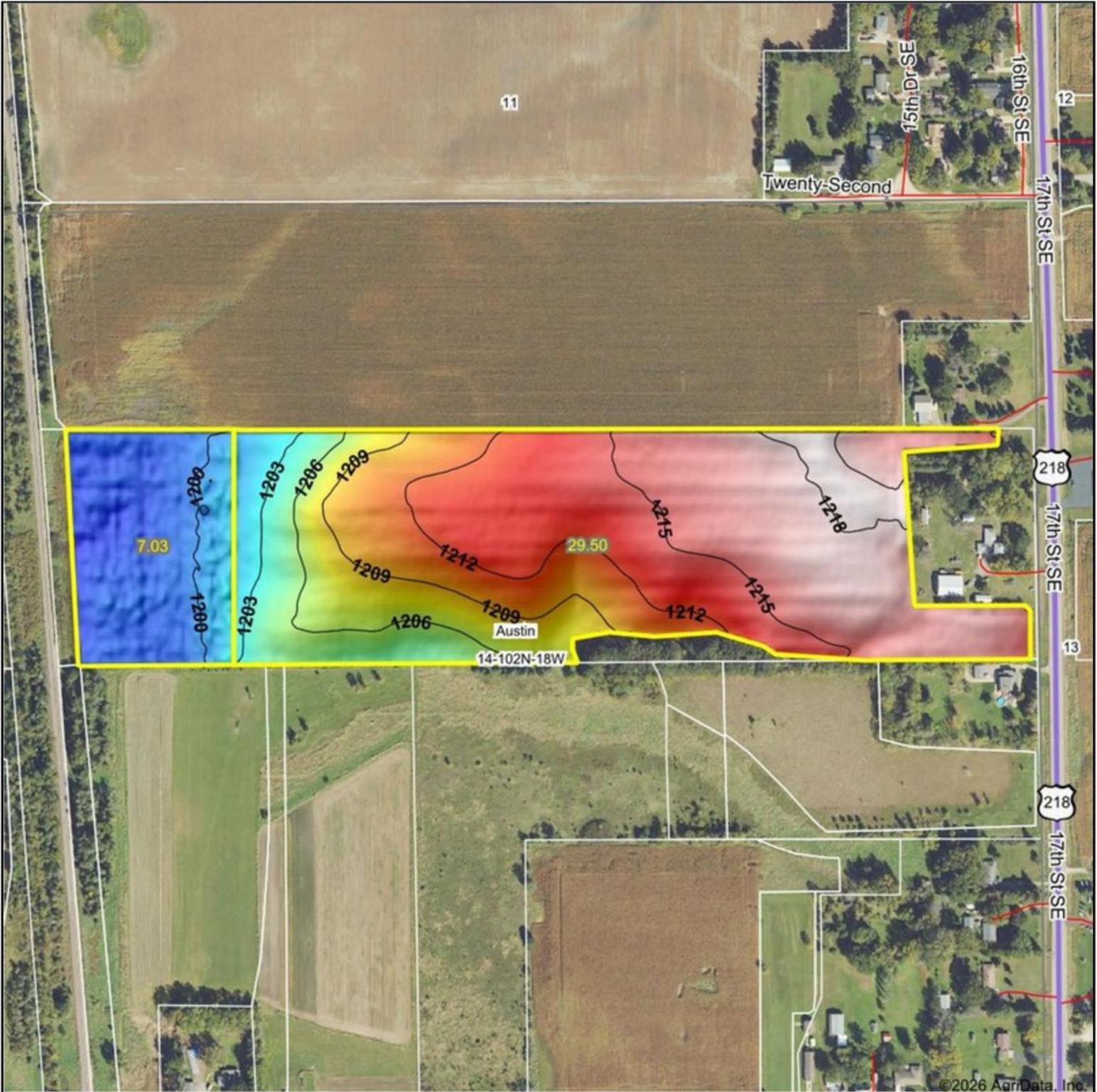
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	NonIrr Class *c	Productivity Index	*n NCCPI Overall
99A	Racine silt loam, 0 to 2 percent slopes	9.51	26.0%	Green	> 6.5ft.	Well drained	Is	98	73
24B	Kasson silt loam, 1 to 4 percent slopes	6.65	18.2%	Green	> 6.5ft.	Moderately well drained	Ile	95	79
1903	Udolpho silt loam, loamy substratum, swales Racine loam, 2 to 5 percent slopes	5.98	16.4%	Yellow	> 6.5ft.	Poorly drained	Illw	70	75
99B	Skyberg silt loam, 0 to 3 percent slopes	5.62	15.4%	Green	> 6.5ft.	Well drained	Ile	91	66
23	Dowagiac loam, 2 to 6 percent slopes	2.56	7.0%	Green	> 6.5ft.	Somewhat poorly drained	Iw	95	82
516B	Donnan silt loam	2.47	6.8%	Yellow	> 6.5ft.	Well drained	Ile	64	68
135		2.07	5.7%	Blue	> 6.5ft.	Somewhat poorly drained	Ilw	84	72
244B	Lilah sandy loam, 2 to 6 percent slopes	0.82	2.2%	Red	> 6.5ft.	Excessively drained	IVs	43	53
393	Udolpho silt loam	0.71	1.9%	Yellow	> 6.5ft.	Poorly drained	Ilw	70	76
1905	Brownsdale silt loam	0.14	0.4%	Orange	> 6.5ft.	Poorly drained	Illw	77	88
Weighted Average							1.88	86.6	*n 73.2

