

**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**BIG SANDY LAKE HOME**

Aitkin County, MN

**1.21 +/- Acres**

**OFFERED AT:**

**\$330,000**

***ABOUT THIS PROPERTY:***

Sitting on just over an acre, this picturesque lot gives you plenty of space to enjoy nature, with the bonus of being directly across from Big Sandy Lake and Big Sandy Resort. This 3-bedroom, 2-bath beauty is all about comfort, convenience, and making the most of both indoor and outdoor spaces.



## More About this Property:

Inside, vaulted ceilings create an open and airy feel, and the home is handicap accessible, providing extra ease and comfort for everyone. The generous kitchen island is perfect for meal prep, casual hangouts, or even a little extra workspace. You'll love the tons of storage throughout the home, making it easy to keep everything organized.

Step outside and you'll find a huge deck that's ideal for hosting friends and family, whether it's for a summer BBQ or a cozy evening under the stars. There's also a firepit area to relax and unwind after a long day. If you need even more space, the oversized shed and massive 6-car garage have you covered—whether you're storing your toys or working on a project!

Directions: From McGregor head north on HWY 65, take a right onto Lake Ave and then a left onto 207th Ave. Then take a right onto 487th St. The property is on the right hand side, right across from Big Sandy Resort.

Legal Description: Section 20, Township 49, Range 23, Lot 1-4,7-9 BLK 10 Aitkin County, MN  
Address: 20605 487th St, McGregor MN 55760

Taxes: \$1,120

Income Potential: Short term rental

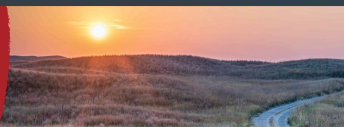
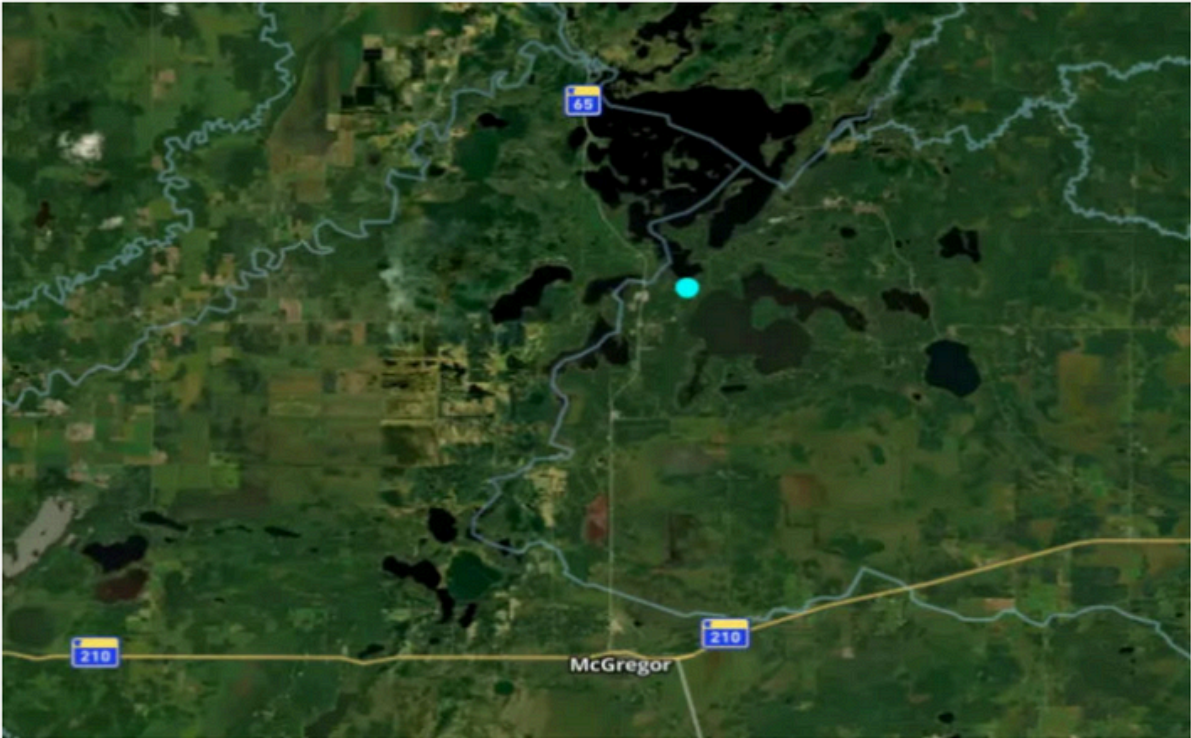
## FEATURES:

- 1.21 +/- Acres
- 3 bedroom, 2 bathroom home
- Right across from Big Sandy Lake
- Short term rental potential
- Oversized yard
- Big garage for storing the boat and toys





AITKIN COUNTY,  
MINNESOTA







# AMERICAN LEGACY LAND CO.







**AMERICAN  
LEGACY**  
LAND CO

**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**





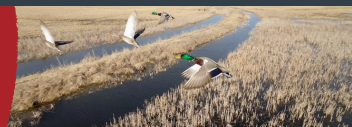






**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED**  
**TRUSTED**







**AMERICAN  
LEGACY**  
LAND CO







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LEGACY**  
LAND CO.

