



**HIGH POINT
LAND COMPANY**



FOR SALE

FILLMORE COUNTY, MN



507-652-9201 • 520 S MAIN ST, STEWARTVILLE, MN
HIGHPOINTLANDCOMPANY.COM



6.5+/- ACRES • FILLMORE COUNTY, MN

LISTING PRICE: \$99,000



DESCRIPTION:

An exceptional building acreage is now available in the heart of the scenic Root River Valley in Fillmore County, Minnesota. Situated just east of Whalan and nestled between Lanesboro and Rushford, this beautiful property offers the perfect location to build your dream home, create a peaceful weekend retreat, or enjoy a private camping getaway with friends and family.

Located near the Root River and the Root River State Trail, outdoor enthusiasts will appreciate easy access to paddling, fishing, biking, or simply relaxing in nature. Local favorites like the Aroma Pie Shoppe in Whalan and Tiger Trail Lefse Chip in Peterson are just a short drive or bike ride away, offering a taste of small-town charm.

Conveniently positioned along State Highway 16, the property is only 8 minutes from Lanesboro, 16 minutes from Rushford, 50 minutes to La Crosse, and 57 minutes to Rochester.

Six acres of the land are currently enrolled in the CRP program at \$177 per acre, with five years remaining on the contract providing both income and excellent wildlife habitat.

If you're seeking a peaceful, income-generating building site or a scenic weekend escape, this unique opportunity deserves a closer look.



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PROPERTY FEATURES:

- Buildable
- Close to Root River
- CRP Income
- Located off Black top
- Trails
- Perfect spot to camp and relax

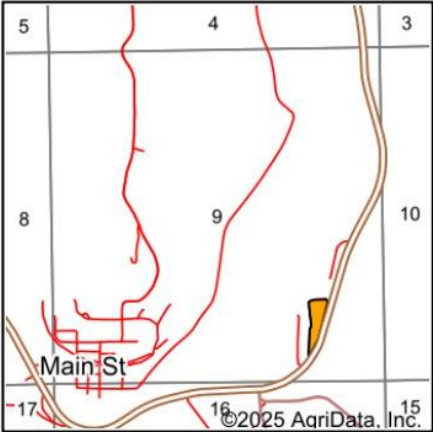
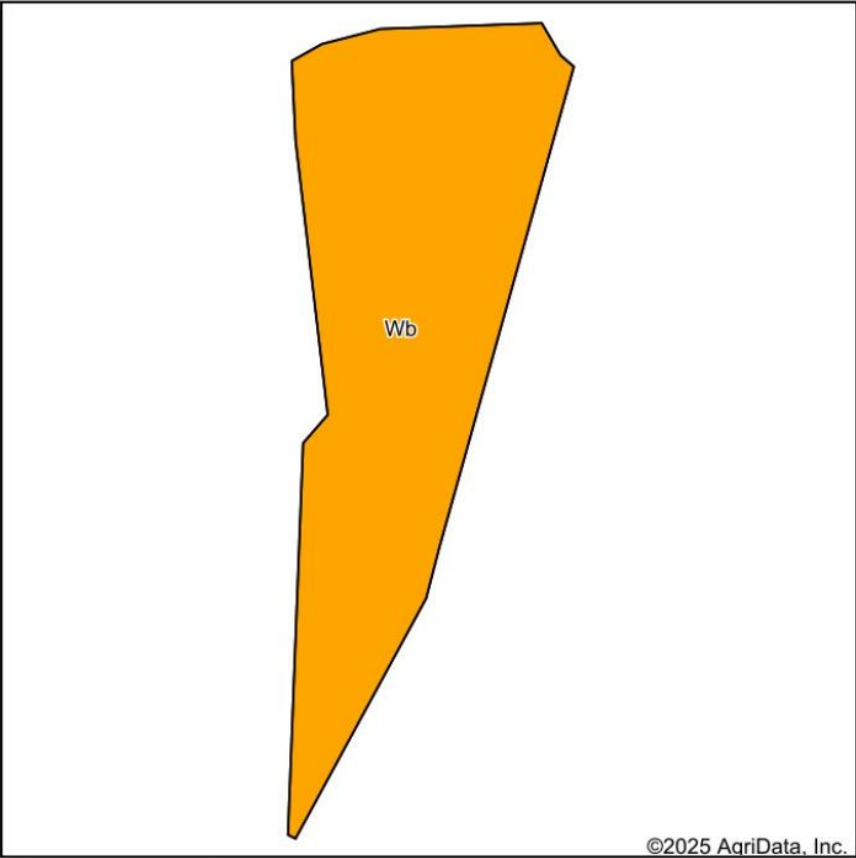
PROPERTY ADDRESS:

