



**HIGH POINT  
LAND COMPANY**



**FOR SALE**

**MOWER COUNTY, MN**



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



## 10.8+/- ACRES • MOWER COUNTY, MN

LISTING PRICE: \$649,000



### DESCRIPTION:

Opportunity waits with this versatile rural bin site of 10.8+/- acres located at 77653 State Hwy 16 near Spring Valley. Set in the scenic countryside of southeast Minnesota, this property offers the ideal combination of country living and functional agricultural infrastructure. The charming farmhouse features 4 bedrooms, 3 bathroom, and over 2,500 finished square feet, offering spacious living areas and plenty of character with room to update and make it your own.

In addition to the home, the property is well-equipped with multiple outbuildings and grain storage, making it an excellent option for a hobby farm, farming operation, or rural business venture. The existing farm buildings provide ample space for equipment storage, workshops, livestock, or additional utility uses, while the grain bins add valuable on-site storage capacity for crop production or rental income potential.

The surrounding acreage provides open space and a beautiful rural setting with room for recreation, gardening, or expanding agricultural use. Convenient State Highway 16 frontage offers excellent year-round access while maintaining the privacy and quiet of country living.

Whether you're looking for a country home with farm infrastructure, a hobby farm setup, or a rural investment property, this acreage provides the flexibility and space to bring your vision to life.



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## PROPERTY FEATURES:

- Roughly 197,000 bushels of dry storage with a 24'\*24' scale house and drive over semi scale
- Grain legs, dryer and 3 holding bins
- Several outbuildings including a 28'\*30' shed, 16'\*126' pole shed, 40'\* 40 workshop - heated with concrete floors
- Charming 4-bedroom country home with over 2,500 finished sq ft
- Highway #16 frontage with convenient access ideal for the hobby farmer and larger growers
- Centrally and conveniently located just minutes from Spring Valley, Stewartville and Grand Meadow in scenic southeast Minnesota

## DESCRIPTION CONTINUED:

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.

Total acreage is subject to minor changes, as a formal survey will be conducted upon execution of mutually acceptable terms.

## PROPERTY ADDRESS:

77653 State Hwy 16, Spring Valley, MN 55975

## DRIVING DIRECTIONS:

From Stewartville, go south on US 63 for 10 miles and turn right (west) on US 16 for 1 mile and property is on left (south). From Grand Meadow, go east on US 16 for 4 miles and farm is on the right (south).



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# 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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