



AMERICAN LEGACY LAND CO.

FOR SALE

PEACEFUL ACREAGE

Winona, MN

15 +/- Acres

OFFERED AT:

\$799,000

ABOUT THIS PROPERTY:

Nestled in the beautiful, natural setting of Cedar Valley, this 15 +/- acre property offers a rare chance to live in this peaceful valley. Built in 1984, this lovely and well-constructed home has many extra special features. This spacious 4,200 sq. ft. home features 3 bedrooms and 3 bathrooms, offering a layout to embrace its expansive natural surroundings. It is open to plenty of outdoor light with beautiful windows all throughout the house. and includes stunning views of an open meadow area. This location serves as a peaceful sanctuary, while remaining just a short, scenic drive to both Winona, MN and LaCrosse, WI. This property is connected to a remaining 25 acres that has been/being restored to bluff land prairie and oak-hickory woodland.



More About this Property:

There are birds and butterflies galore plus plenty of hobby farm possibilities and Cedar Creek (healthy, clean trout stream) running through the landscape. This makes a beautiful place for family living and lots of room for friends and family to gather and recreate. Experience this peaceful setting in a gorgeous, natural valley in the bluff lands of southeast Minnesota.

Experience the peace, self-sufficiency, and incredible location of this Cedar Valley estate for yourself. To arrange a private showing of the land and a walk-through of the home, contact Jake Mestad.

Listing Details:

- Address: 24334 County Rd 9, Winona, MN
- Square Footage: 4,200 Sq. Ft.
- Year Built: 1984
- Acreage: 15± Acres
- Garages/Outbuildings: 2-Car Heated Attached Garage & 30' x 45' Pole Shed

Directions: Head south out of Winona on US 61 for 6.6 miles. Then turn right onto County Rd 9. Travel for 1.8 miles and the property will be on your left.

Legal Description: SECT-14 TWP-106 RANGE-006 40.25 AC 40.25 AC IN W1/2 NW1/4 & SE1/4 NW1/4 AS PER M.F. 237273 Winona County, MN

Taxes: \$6,056.00

FEATURES:

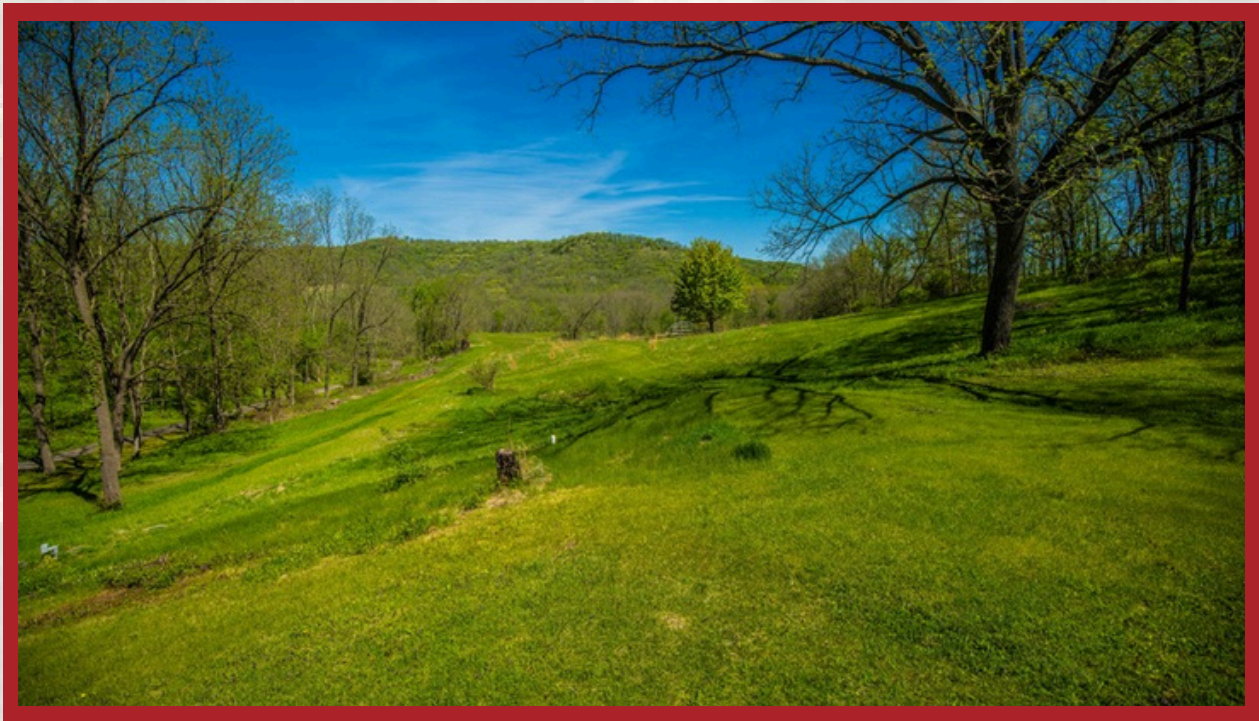
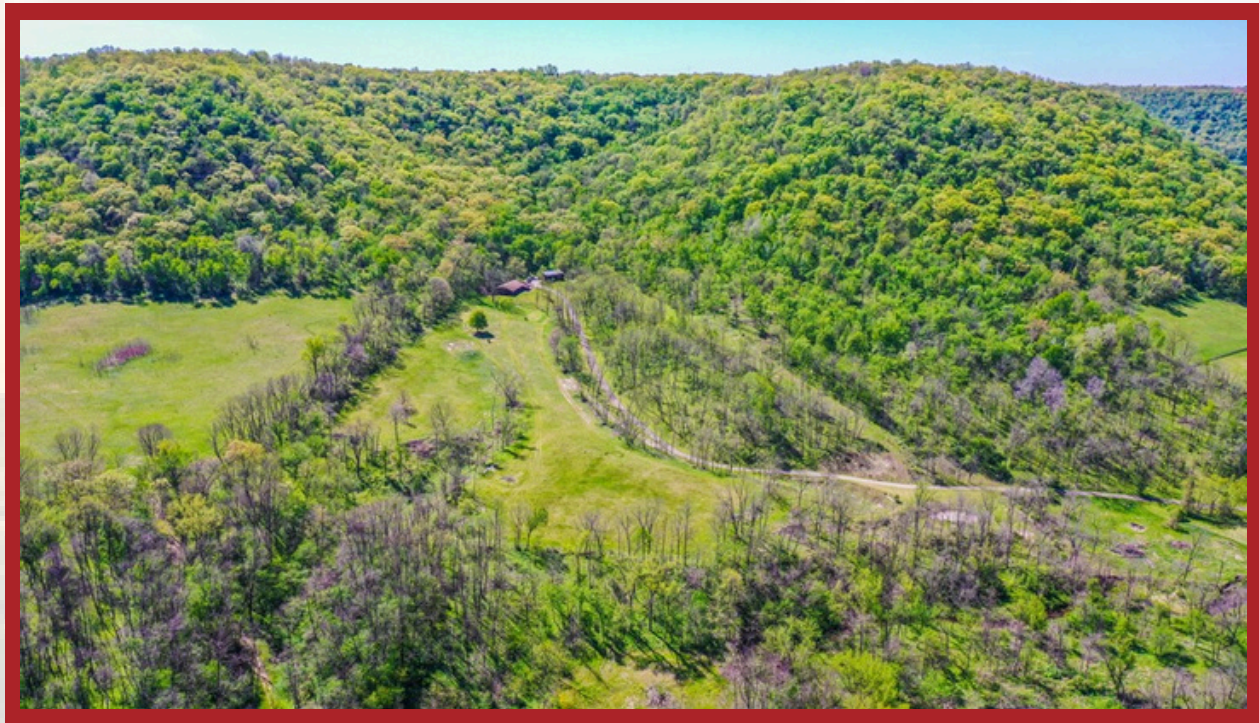
- 15 +/- Acres
- Large home
- Wildlife sanctuary
- Spectacular views
- Short drive to Winona
- Pole shed

