



**AMERICAN
LEGACY
LAND CO**

FOR SALE

RECREATIONAL AND INCOME PROPERTY

Big Falls, MN

1,262 +/- Acres

**OFFERED AT:
\$499,999**

ABOUT THIS PROPERTY:

American Legacy Land Company is proud to introduce this 1,262 acre legacy property in Koochiching County. This once in a lifetime opportunity to own this size of property that not only presents the ability to roam and enjoy recreationally but, also to be income producing for years to come. It's located in the heart of the Pine Island State Forest, with access to over 592,000 acres of additional public ground, leaving you endless possibilities to enjoy. The property features mature trees and wooded areas throughout- discoverable by many trails. Excellent grouse, deer, bear, and waterfowl hunting can be had. This property is eligible for many income producing programs.



More About this Property:

Directions: The property is located in the Pine Island State Forest, access is easiest off of Pine Island Rd.

Legal Description: Koochiching County, MN -1262 Acres PID #

75-024-11000- Legal N 1/2 - NE & S 1/2 - NE

75-013-41000 Legal- N 1/2 SE S 1/2 SE

75-013-11000 Legal- NE 1/4

75-024-41000 Legal- N 1/2 SE S 1/2 SE

68-019-00500 Legal- GOVT LOT 5 GOVT LOT 6

68-019-31000 Legal- E 1/2 SW

68-019-00100 Legal- GOVT LOT 1 & 2

68-019-21000 Legal- E 1/2 NW

68-018-00300 Legal- GOVT LOT 3 GOVT LOT 4

68-030-00100 Legal- GOVT LOT 1 GOVT LOT 2 GOVT LOT 3 GOVT LOT

68-030-00500 Legal- GOVT LOT 5

68-019-00700 Legal- GOVT LOT 7

68-019-04200 Legal- NW SE

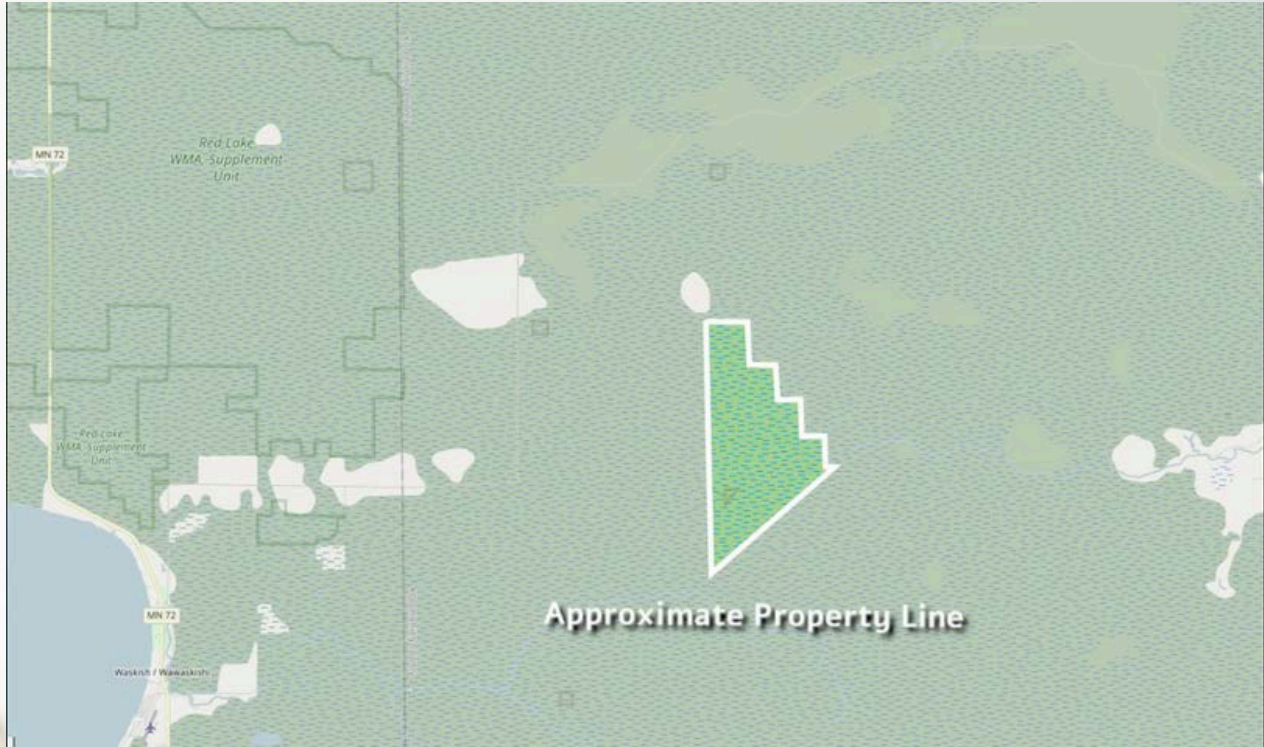
Taxes: \$1,314

Income Potential: Eligible for SFIA, carbon program and forestry plans, logging

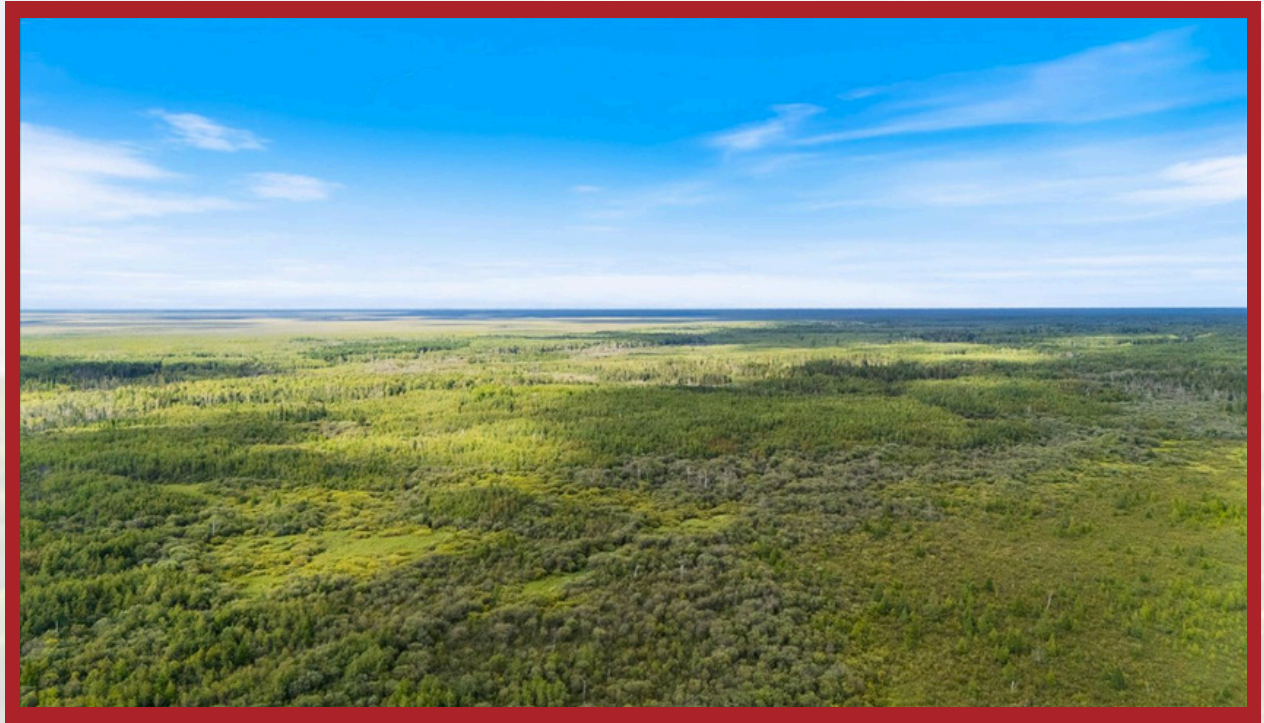
FEATURES:

