

LAND FOR SALE

Mower County, MN

11.7
+/- ACRES



TROY STAFFORD

507-259-3047

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**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40667435



SUMMARY OF PROPERTY

11.7+/- Acres • Mower County, MN

Listing Price: \$99,000

Description:

Don't miss this tremendous opportunity to purchase 11.7+/- agricultural non-homestead acres located just south of Austin, MN. This prime location, just east of 4th St SW, leaves numerous opportunities for permitted uses including but not limited to virtually all agricultural uses, parks or recreational or conservational areas. Conditional uses permitted are auction facilities, commercial outdoor recreational, churches, kennels, stables, greenhouse/nursery, campgrounds, alcohols stills, storage units or wineries.

Don't miss your chance to start your very own business in the great location. For more information on this tremendous opportunity, please contact Minnesota Land Agent Troy Stafford at 507-259-3047 or Troy@highpointlandcompany.com before this gem gets away!

Property Address: TBD 29th Ave SW, Austin, MN 55912

Property Features:

- Great Access off of a Paved Road
- Virtually Endless Development Opportunities
- Scenic views
- Heavy Traffic Corridor

Driving Directions: From downtown Austin, go south on 4th St (540th Ave) for 2.5 miles and turn right (west) on 29th Ave and go 0.1 miles and the property will be on the right (north).

100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL MAP



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Maps Provided By:



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Boundary Center: 43° 38' 20, -92° 58' 28.75

0ft 216ft 432ft

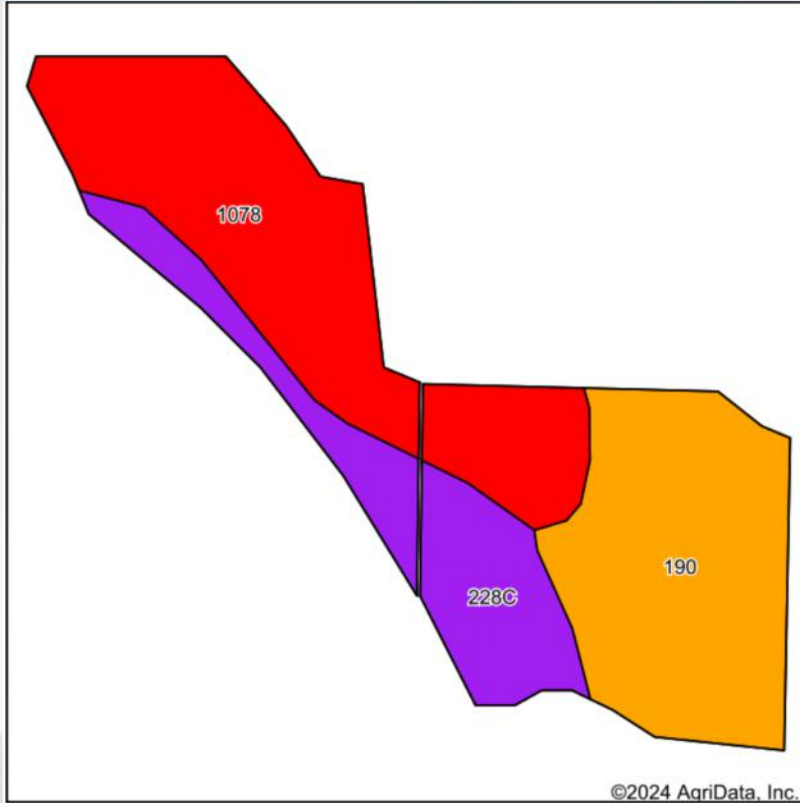
15-102N-18W
Mower County
Minnesota



7/23/2024



SOIL MAP



State: **Minnesota**
 County: **Mower**
 Location: **15-102N-18W**
 Township: **Austin**
 Acres: **5.5**
 Date: **7/23/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 19

