

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**SECLUDED RURAL LIVING
AND EXCEPTIONAL
HUNTING**

Mazeppa, MN

34.82 +/- Acres

OFFERED AT:

\$425,000

ABOUT THIS PROPERTY:

Welcome to this exceptional future homesite tucked away on a dead end road in desirable Wabasha County. Spanning 34.82 +/- rolling acres, this property offers the ultimate combination of secluded rural living, exceptional hunting, and convenient proximity to urban amenities—located just 30 minutes from Rochester. There is a mature stand of oak timber and around 7.5 acres of native prairie grasses currently not in any programs creating the perfect habitat for wildlife.





More About this Property:

Whether you are looking for an exceptional hunting parcel, a private country retreat, or the ideal setting to build your dream home, this property checks every box. For more information or to set up a private showing, give Minnesota Land Specialist Jake Mestad a call at 507-652-9201 or email him at Jake@americanlegacylandco.com

Directions: From Oronoco, turn right onto White Bridge Rd NW for 0.6 miles. Head north onto Power Dam RD NW for 1.7 miles. Turn into the driveway on the east side of the road and follow it to the property.

Legal Description: Sect-07 Twp-109 Range-014 34.82 AC E 575' OF SW1/4
Wabasha County, MN

Taxes: \$1,790.00

FEATURES:

- 34.82 +/- acres
- Mature oak timber
- Multiple potential food plot locations
- Established trail system
- Electricity on-site
- 2 storage sheds
- Buildable



**GROW YOUR
LEGACY**



**WABASHA COUNTY,
MINNESOTA**

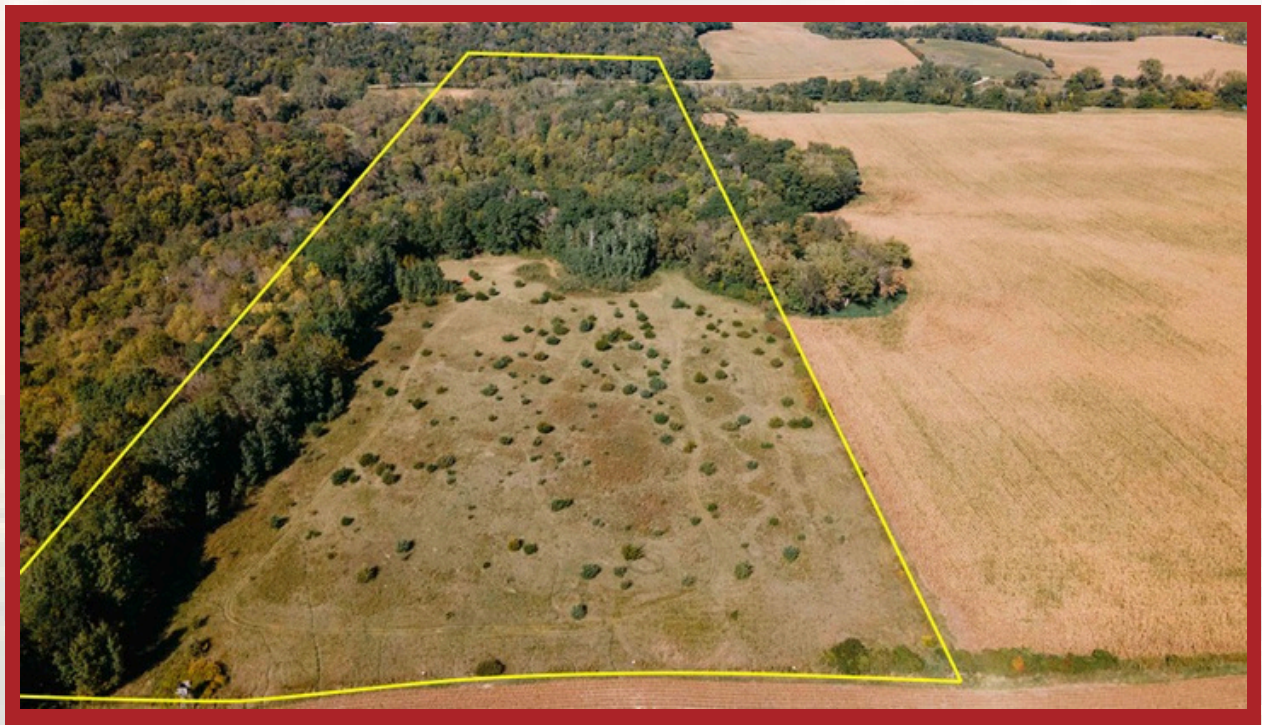


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**HELPING YOU BUY
AND SELL LAND**