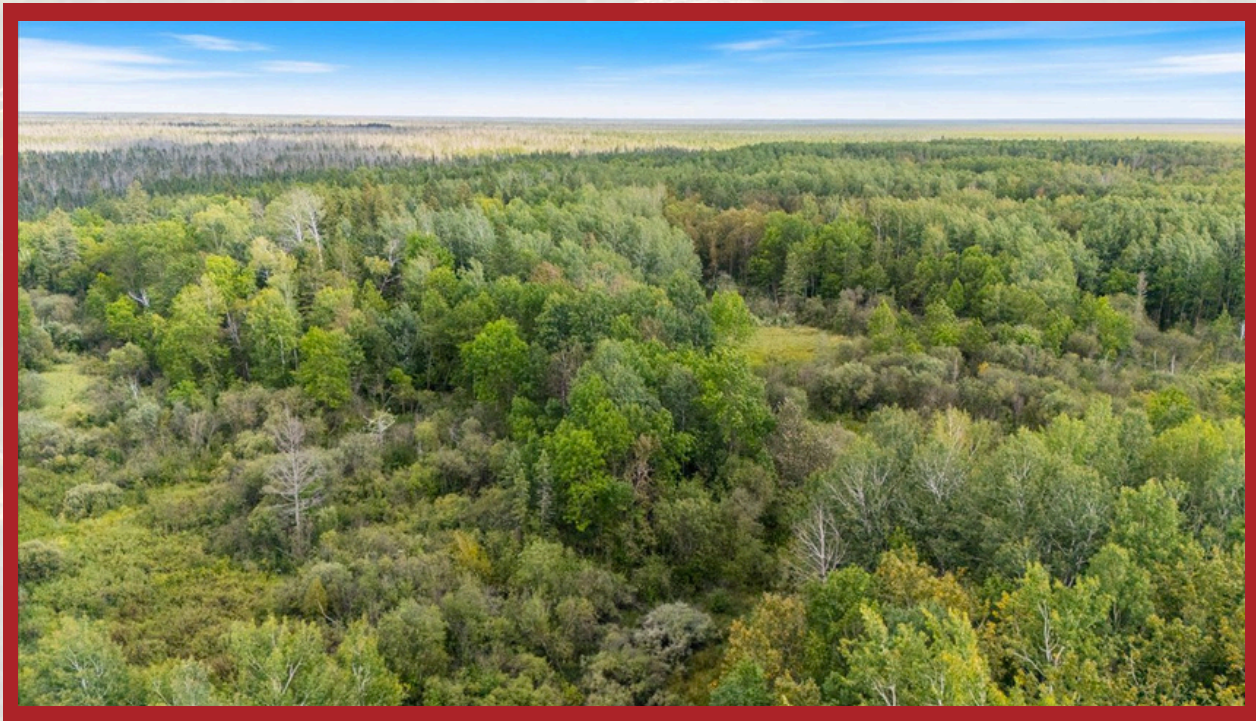
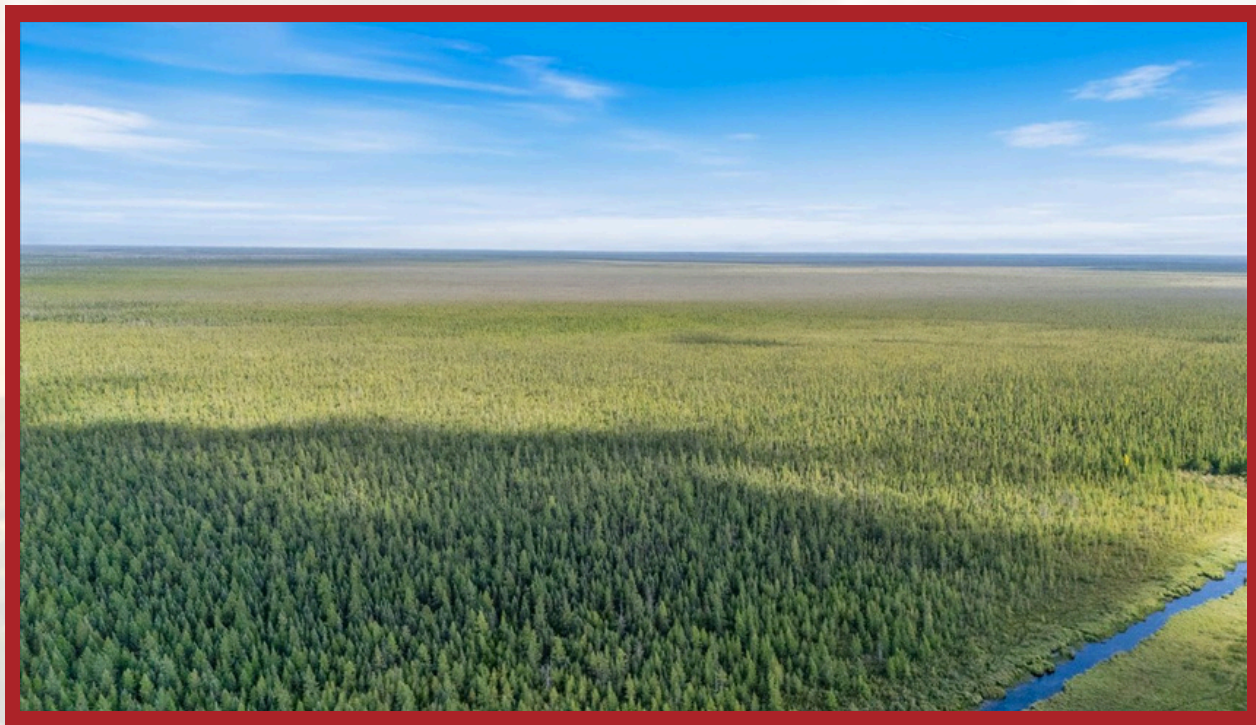
- 1262 +/- Acres
- All parcels are connected
- In the middle of a state forest
- Income producing
- Property can pay for itself
- Tons of outdoor opportunities from hunting to trail riding

