

AMERICAN LEGACY LAND CO

FOR SALE PASTURE/HUNTING/ BUILD SITE

Cass County, MN

120 +/- Acres

OFFERED AT:

\$425,000

ABOUT THIS PROPERTY:

Scenic 120 +/- acre retreat situated right in between Motley and Brainerd, off of HWY 210. The property features a blend of tillable, fenced in pasture, and timber with a creek running through. Avid deer hunters will appreciate the diverse terrain. 30 acres of tillable are available to add food plots and more habitat around it. There are great access points to be able to play the wind, tons of mature trees for deer stands, and great bedding areas.



More About this Property:

This is an opportunity to start and build your hobby farm or dream home. Nestled just off the highway with room to roam. A build site is already cleared to build your dream home on the acreage. This is a great, do it all property offering the convenience to the lakes area. Many possibilities are available for a development, subdividing, or commercial opportunity. This property offers a short commute to the Brainerd lakes area and Motley/Staples.

Directions: From Motley, head east on HWY 210. The property will be on left hand side of highway.

Legal Description: SE1/4 EXCEPT S 2104.6 FT OF E 825 FT OF SE1/4 Cass County, MN

Income Potential: Tillable rent, commercial highway frontage, developable

FEATURES:

- 120 +/- Acres
- Great hunting
- Great road access
- Multiple build sites
- Tons of wildlife present
- Highway frontage/developable

