

LAND

FOR SALE

Mower County, MN

35.25
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:
40667435

520 S Main St,
Stewartville, MN 55976

TROY STAFFORD
507-259-3047

Troy@HighPointLandCompany.com



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

35.25+/- Acres • Mower County, MN

Listing Price: \$99,000

DESCRIPTION

Don't miss your chance to own your very own slice of heaven only minutes from Downton Austin, Minnesota. This scenic property, with excellent cover, makes for a hunter's paradise. With a strong CPI of 89.1, this could be converted back into farmland production, CRP, food plots, or a mixed-use property with a combination thereof. Property was in a CRP until September 30, 2021 with 31.2 certified cropland acres and could easily be enrolled going forward if buyer desires.

This is a great chance to get a nice hunting spot with the potential for income producing revenue to pay for it. For more information or showings, please contact land agent, Troy Stafford, 507-259-3047 OR Troy@highpointlandcompany.com

Property Address:

TBD 250th Street, Austin, MN 55912

Property Features:

- Excellent Coverage
- Great Access
- Natural Water Reservoirs
- Strong CPI

Driving Directions:

Head North on 218 out of Austin and take a left (west) on 250th Street. Go 2 miles and property will be on the left (South) side of the road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



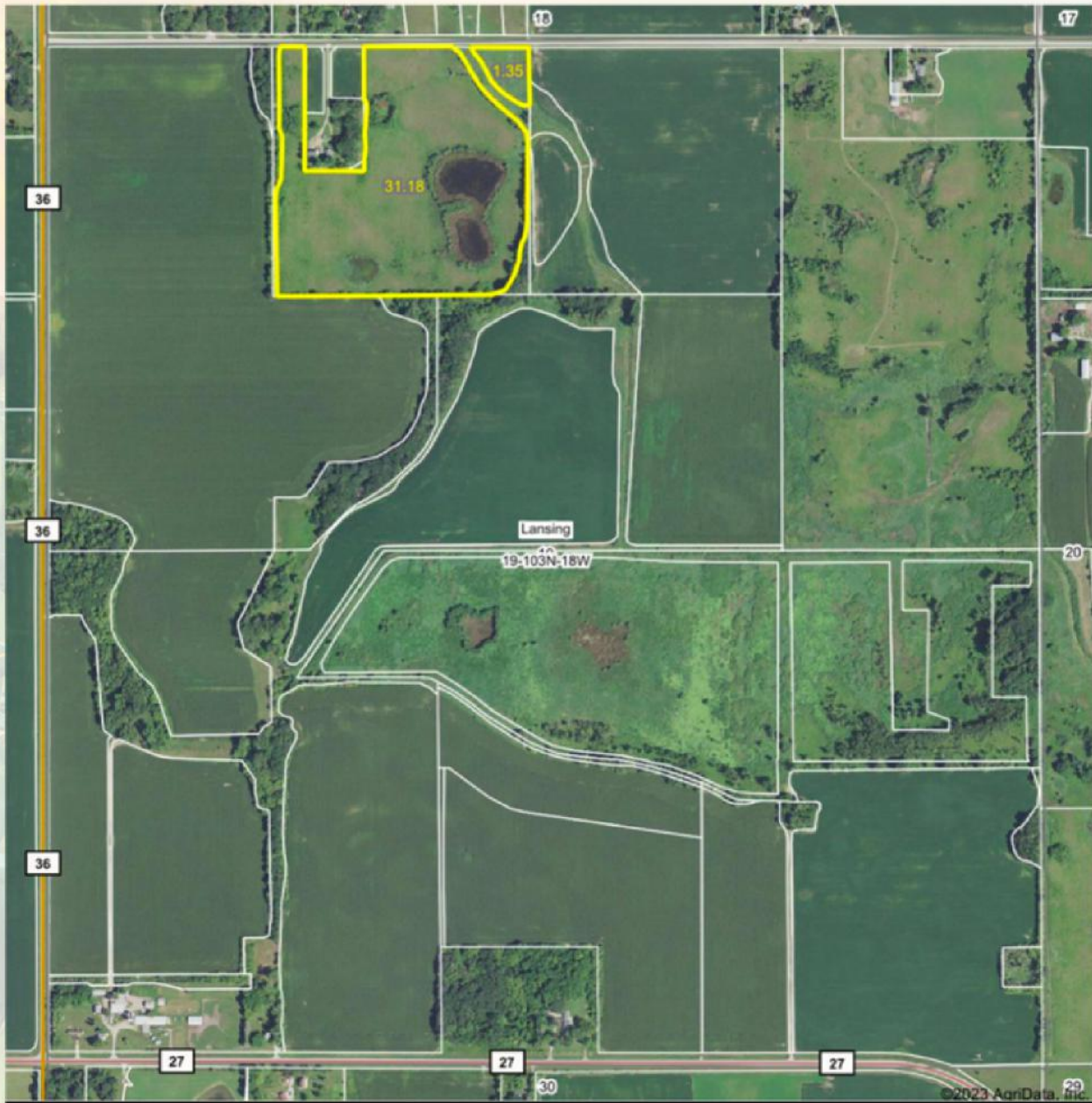
75,000
ACRES SOLD

Property Photos



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Aerial Map



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Boundary Center: 43° 42' 55.8, -93° 2' 31.82