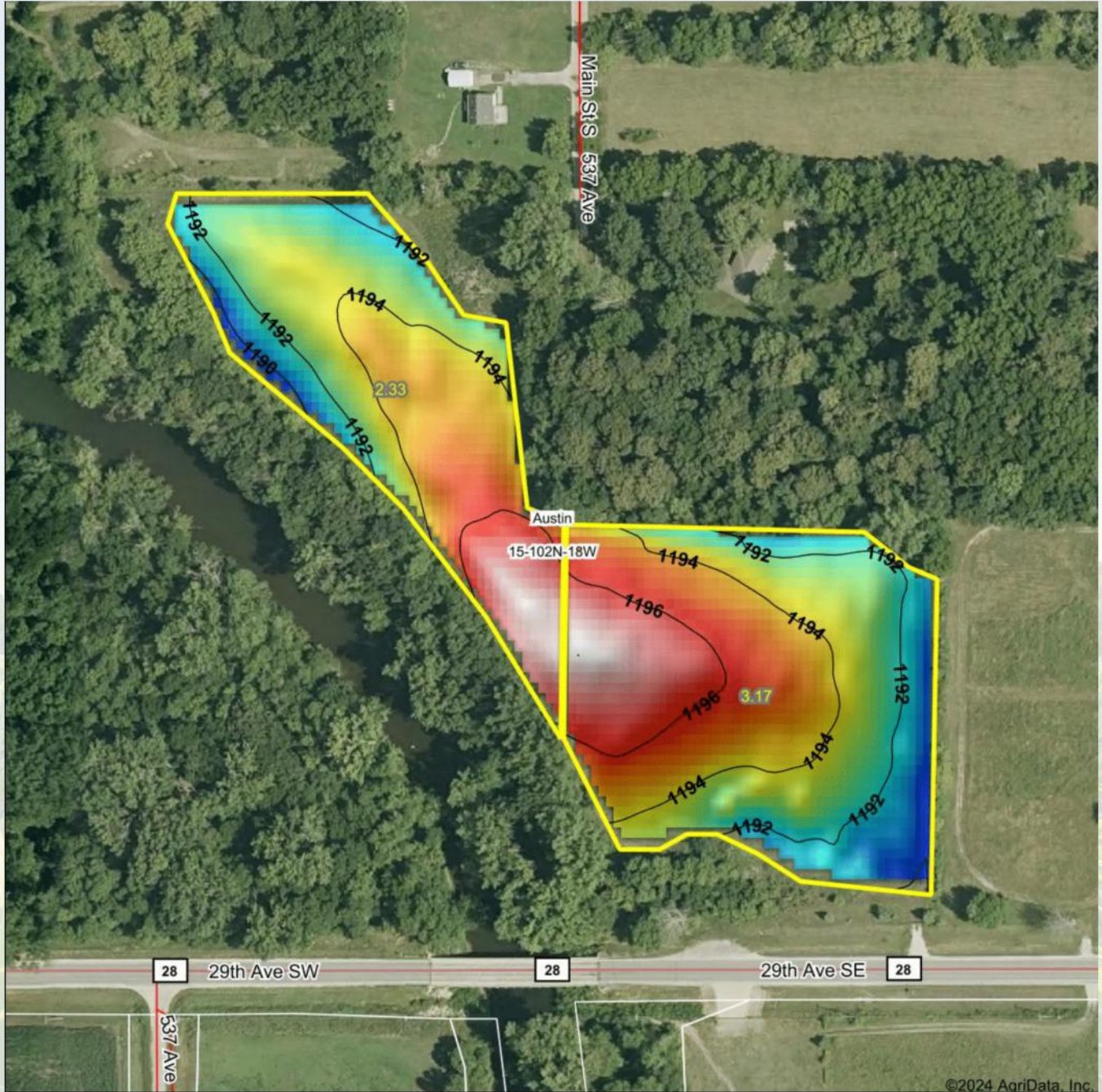
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
1078	Anthropotic Udorthents, 2 to 9 percent slopes	2.36	42.9%		Vls	0	79	79	69	66	
190	Hayfield loam	1.95	35.5%		lls	72	80	80	60	50	
228C	Mottland loam, 6 to 12 percent slopes	1.19	21.6%		llle	56	53	52	47	52	
Weighted Average						3.93	37.6	*n 73.7	*n 73.5	*n 61	*n 57.3

