

State Highway 44, Mabel, MN 55954

SWEENEY REAL ESTATE

Since 1960

600 Rossville Road, Waukon, IA 52172

Listing Agent: John Sweeney, CCIM

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|-------------------|-----------------------------------------------------------------------------------------|
| MLS ID #: | NBR20253137 |
| Property Address: | State Highway 44 Mabel, MN 55954 |
| County: | Fillmore |
| Property Type: | Land |
| Sub-Type: | Unimproved Land |
| Current Use: | Agricultural, Undeveloped Land |
| Land Use: | Single Family, Agricultural, Hunting, Recreational, Residential, Undeveloped Land |
| Date Listed: | July 2nd, 2025 |
| Status: | Active |



| | |
|---------------|---------------------------------------------------------------------------------------------------------------------------------|
| Price: | \$120,000.00 |
| Gross Taxes: | \$290.00 |
| Finance Type: | Cash, Conventional |
| Will Sell: | Sell In Entirety |
| Sale/Rent: | For Sale |
| Docs on File: | Sellers Disclosure |
| Zoning: | A |
| Legal Desc: | SECT-33 TWP-101 RANGE-008 .50 AC .50A NW1/4 NW1/4 N OF HWY 44 SECT-28 TWP-101 RANGE-008 10.00 AC W1/2 S1/2 SW1/4 SW1/4 |

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|--------------------|-------------------------------------------------------------------------------------------------|
| Lot Sq Footage: | 0 |
| Lot Dimensions: | unk |
| Acres: | 10.5 |
| Lot Features: | Garden, Hunting on or Near, Many Trees, Agricultural, Buildable, Rolling Property, Wooded |
| Lot Improvement: | Open Land, Vegetation |
| Road Frontage: | Hard Surface Road, HwyState |
| Water Type: | None |
| Sewer Type: | None |
| Topography: | Partially Wooded, Slope To Front |
| Flood Plain Class: | C/X - Not in Flood Plain |

Remarks: Versatile Recreational Property with Exceptional Potential 10.5± Acres Discover this stunning and diverse parcel of land offering endless opportunities — whether you're looking to hunt, graze, cultivate, or build your dream home. Ideally situated on the north side of State Highway 44, with a gently sloping grade embracing the southern exposure. This site is just minutes from Mabel, MN, and within a convenient drive to both Rochester, MN, and La Crosse, WI. Enjoy easy highway access with the majority of the land reachable by vehicle. The property features a rich mix of mature timber, including impressive oak, walnut, and conifer trees — providing excellent wildlife habitat and natural cover for deer and other game. The upper field presents ideal conditions for upland birds, with frequent sightings of grouse. For those considering a homesite, several elevated and scenic locations on the property offer attractive building potential. Private viewings are available by appointment only. Please call to schedule access and explore the possibilities this unique property has to offer!

Listing provided courtesy of Sweeney Real Estate.

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 REALTOR®  EQUAL HOUSING LENDER

Additional Photos





