







AMERICAN LEGACY LAND CO

FOR SALE

RESIDENTIAL DEVELOPMENT

Rochester, MN

31.54 +/- Acres

OFFERED AT:

$1,210,000

ABOUT THIS PROPERTY:

American Legacy Land Company is honored to present this exceptional buildable 31.54 acres located inside the city limits of Rochester, MN. This property features a thriving mature stand of timber paired with expanses of native grasslands, providing built-in privacy, natural drainage buffers, and high-value walkout or wooded lot premiums for future homesites. The acreage is not enrolled in any government conservation programs, giving builders, developers, and investors a clean slate with no restrictive federal or state buyouts, delays, or land-use penalties.

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More About this Property:

Located within Rochester city limits and zoned R2 (Low Density Small Lot Residential), offering versatile residential subdivision and neighborhood development possibilities with convenient proximity to city infrastructure, schools, and major medical/employment corridors. This premier residential development opportunity right inside the city limits of Rochester, Minnesota. Spanning 31.54 unencumbered acres, this scenic tract combines immediate municipal development potential with the natural beauty of Southeastern Minnesota. Whether you plan to plat a sought-after residential community, establish a private wooded sanctuary within city limits, or hold a large contiguous urban parcel for appreciation, tracts of this size and zoning inside Rochester rarely hit the open market. For more information or to set up a private showing, please give Minnesota Land Specialist Jake Mestad a call at 507-652-9201 or email him at jake@americanlegacylandco.com

Directions: From Highway 14 head south onto Towne Club Parkway SE, Then turn right onto Felty Ave SE, Then turn left onto Eastwood Rd SE, Then turn right onto Harbor Dr, Then turn right onto Rose Dr SE, Then turn left onto Sunrise Ave SE, Then Turn left onto 15th St SE then the property will be on your right