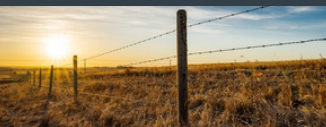
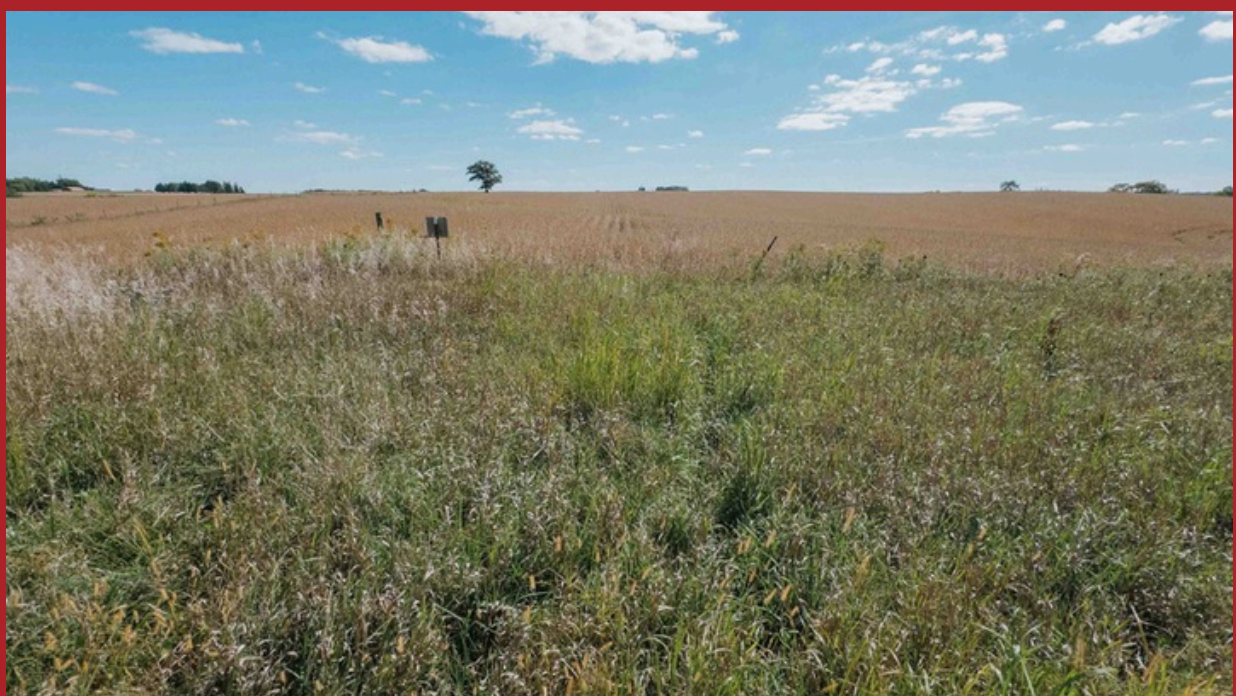