**KOOCHICHING COUNTY,
MINNESOTA**



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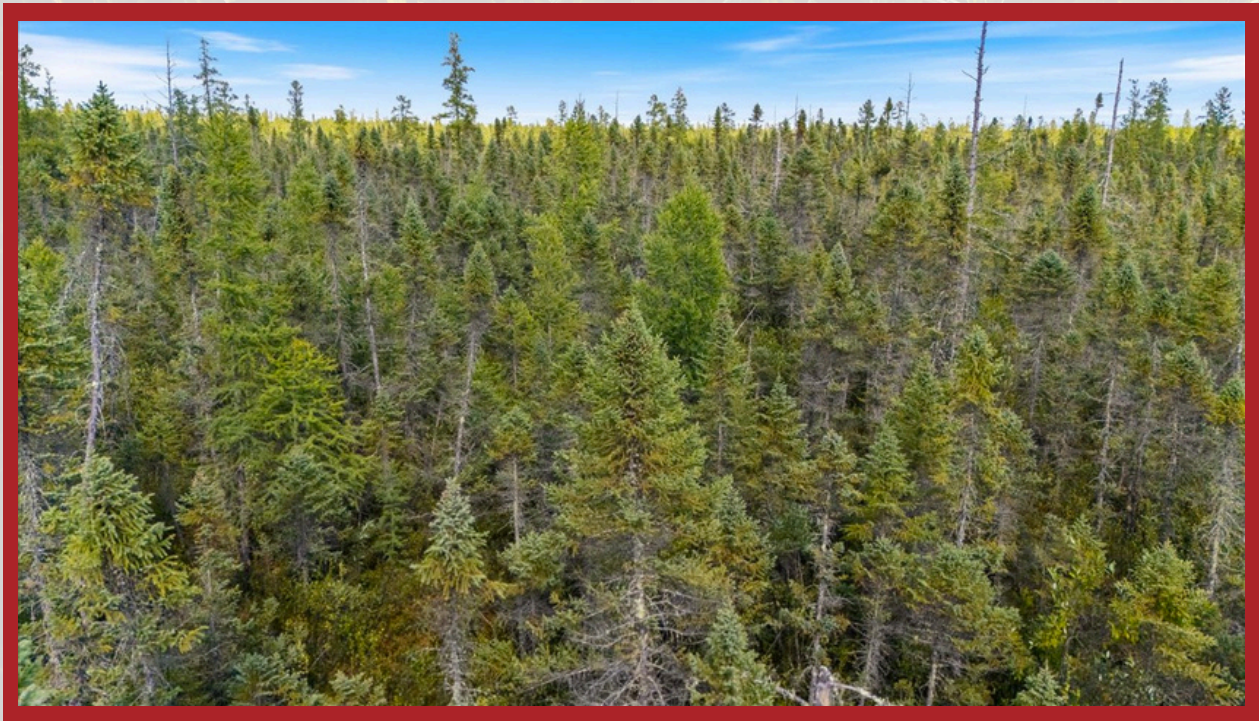
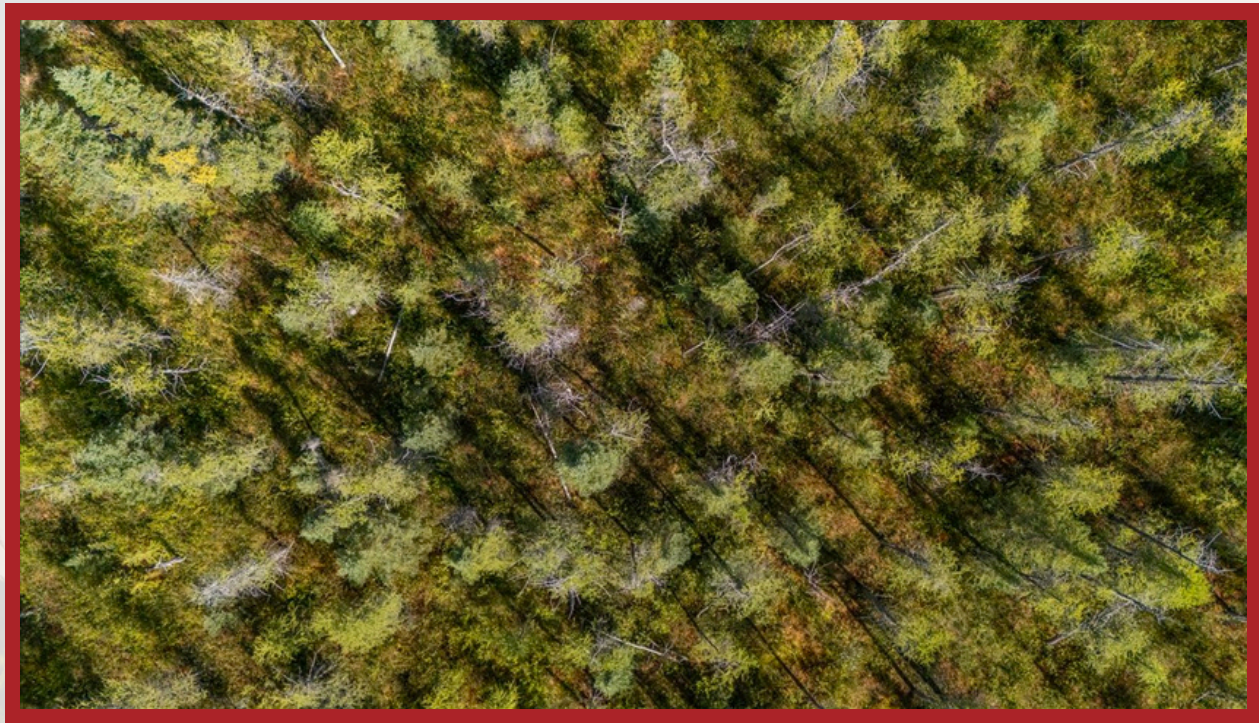