Legal Description: 08-106N-13W
Parcel ID: 630832050934

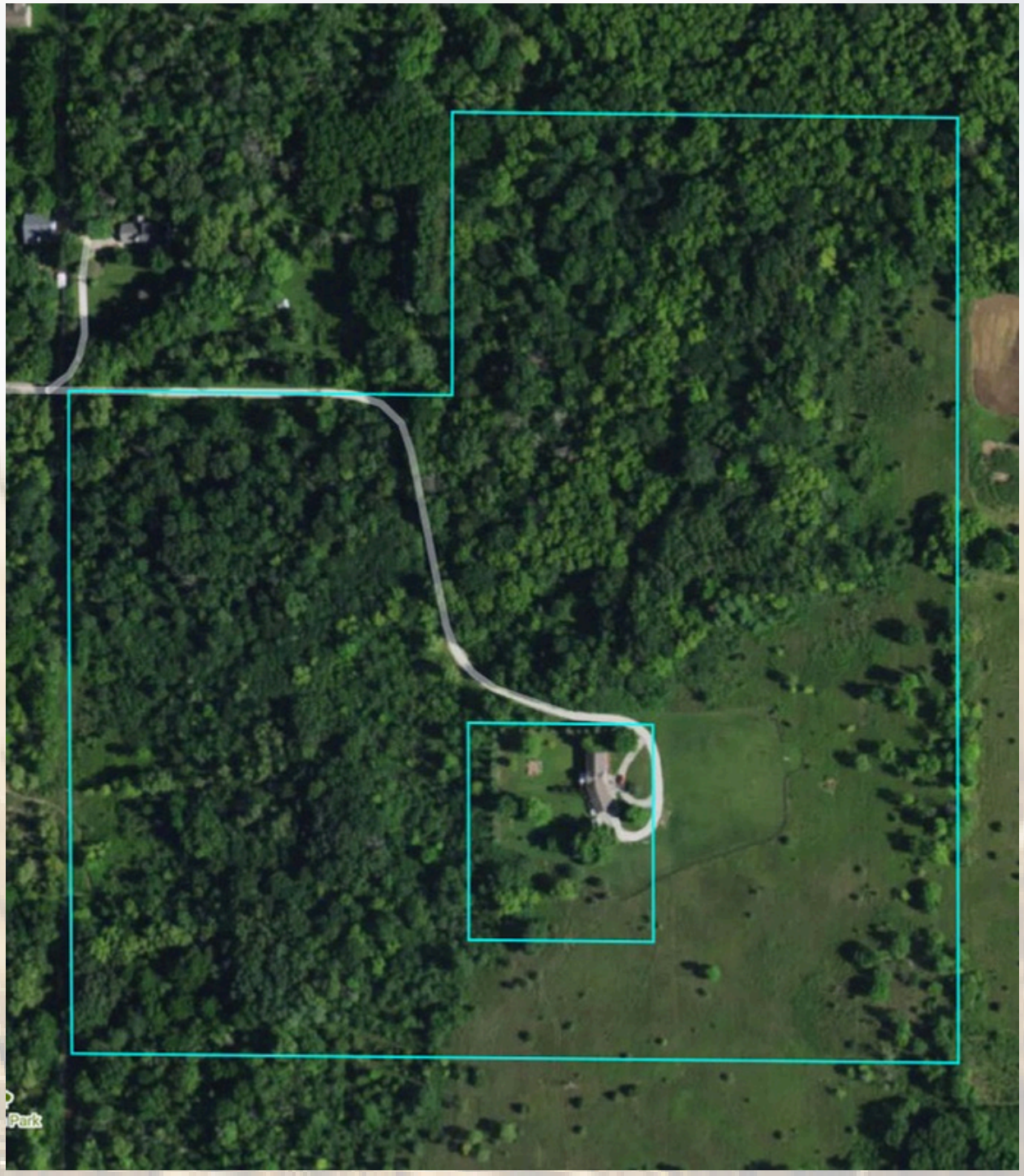
Taxes: $1,552

FEATURES:

- **Residential development opportunity**
- **Great location inside of city limits**
- **Thriving mature stand of timber with expanses of native grasslands**
- **Great access and location**
- **Abundance of wildlife**
- **Zoned R2**

Olmsted County
MINNESOTA

Aerial Map



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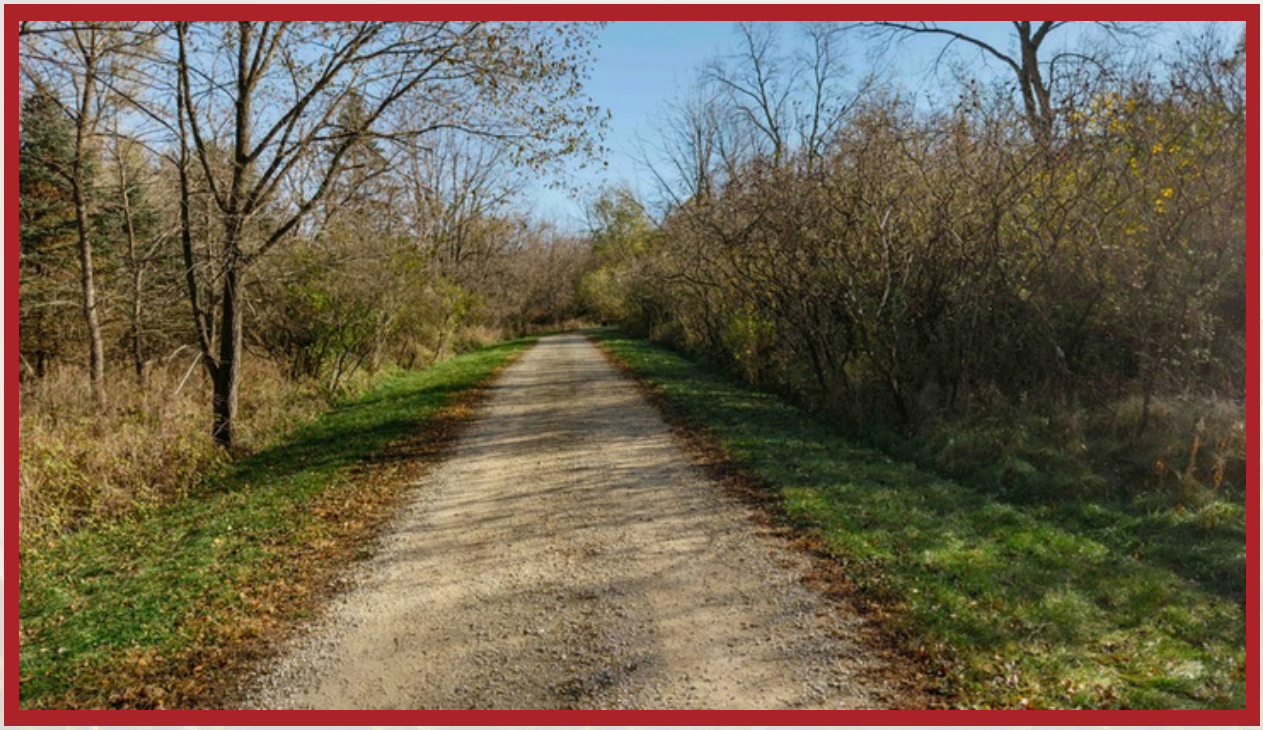








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About the Agent:

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

All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.