0ft 814ft 1628ft

19-103N-18W
Mower County
Minnesota

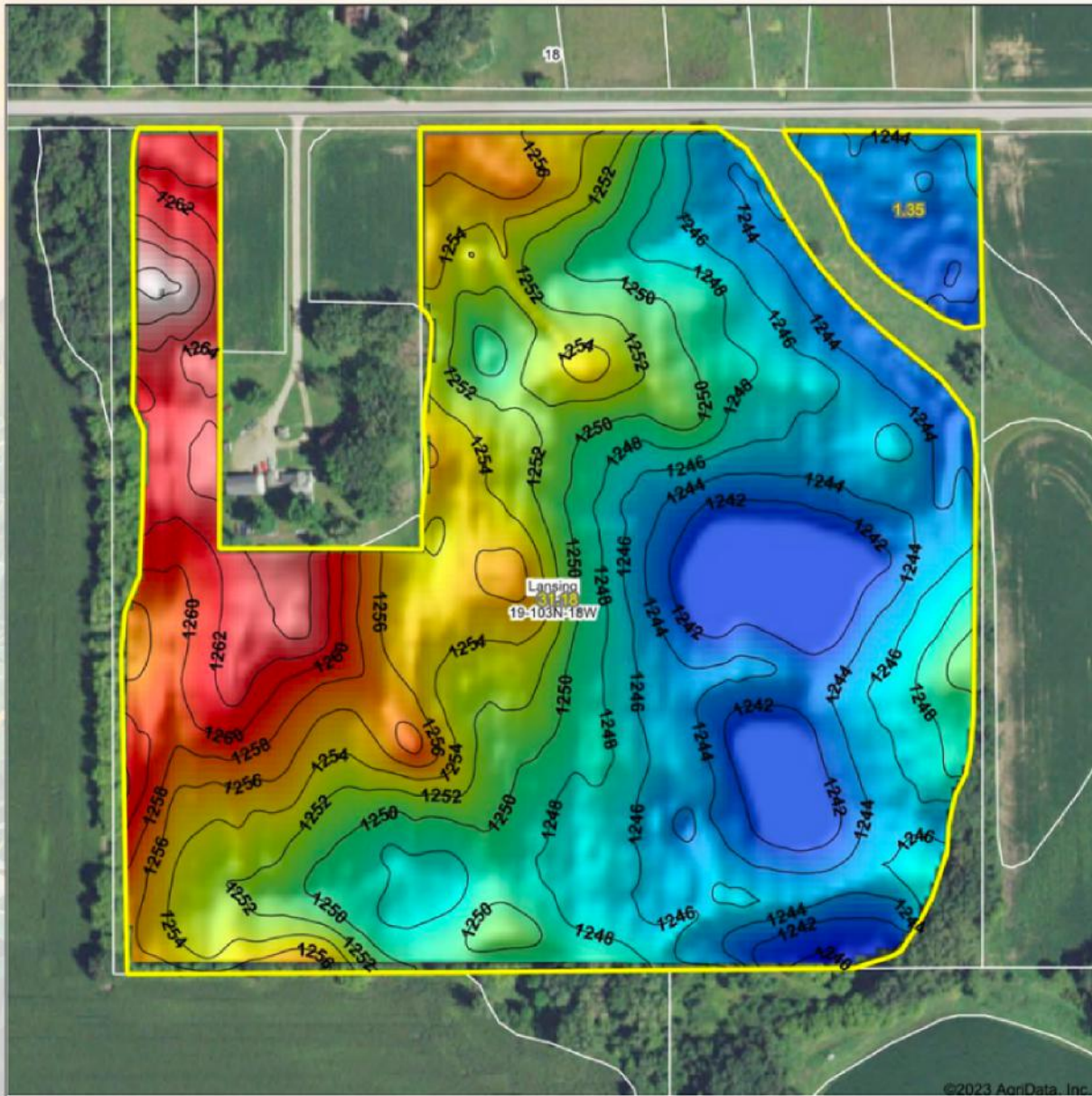


7/11/2023

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

75,000
ACRES SOLD

Topo Hillshade Map



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Low Elevation High



Maps Provided By:



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

Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,239.9
Max: 1,268.5
Range: 28.6
Average: 1,250.2
Standard Deviation: 6.43 ft

0ft 239ft 478ft



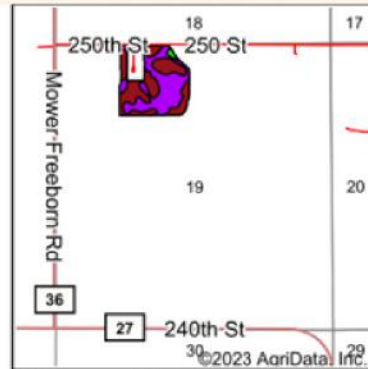
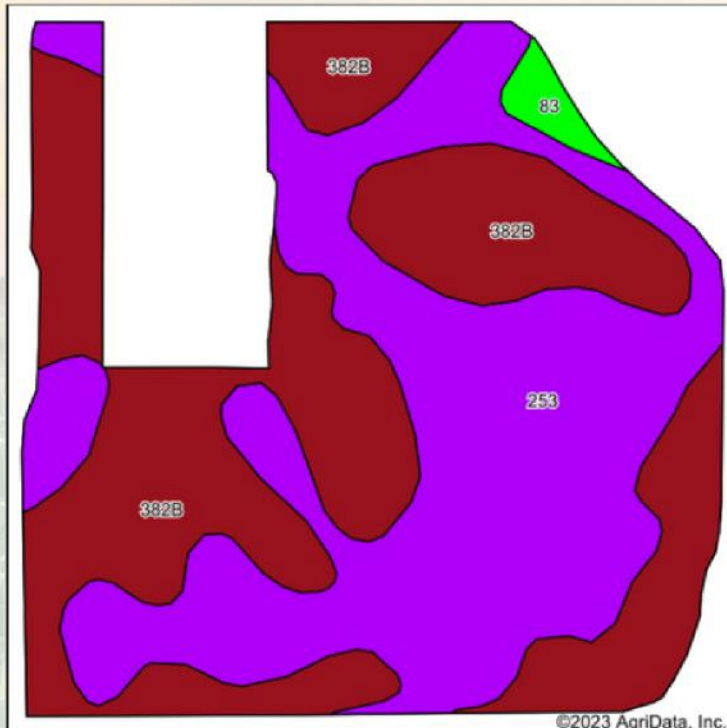
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19-103N-18W
Mower County
Minnesota

Boundary Center: 43° 42' 55.8, -93° 2' 31.82



Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **19-103N-18W**
 Township: **Lansing**
 Acres: **31.18**
 Date: **7/12/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
253	Maxcreek silty clay loam	15.41	49.4%		llw	88	77	76	60	71
382B	Blooming silt loam, 2 to 6 percent slopes	15.32	49.1%		lle	91	84	84	64	73
83	Maxcreek silty clay loam, swales	0.45	1.4%		lllw	74	61	60	43	51
Weighted Average					2.01	89.3	*n 80.2	*n 79.7	*n 61.7	*n 71.7

*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.

75,000
ACRES SOLD

Wetlands Map



State: **Minnesota**
 Location: **19-103N-18W**
 County: **Mower**
 Township: **Lansing**
 Date: **7/11/2023**



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0ft 392ft 784ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	3.73
PUBH	Freshwater Pond	3.15
PEM1C	Freshwater Emergent Wetland	2.03
PEM1B	Freshwater Emergent Wetland	1.56
	Total Acres	10.47

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

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