

# NEW LISTING

LISTING PRICE \$589,900

## 38.67 +/- ACRES FILLMORE COUNTY, MN



28246 Morgan Rd, Wykoff, MN

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[davicornersauctionservice.com/realestate](http://davicornersauctionservice.com/realestate)

### PROPERTY DESCRIPTION

Discover a serene 38.67± acre property nestled in the scenic hill country of southeastern Minnesota. This peaceful rural retreat features a well-kept 3-bedroom, 2.75-bathroom home, multiple outbuildings, and a perfect mix of open lawn and wooded areas. Whether you're looking for a hobby farm, a nature escape, or a quiet place to call home, this property offers space, privacy, and endless possibilities.



**DAN HERSHBERGER**

Licensed in IA & MN

319-240-9984

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### PROPERTY FEATURES

- 38.67± Acres – Mix of woods, lawn, and garden areas
- 29 Miles from Rochester, MN
- Home Built in 1996 – 1,344 sq ft, 3 Bed, 2.75 Bath
- 8x27 Deck – Enjoy peaceful views w/ private pond
- Detached Garage (1972): 20x28
- Barn (1900): 36x45 with 18x36 Lean-to
- Small Garden Plot & Open Green Spaces
- Quiet, Scenic Setting in Bluff Country Near the Root River
- Fiber Optic Internet to be available fall of 2025
- Additional Storage Buildings
- Beautiful Timber & Wildlife



**MIDWEST**  
PROPERTY CONNECTIONS

Midwest Property Connections, LLC  
1104 S. 4th Ave, Albert Lea, MN 56007  
Broker Amy Willet- MN & IA