CASS COUNTY, MINNESOTA

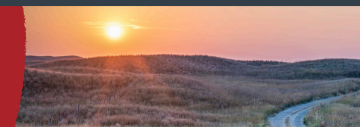
Cass County 120



Cass County 120 town

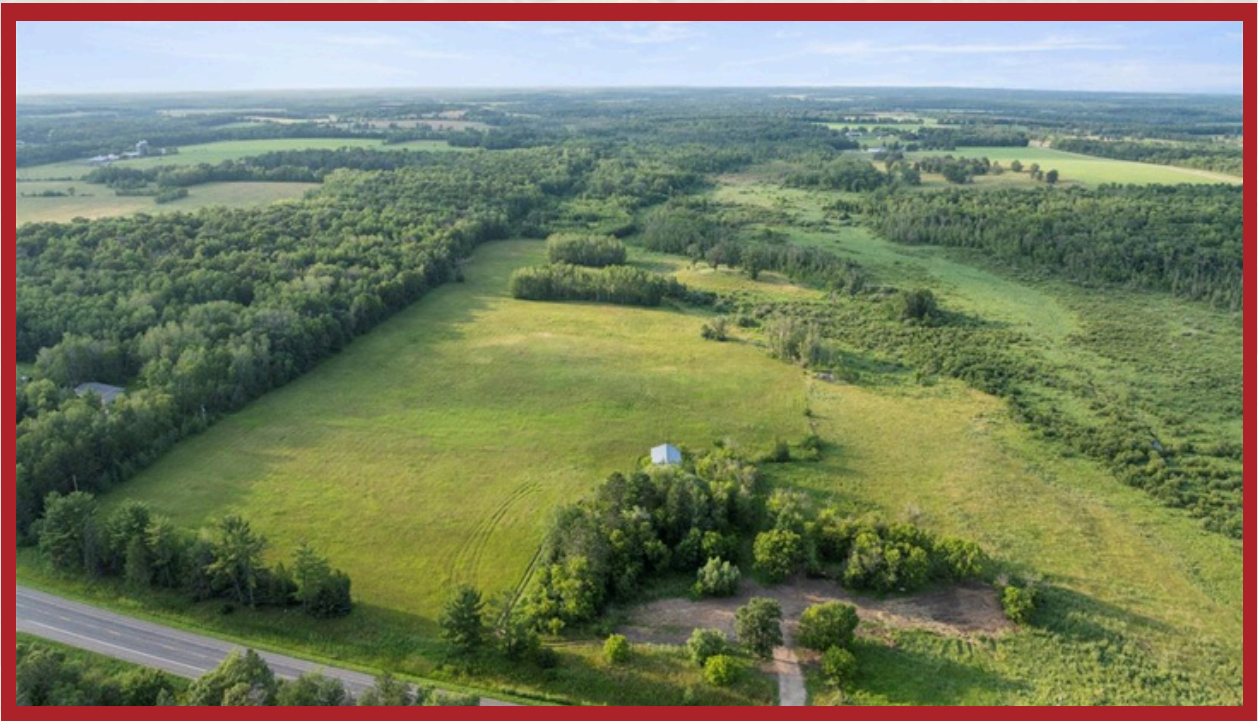


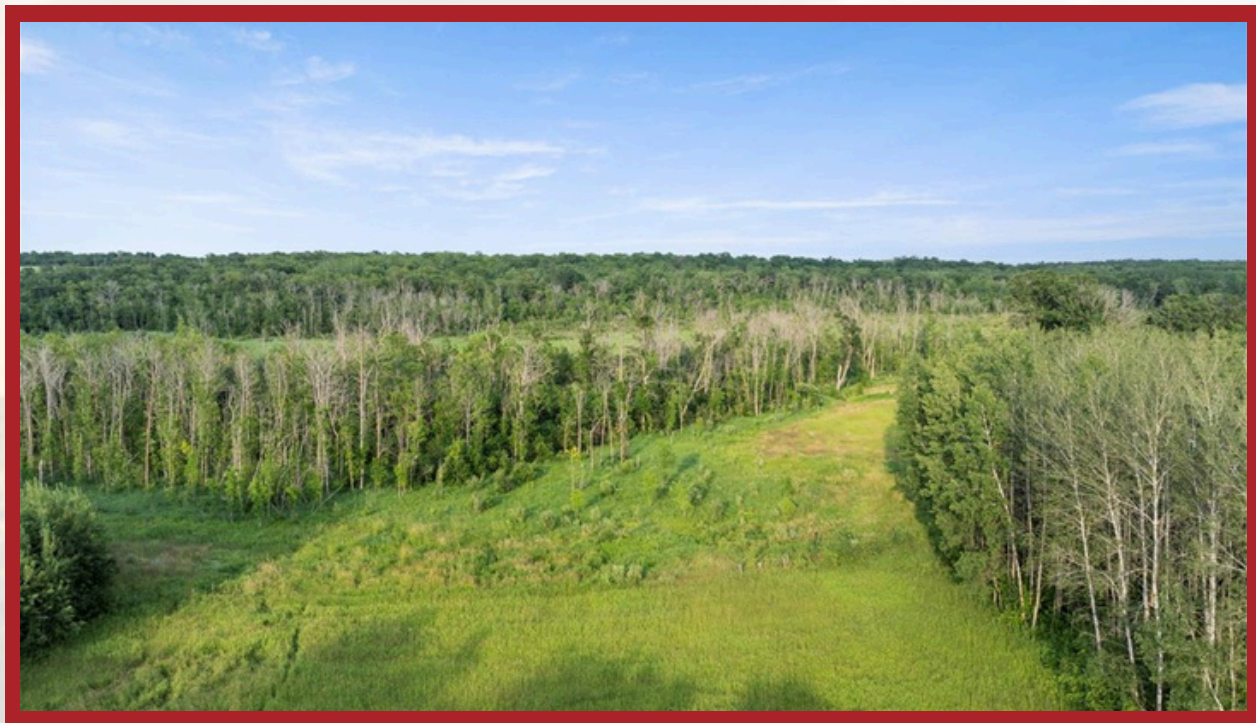
HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY

LAND CO





**AMERICAN
LEGACY**
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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

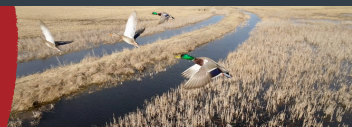






AMERICAN
LEGACY
LAND CO

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



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