



# ONLINE AUCTION

August 12 - August 19 1:00 P.M.

## COMMERCIAL PROPERTY

Altura, MN

**3 +/- Acres**  
**2 Structures**

### ***ABOUT THIS PROPERTY:***

American Legacy Land Company is honored to present this spectacular opportunity being offered on an Online timed auction ending on August 19th, 2026 at 1:00 pm. Spanning a total footprint of 120,500± square feet across two substantial structures, this property represents a massive asset acquisition opportunity for owner-operators, regional distributors, and strategic real estate investors alike.

Positioned in an inventory-constrained market, the facility's specialized bones make it uniquely equipped to handle complex logistics, high-volume regional distribution, or immediate multi-tenant conversion. The Main Facility (105,000± Sq. Ft.): A commanding industrial footprint featuring wide-span interior spaces, robust ceiling heights, and a layout optimized for efficient product movement or assembly.





## More About this Property:

The Secondary Structure (15,500± Sq. Ft.): An ideal standalone building perfectly suited for auxiliary warehouse space, fleet maintenance, secondary logistics, or a high-demand workshop bay. Equipped with multiple loading docks and expansive concrete staging aprons, the property accommodates fluid shipping and receiving operations for major freight carriers. Formerly operated as a food processing plant, the campus retains the heavy-duty infrastructure required for food-safe operations, high-efficiency utilities, and cold chain management. This provides a great foundation for large-scale commercial cold storage—a sector currently experiencing surging national demand paired with exceptionally limited regional inventory. Centrally positioned between Rochester, MN and Winona, MN, this campus sits squarely within a vital commercial corridor. It offers seamless transit routes to major regional highways.

### Auction Details & Logistics

- Property Type: Industrial/Commercial Campus
- Total Square Footage: 120,500± Sq. Ft. (105,000± main / 15,500± secondary)
- Loading Infrastructure: Multiple Loading Docks & Expansive Floor Plates
- Zoning/Current Use: Former Food Processing / Cold Storage / Distribution Ready

For full auction terms, structural blueprints, or to arrange a private showing please contact the listing specialist: Jake Mestad, Minnesota Land Specialist @ 507-652-9201/Jake@americanlegacylandco.com

Directions: From St. Charles, MN travel east on Highway 14 for 6.3 miles. Then turn left onto County Highway 33 and travel north for 6 miles. The property will be on your left.

Legal Description: SECT-17 TWP-107 RANGE-009 SIMONS PLAT LOT-001 BLOCK-00A LOTS 1 THRU 4 AND 86' OF VAC ALLEY N OF LOTS 1 & 4 & 2.1 AC IN SE1/4 NE1/4 & NE 1/4 SE1/4 SEC 18 EX: E 167' OF LOTS 1, 2, & 3 AND SECT-18 TWP-107 RANGE-009 NELSONS ADD LOT-005 E 89.6' LOT 5 & PAR IN SW COR LOT 1 Winona County, MN

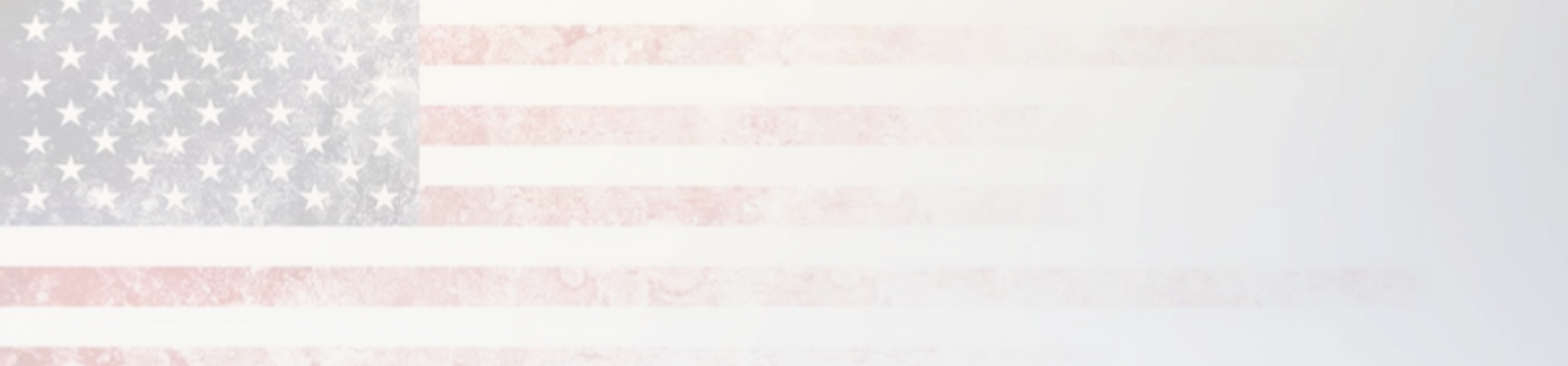
Taxes: \$7,328.00 and \$13,884.00



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## **Auction Terms and Conditions:**

Reserve AUCTION Wednesday August 19th 1:00 PM, ONLINE ONLY AUCTION \*\*\*ONLINE BIDDING BEGINS AUGUST 12TH ON [AMERICANLEGACYLANDCO.COM/AUCTIONS](https://AMERICANLEGACYLANDCO.COM/AUCTIONS).\*\*\*

**\*\*NOTE: BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID PRIOR TO BIDDING ONLINE! \*\***

**\*\*\*ALL SALES ARE FINAL!!\*\* HAVE FINANCES LINED UP IN ADVANCE \*\*\*ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY \*\*\*PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.\*\*\***

### **Real Estate Terms:**

The successful bidder will sign a legally binding purchase agreement electronically immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to HOMESTEAD Title to be deposited in escrow no later than end of business on the following business day. The remainder of the purchase price shall be paid in certified funds at closing on or before September 17th, 2026. Buyers will pay a \$495 Broker Administrative fee. All 2026 taxes will be prorated to day of closing. Full possession will be given at closing. Buyer and Seller to pay their own closing costs. Purchase is not contingent upon financing or inspections. Please have all arrangements made prior to the sale. American Legacy Land Co, Jake Mestad Realtor is an exclusive agent to the seller. The property will be sold as 1 tract. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. All maps showing property lines are approximate. All announcements made the day of the auction take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once the auctioneer says "sold". All property is offered in "AS IS, WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, neither expressed nor implied, will be offered.



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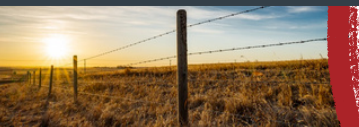
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- LAND SALES
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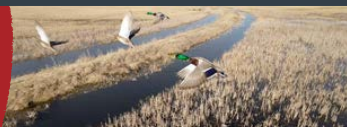






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TRUSTED**









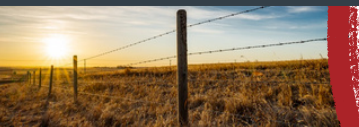


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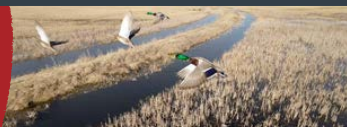






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## About the Agent:

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



507-652-9201



[Jake@AmericanLegacyLandCo.com](mailto:Jake@AmericanLegacyLandCo.com)