TBD State Highway 16 Lanesboro, MN 55949

DRIVING DIRECTIONS:

Head East out of Lanesboro on State Highway 16 for 5.5 miles and property will be on the left

Soils Map



State: **Minnesota**
County: **Fillmore**
Location: **9-103N-9W**
Township: **Holt**
Acres: **3.52**
Date: **7/21/2025**

Maps Provided By:

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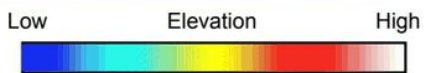
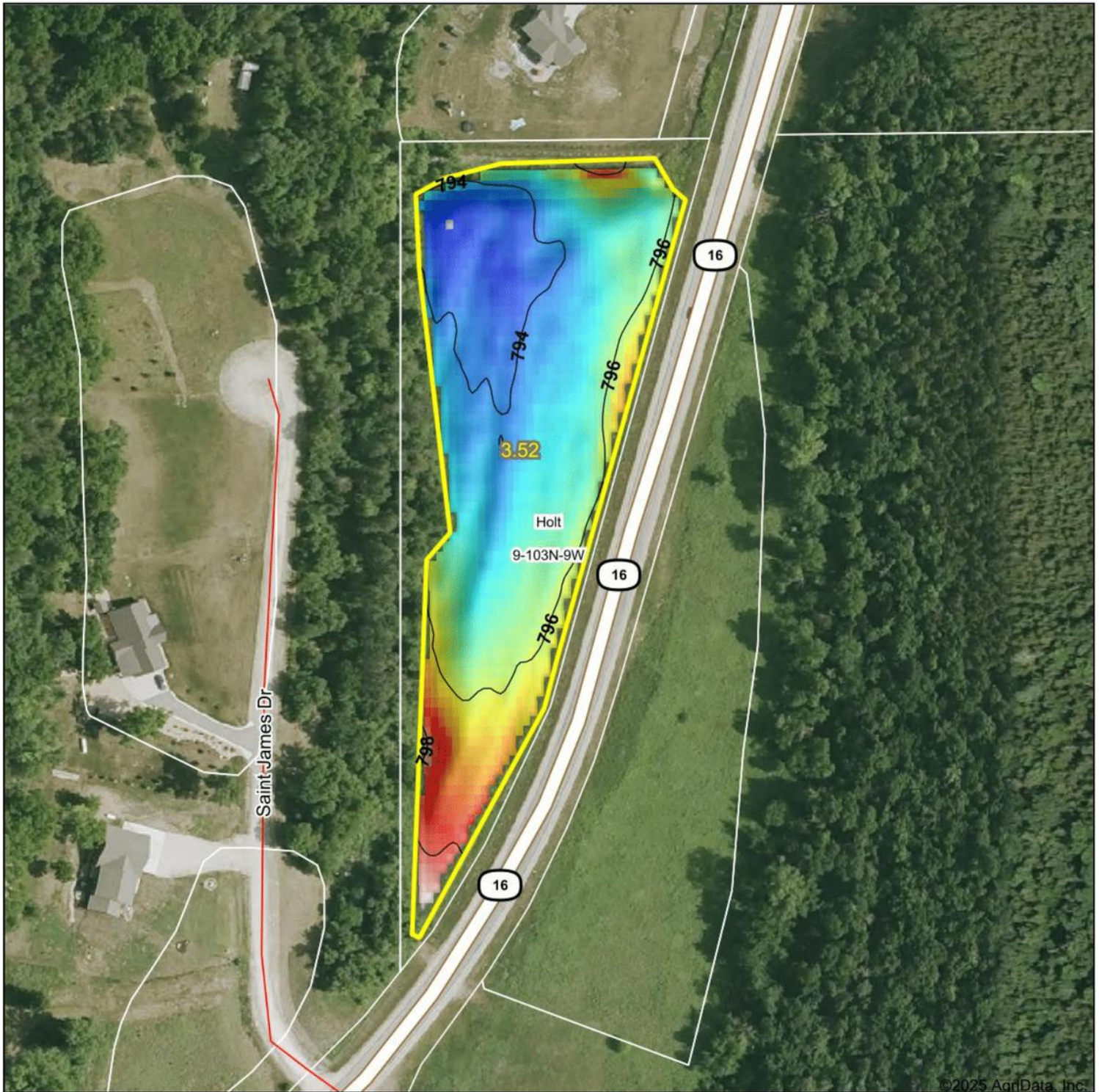


Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 20									
Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
Wb	Waukegan silt loam, 2 to 6 percent slopes	3.52	100.0%		> 6.5ft.	Well drained	Ile	75	85
Weighted Average							2.00	75	*n 85

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



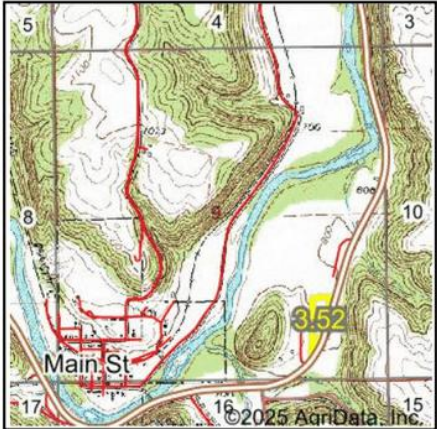
Source: USGS 3 meter dem
Interval(ft): 2
Min: 793.3
Max: 799.0
Range: 5.7
Average: 795.0
Standard Deviation: 1.08 ft



9-103N-9W
Fillmore County
Minnesota

Boundary Center: 43° 44' 1.81, -91° 54' 50.14

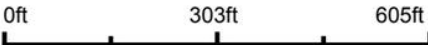
Wetlands Map



State: **Minnesota**
Location: **9-103N-9W**
County: **Fillmore**
Township: **Holt**
Date: **7/21/2025**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
	Total Acres	0.00

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



JAKE MESTAD

507-652-9201

JAKE@HIGHPOINTLANDCOMPANY.COM

Jake was born and raised in Elgin, MN and has spent his life hunting and fishing across SE Minnesota and beyond. After graduating from RCTC with his degree in Building Utilities Mechanics, Jake became a licensed plumber and HVAC tech. This career gave him extensive experience working on commercial and residential properties and allowed him to build many relationships with property owners across SE Minnesota.

Jake and his wife have flipped multiple properties and have a passion for real estate investing along with a passion for hunting land. These passions led him to joining the High Point team to help others build generational wealth through real estate.

"Jake's friendly and passionate demeanor makes him incredible easy to work with. He's knowledgeable in the real estate market and has a hungry passion for learning/educating himself in all facets of the real estate market."

-Ryan G



"Jake is a great guy who grew up in the heart of southeastern Minnesota and is committed to helping you find your dream property. My family has used High Point Land company in the past and will continue to use them in the future because of their unmatched work ethic and determination to make sure all of your needs as a buyer or seller are met. Be sure to give Jake and High Point Land company a call for all your land needs."

-Tyler H



SCAN TO SEE
MY LISTINGS



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