**HELPING YOU BUY  
AND SELL LAND**



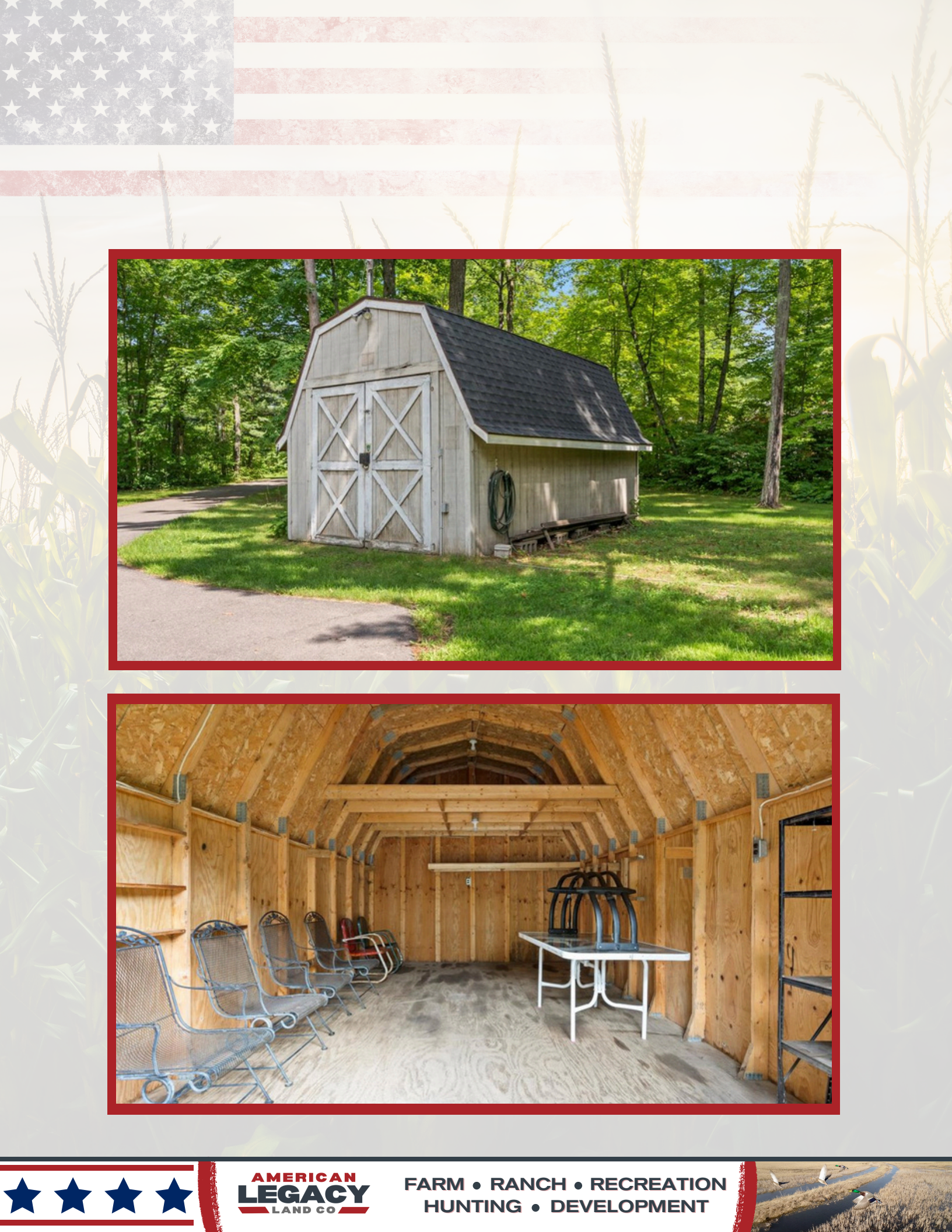




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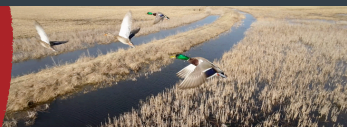






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## About the Agent:

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**



**[Jordan@AmericanLegacyLandCo.com](mailto:Jordan@AmericanLegacyLandCo.com)**