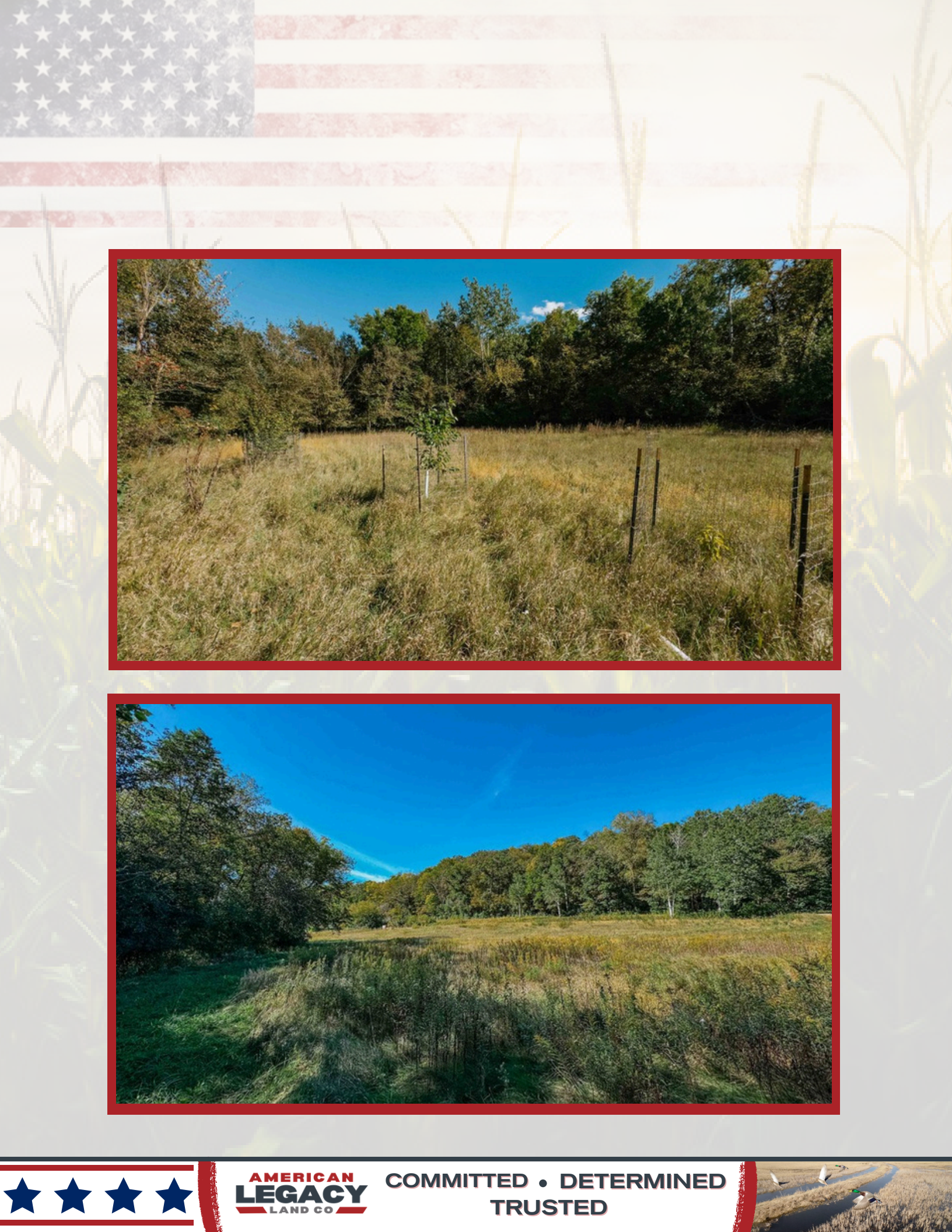


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

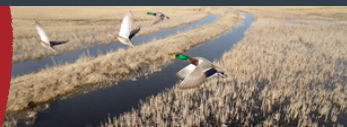




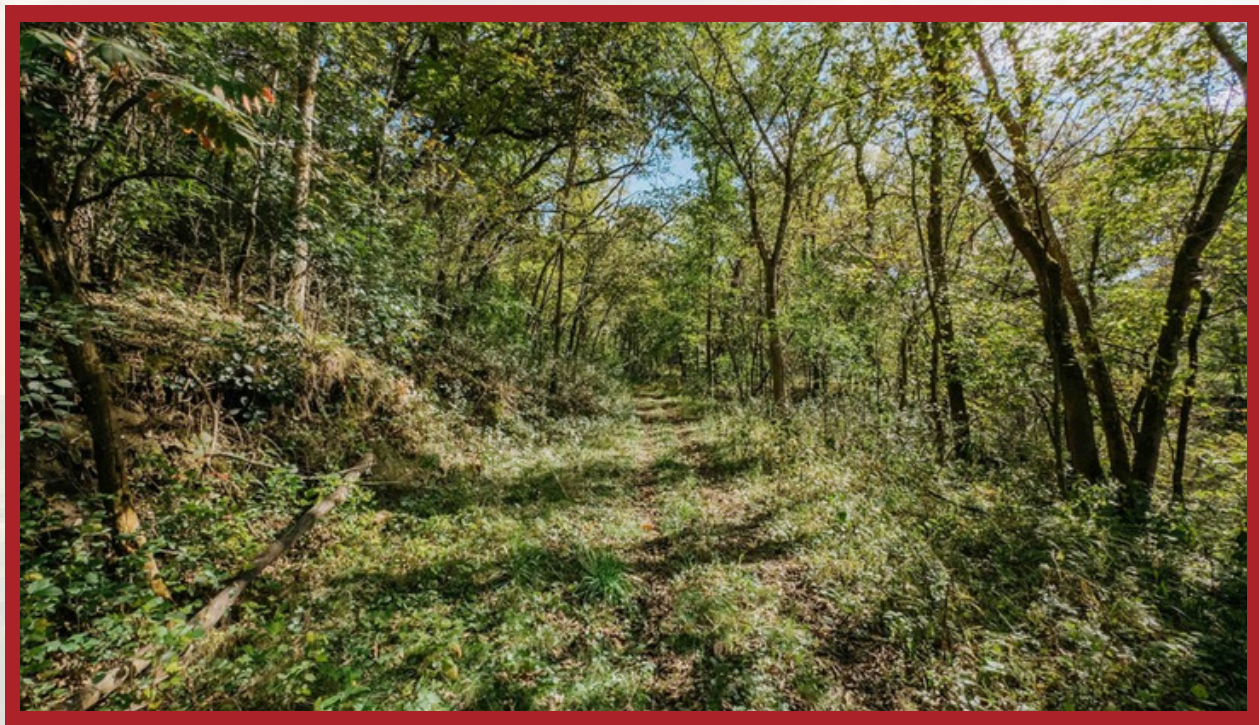


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**COMMITTED • DETERMINED
TRUSTED**



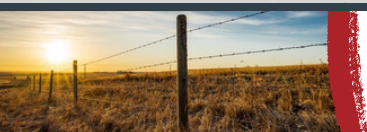




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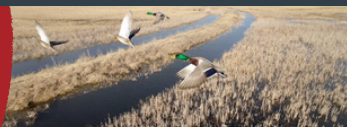






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About the Agent:

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