**WINONA COUNTY,
MINNESOTA**



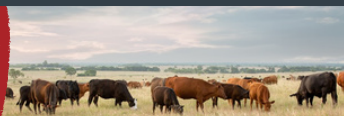
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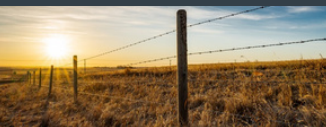


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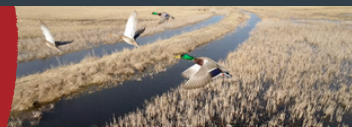
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
TRUSTED**



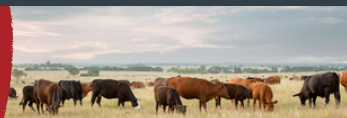
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**HELPING YOU BUY
AND SELL LAND**

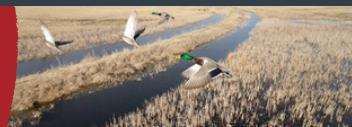






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About the Agent:

Born and raised in Elgin, Minnesota, Jake's connection to the local landscape runs deep. He has spent his entire life hunting, fishing, and exploring the diverse terrain of Southeast Minnesota and the surrounding regions. This lifelong immersion gives him an intimate, boots-on-the-ground understanding of local wildlife patterns, timber value, and what makes a recreational tract truly exceptional. He doesn't just look at maps; he understands how the land breathes, spreads out, and functions.

Before transitioning into real estate full-time, Jake built a robust foundation in property mechanics and infrastructure. After earning his degree in Building Utilities Mechanics from Rochester Community and Technical College (RCTC), he spent years working as a licensed Plumber and HVAC/R Technician. This career took him inside hundreds of residential, agricultural, and commercial properties across Southeast Minnesota. For his clients, this experience is invaluable. Years of reliable field service allowed Jake to build deep, lasting relationships with property owners, farmers, and tradespeople throughout the region. Jake can evaluate a home's vital mechanical systems, plumbing, and structural bones with an expert eye.

Jake doesn't just facilitate real estate transactions; he lives and breathes the market. Alongside his wife, Jake has personally flipped multiple properties, managing extensive renovations from layout design to final finish. This hands-on experience in property transformation sparked a broader passion for real estate investing and creative financing.



As an avid outdoorsman, this investor mindset naturally fused with his love for recreational and agricultural acreage.

Recognizing that land is one of the most stable, tangible assets on earth, Jake joined American Legacy Land Company. His mission is clear: to combine his practical property knowledge and market insights to help families buy, sell, and cultivate properties that build true generational wealth.

JAKE MESTAD, LAND AGENT



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