

**AMERICAN
LEGACY**
LAND CO

FOR SALE

COUNTRY ESTATE

Wadena County, MN

25 +/- Acres

OFFERED AT:

\$549,900

ABOUT THIS PROPERTY:

Discover this stunning 4,200 sq ft country estate on 24 +/- acres near Wadena, MN, offering a perfect blend of luxury and nature. This 4 bedroom, 3 bathroom home features a dedicated office, a three-season porch with serene woodland views, and a walk-out basement patio ideal for entertaining. Modern amenities include a reverse osmosis water system, new water softener, new septic system, updated appliances, and a whole-home generator for uninterrupted power. Enjoy cozy evenings by the wood burning fireplace, with additional heating from an owned 500 pound propane tank and a 500 gallon oil UST.



www.AmericanLegacyLandCo.com



More About this Property:

The property boasts a two-stall insulated attached garage, a detached heated shop with a bathroom, and a pole barn with lean-to for ample storage. Surrounded by mature oak and apple trees, a creek, and a pond, this land is a hunter's paradise with an enclosed stand and multiple food plot locations for deer and turkey. A concrete storm room with a vault door ensures safety, making this estate a rare gem for those seeking tranquility and self-sufficiency.

Directions: From Wadena, head west on County Road 4. Turn left on 141st Ave. The home is the first one on the right.

Legal Description: 23.80 AC - PT OF W1/2 SW1/4 & SW1/4 NW1/4 BEG AT PT ON W LI 1131' N OF SW COR OF W1/2 SW1/4; TH ETLY AT R/A TO SD W LI 600' TH NTLY IN LI PARA TO & 600' DIST FROM SD W LI 1948' M OR L TO STLY R/W OF TWP RD THAT RUNS NELTY & SWLTY ACROSS SW1/4 NW1/4 TH SWTLY ALG SD R/W TO W LI; TH STLY ON & ALG W LI TO BEG
Address: 15170 141st Ave Wadena, MN 56482