*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: SRTM 3 meter dem 3 Min:
Interval: 1.0 Max: 1,218.6



Range: 21.4
Average: 1,209.6
Standard Deviation: 6.59 ft



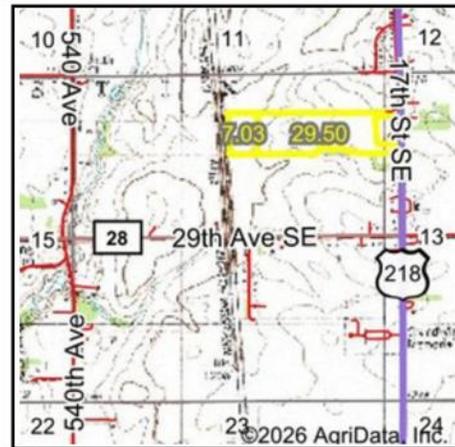
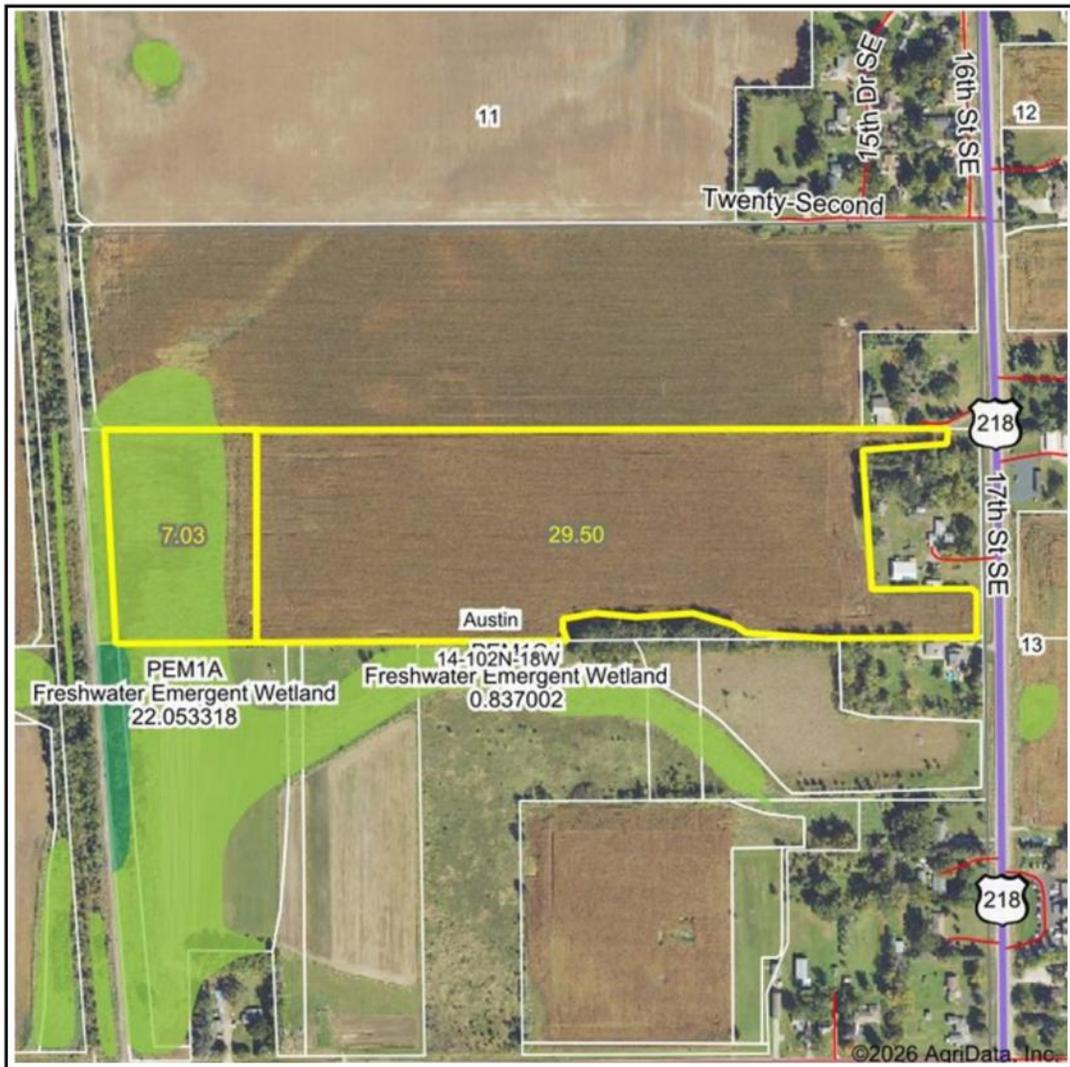
14-102N-18W
Mower County
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Boundary Center: 43° 38' 32.18, -92° 57' 17.83



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

Wetlands Map



State: **Minnesota**
 Location: **14-102N-18W**
 County: **Mower** Township:
Austin
 Date: **2/6/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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0ft 685ft 1370ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	5.53
	Total Acres	5.53

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



TROY STAFFORD

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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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POINT**
LAND COMPANY