



**AMERICAN
LEGACY
LAND CO**

FOR SALE

RIVERFRONT HOME

Benton County, MN

0.65 +/- Acres

OFFERED AT:

\$580,000

ABOUT THIS PROPERTY:

Welcome to your Mississippi Riverfront Retreat!

This impeccably maintained home features three spacious bedrooms and three bathrooms, including a fully equipped mother-in-law suite in the walkout basement —complete with a kitchenette and private entrance, ideal for guests or extended family.

More About this Property:

Expansive windows throughout the home showcase stunning views of the Mississippi River, providing natural light throughout the home. The main-level primary suite and laundry room add convenience and accessibility to your daily routine.

Nestled on a rare and private riverfront lot, this property offers the perfect blend of seclusion and easy access to amenities. Enjoy the peaceful, private backyard, which features a beautiful mix of fruit trees—including elderberry, cherry, apple, pear, and plum. Take in the tranquil river views with Wilson Park just a short walk away, and enjoy the convenience of a quick drive to all the amenities of Sauk Rapids, MN.

Don't miss this opportunity to own a serene riverside home with modern comforts and a location that's truly second to none.

Directions: Take Benton Drive head south. Turn right onto 2nd Ave South, then a right on 13th Street. The private drive is on the left.

Address: 22 13th St. South Sauk Rapids, MN 56379

Legal Description: Sect-26 Twp-036 Range-031 MISSISSIPPI TERRACE Lot-004 Block-002

Taxes: \$6026

FEATURES:

- 0.65 +/- acres
- Mississippi River frontage
- Private lot, tucked away off a quiet cul-de-sac
- Walk-out basement which includes private entrance, kitchenette, and ½ bath
- Maintenance free deck with Mississippi River view

**BENTON COUNTY,
MINNESOTA**



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AND SELL LAND**







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About the Agent:

Dillon is a Minnesota resident with a unique blend of real estate expertise, hands-on farming experience, and a passion for habitat management and whitetail deer hunting. He specializes in selling hunting and farm properties, leveraging his agricultural knowledge to provide expert guidance to clients navigating these specialized markets. Dillon's background in farming and understanding of wildlife habitat management allow him to offer valuable insights for those seeking prime hunting land or productive agricultural properties. Dillon has also sold residential homes, broadening his experience in diverse property markets.

Dillon's career began in the construction and excavating industry, where he built and remodeled homes and dug basements for residential properties. This hands-on experience ignited his interest in real estate, prompting him to obtain his real estate license in 2014. Dillon values the time spent in these early roles, as they equipped him with the knowledge that he now uses to better serve his clients, offering a deeper understanding of property development and investment.

With a strong work ethic and personable approach, Dillon has built his success on a commitment to helping clients make informed decisions. He stays up-to-date and fully prepared for every client interaction, ensuring that you can confidently navigate the process of buying or selling property. Dillon's deep love for the outdoors and his local expertise make him a trusted resource for anyone seeking the ideal hunting, recreational, or agricultural property.

Outside of his professional life, Dillon enjoys spending time with his wife, Alyssa, a registered nurse, and their two children, Penelope and Parker. In his free time, he's often hunting whitetail deer, snowmobiling out west, managing his and his clients' hunting properties, and teaching his family the importance of preserving the land for future generations.



DILLON STRAND, LAND AGENT



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