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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

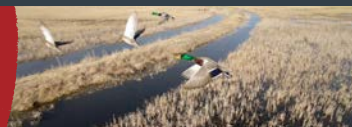






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COMMITTED • DETERMINED
TRUSTED



About the Agent:

Jordan is originally from Western Wisconsin where he grew up hunting and learning a love for the land and outdoors. From an early age, Jordan has had a passion for wildlife and creating better habitat. What started out as a hobby, has now turned into his dream career.

Jordan enjoys sharing his knowledge and experience with other outdoorsmen. Having spent many years working within the hunting industry - his knowledge and passion for land and land management only grew. He continues to travel the Midwest hunting and learning about regions and their land practices. His expertise is proven through his sweat equity for himself and his clients, with their success in the woods. Having the ability to break down a property to set it up for success is Jordan's strong suit, as well as finding the ideal property for the outdoorsmen.

An active member in the National Deer Association, Backcountry Hunters and Anglers, National Wild Turkey Federation, and Ducks Unlimited, Jordan enjoys giving back to wildlife and conservation while getting youth involved in the outdoors.



Whether you are looking for hunting land, developable land, farm, a cabin, or country living, in MN, Jordan is your expert on the buy/sell side as well as land consulting. You'll find him in the woods or on the lake year round.

Jordan currently lives in the Brainerd Lakes Area of MN with his wife, Greta, and two kids Dawson and Presley, and their black lab, Tilly.

JORDAN YIRA , LAND AGENT



320-333-8867



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