

**AMERICAN
LEGACY**
LAND CO

FOR SALE

VERSATILE ACREAGE

St. Charles, MN

8.82 +/- Acres

OFFERED AT:

\$349,900

ABOUT THIS PROPERTY:

American Legacy Land Company is honored to present this exceptional opportunity located on the edge of St. Charles, Minnesota! Located directly along the Highway 14 corridor, this versatile acreage combines pristine natural beauty, functional outbuilding infrastructure, and income-producing agricultural land. Bordering the trout-rich waters of the South Fork of the Whitewater River, this property offers a rare mix of recreational enjoyment, business or hobby potential, and productive ground—all with convenient blacktop access and an easy commute to Rochester and Winona.





More About this Property:

The property is located 20 minutes to Rochester, MN and 25 minutes to Winona, MN. The acreage features 6.46 +/- acres of tillable ground currently established in a productive stand of hay. The 3,000 square foot heated shop is a true highlight of the property for contractors, hobbyists, mechanics, or equipment owners, the massive outbuilding is engineered for year-round use. It features 10-foot side walls expanding to 12-foot clear heights in the center, making it easy to maneuver tall vehicles, equipment, or lift setups. The property comes with two 500 gallon LP tanks. Direct access off Highway 14 for seamless year-round travel without navigating long gravel roads. For more information or to schedule a private showing, please contact Minnesota Land Specialist Jake Mestad at 507-652-9201 or email him at Jake@AmericanLegacyLandCo.com.

Directions: Head west out of St. Charles on Highway 14 for 1.2 miles. The property will be on your right.

Legal Description: 24-106N-11W Olmsted County, MN

Parcel ID's: 612413032289, 612413032154

Taxes: \$2,128 in 2025

Income Potential: 6.46 tillable acres

FEATURES:

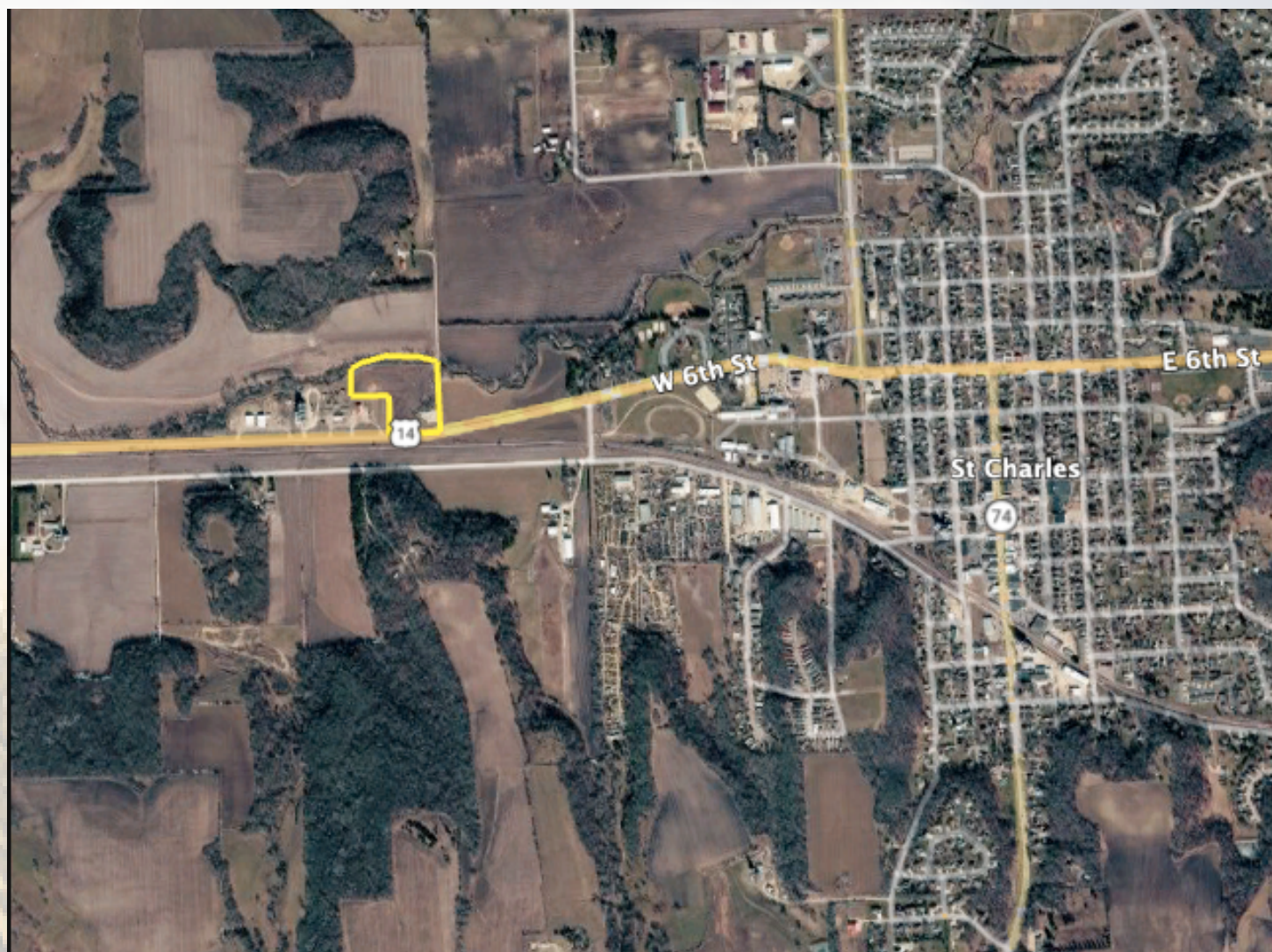
- 8.82 +/- acres
- Large heated shop
- Tillable acres
- Blacktop access
- Access to Whitewater River