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

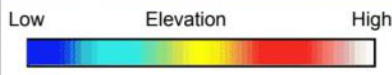
*c: Using Capabilities Class Dominant Condition Aggregation Method



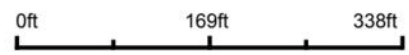
TOPOGRAPHY MAP



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Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,189.8
Max: 1,198.0
Range: 8.2
Average: 1,194.0
Standard Deviation: 1.8 ft



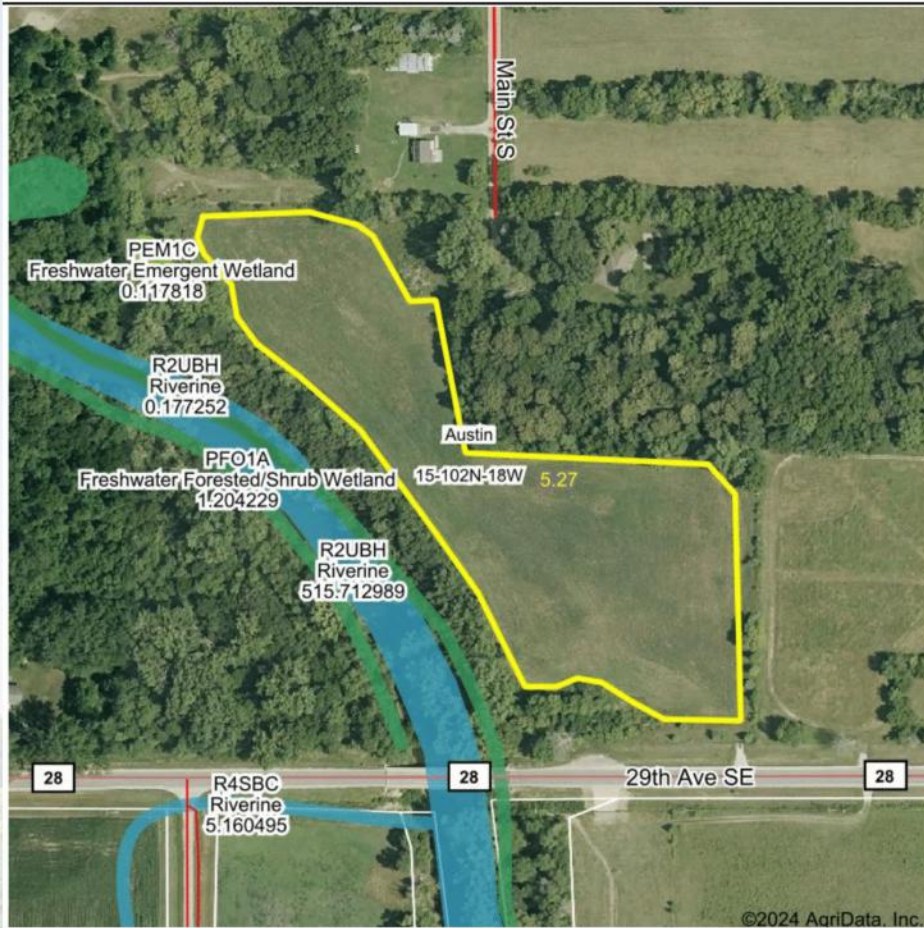
15-102N-18W
Mower County
Minnesota

Boundary Center: 43° 38' 20, -92° 58' 28.75

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LAND COMPANY
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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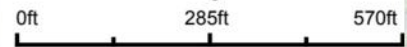
WETLANDS MAP



State: **Minnesota**
 Location: **15-102N-18W**
 County: **Mower**
 Township: **Austin**
 Date: **7/24/2024**



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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/>



11.7
+/- ACRES

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