**GROW YOUR
LEGACY**



**OLMSTED COUNTY,
MINNESOTA**

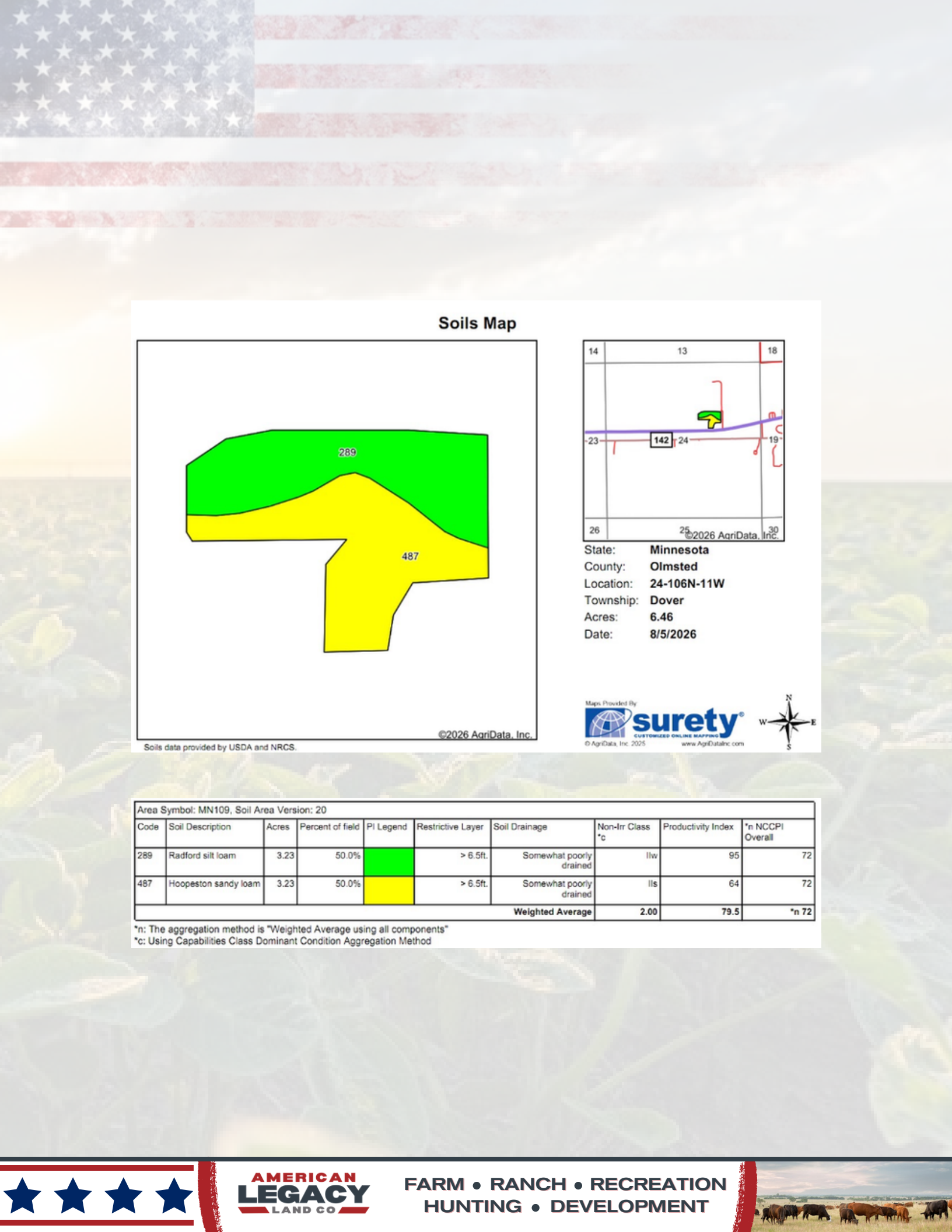


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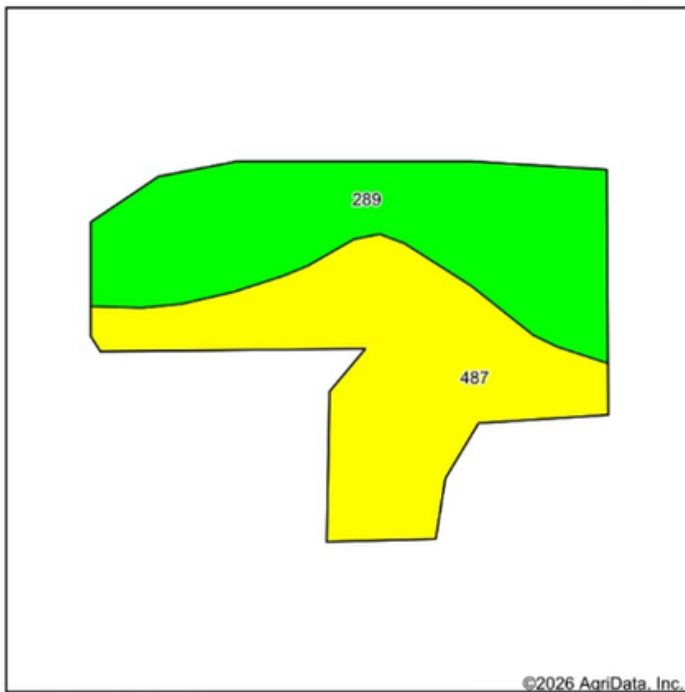
**HELPING YOU BUY
AND SELL LAND**





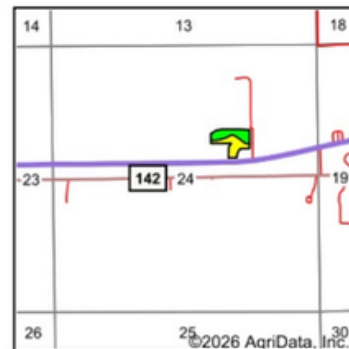


Soils Map



Soils data provided by USDA and NRCS.

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State: **Minnesota**
County: **Olmsted**
Location: **24-106N-11W**
Township: **Dover**
Acres: **6.46**
Date: **8/5/2026**

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN109, 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
289	Radford silt loam	3.23	50.0%		> 6.5ft.	Somewhat poorly drained	IIw	95	72
487	Hoopeston sandy loam	3.23	50.0%		> 6.5ft.	Somewhat poorly drained	IIs	64	72
Weighted Average							2.00	79.5	*n 72

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

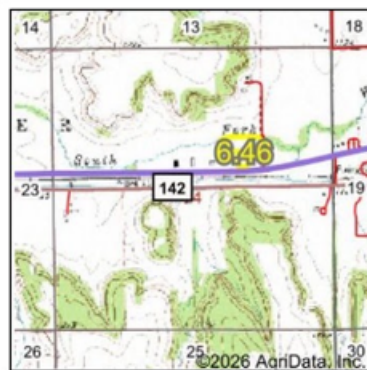
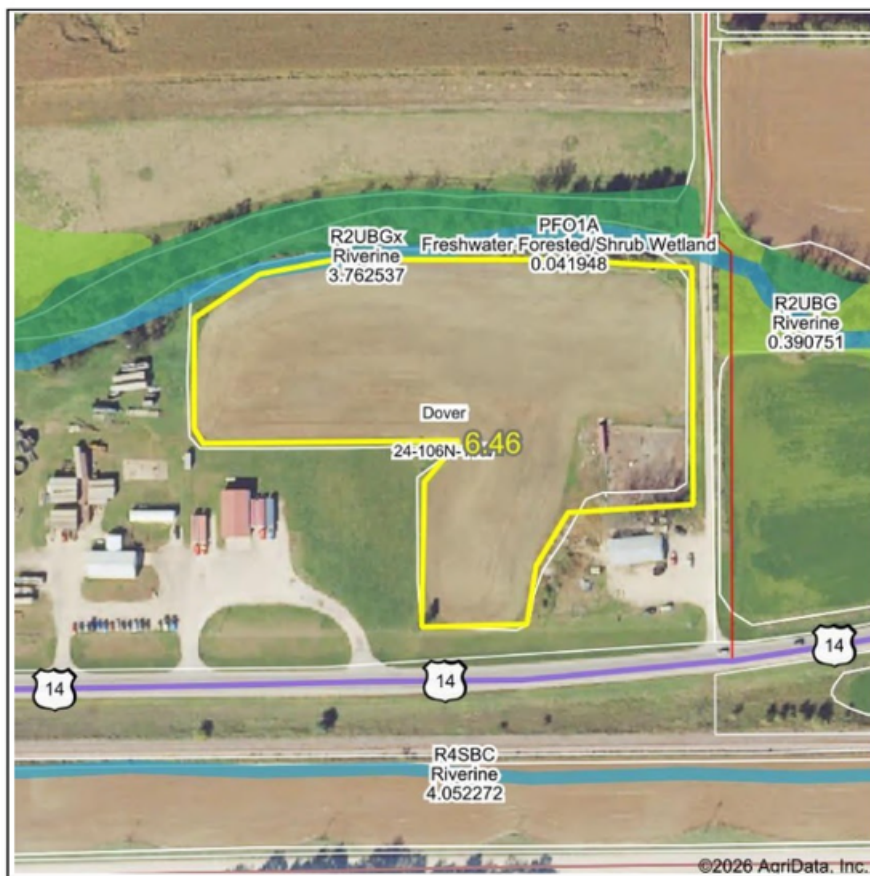


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Wetlands Map



State: **Minnesota**
 Location: **24-106N-11W**
 County: **Olmsted**
 Township: **Dover**
 Date: **8/5/2026**

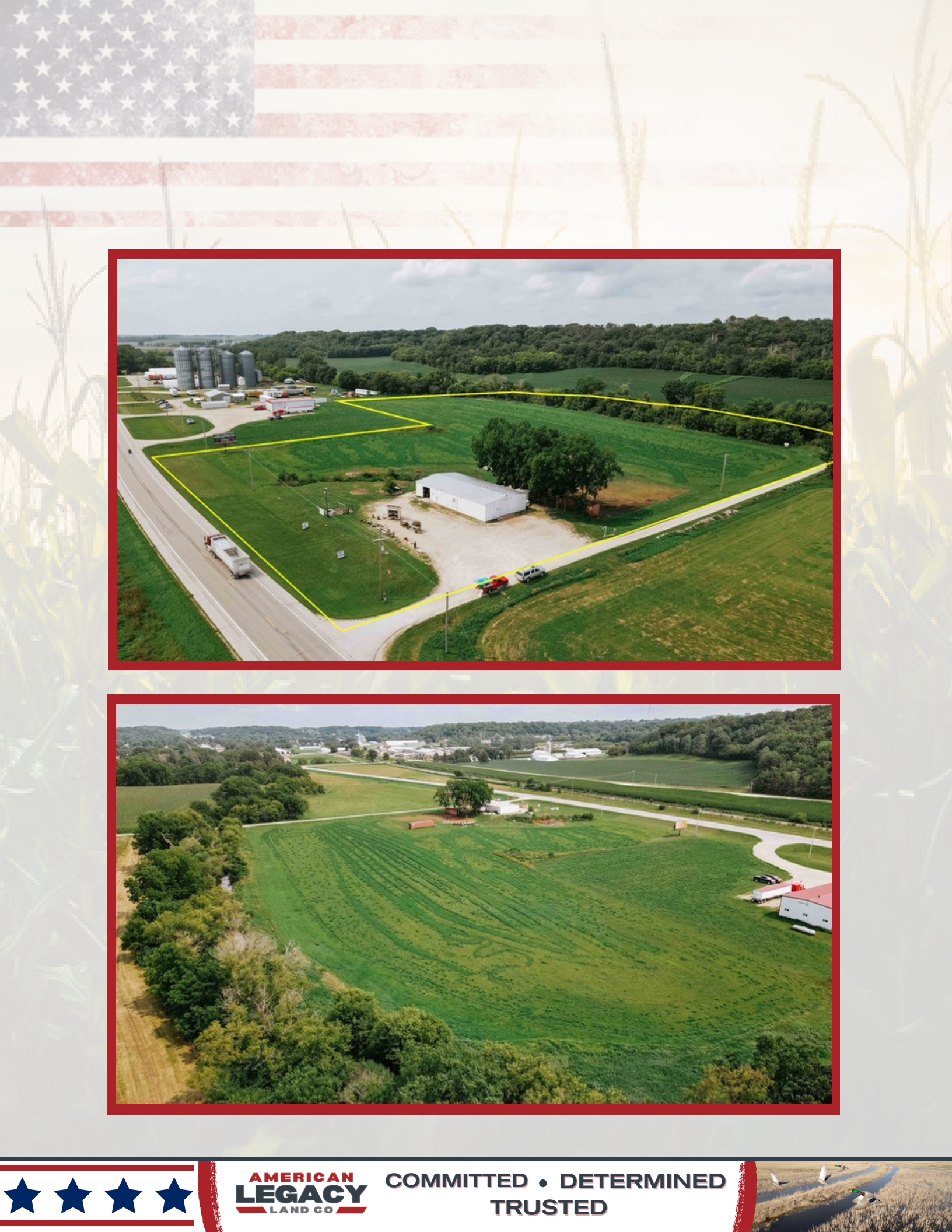
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0ft 3341ft 6681ft

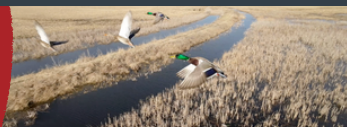
Classification Code	Type	Acres
R2UBGx	Riverine	0.05
Total Acres		0.05

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



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**COMMITTED • DETERMINED
TRUSTED**





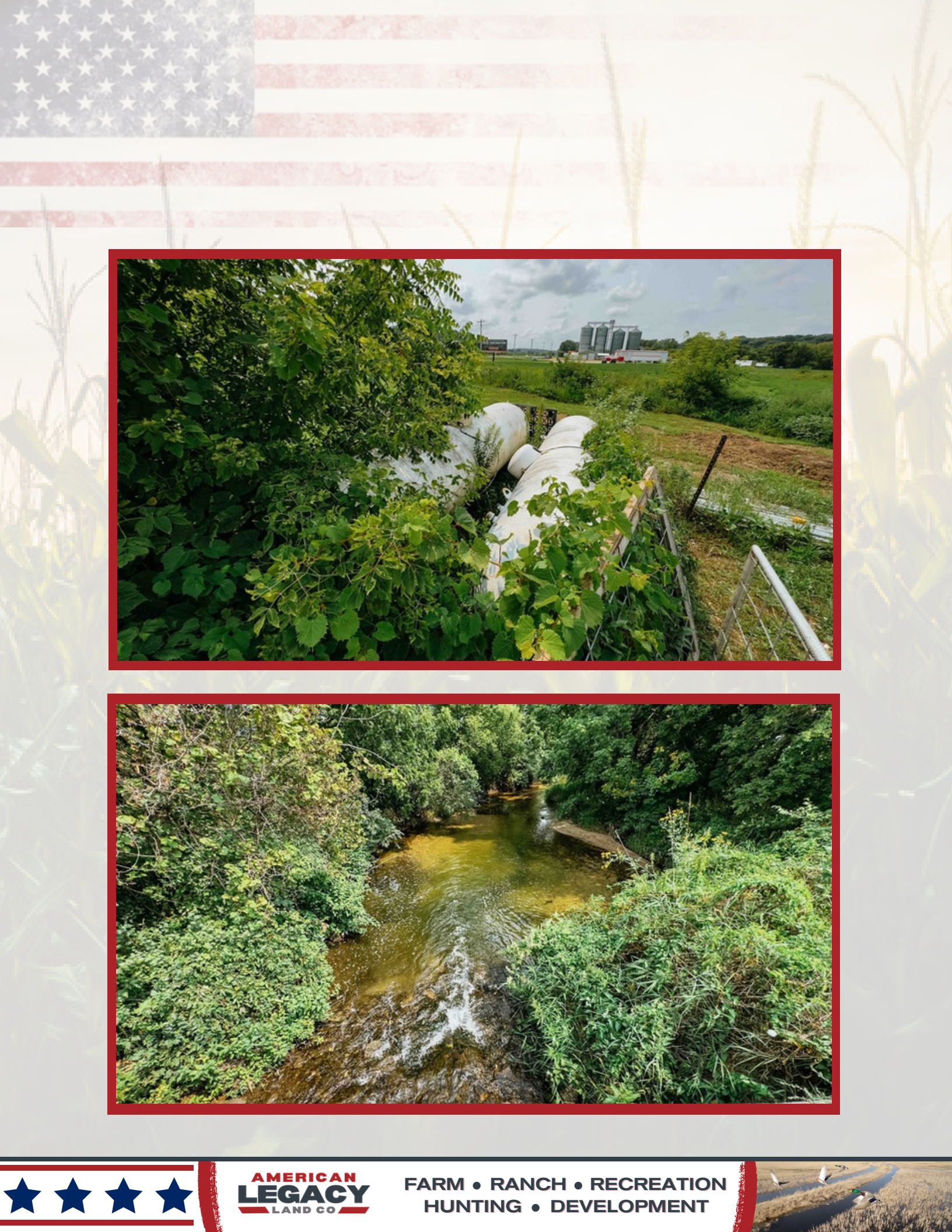


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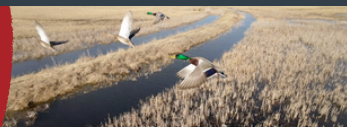






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About the Agent:

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