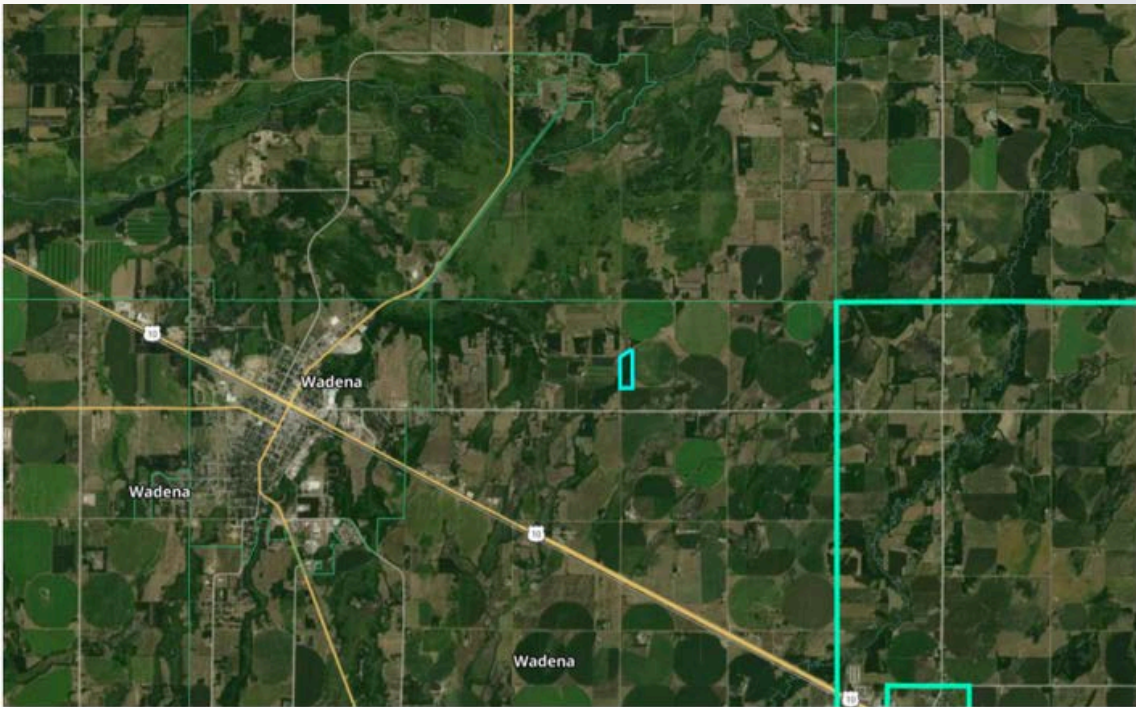
Taxes: \$3,442

Income Potential: Short term rental

FEATURES:

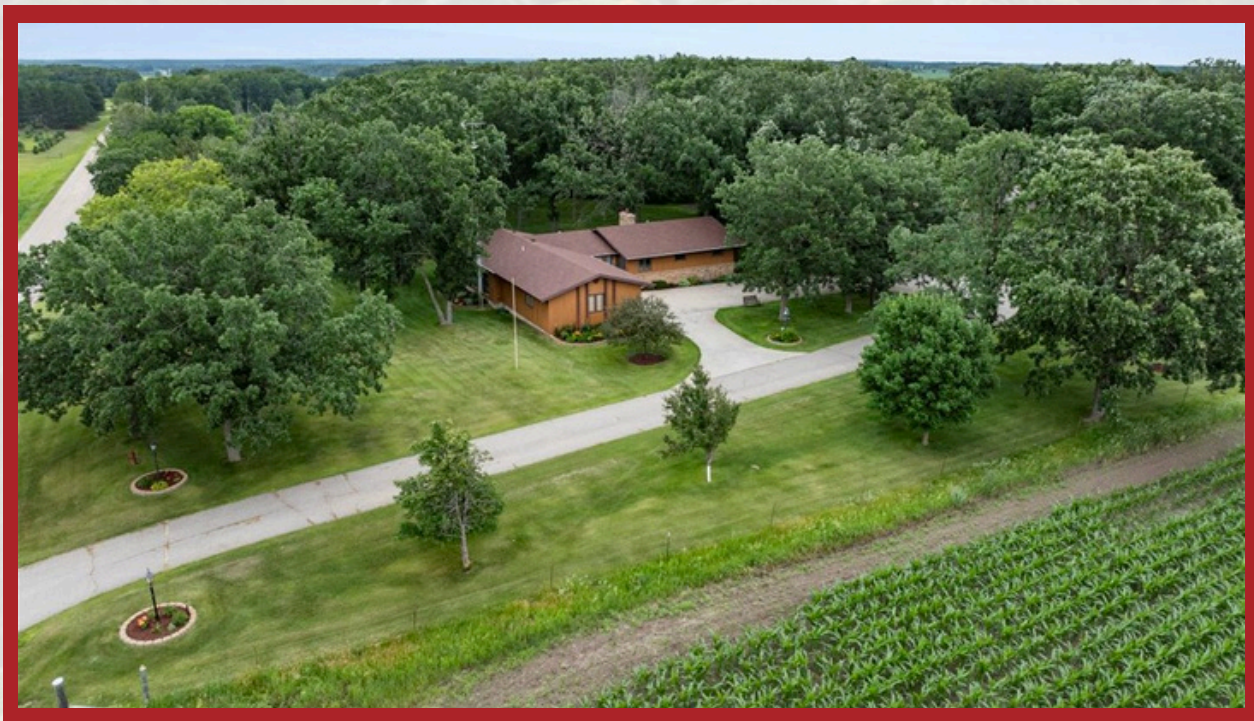
- 25 +/- Acres
- 4 bedrooms, 3 bathroom home
- 24 +/- acres of wooded land
- Dedicated office
- Whole-home generator backup
- Modern utilities

WADENA COUNTY,
MINNESOTA





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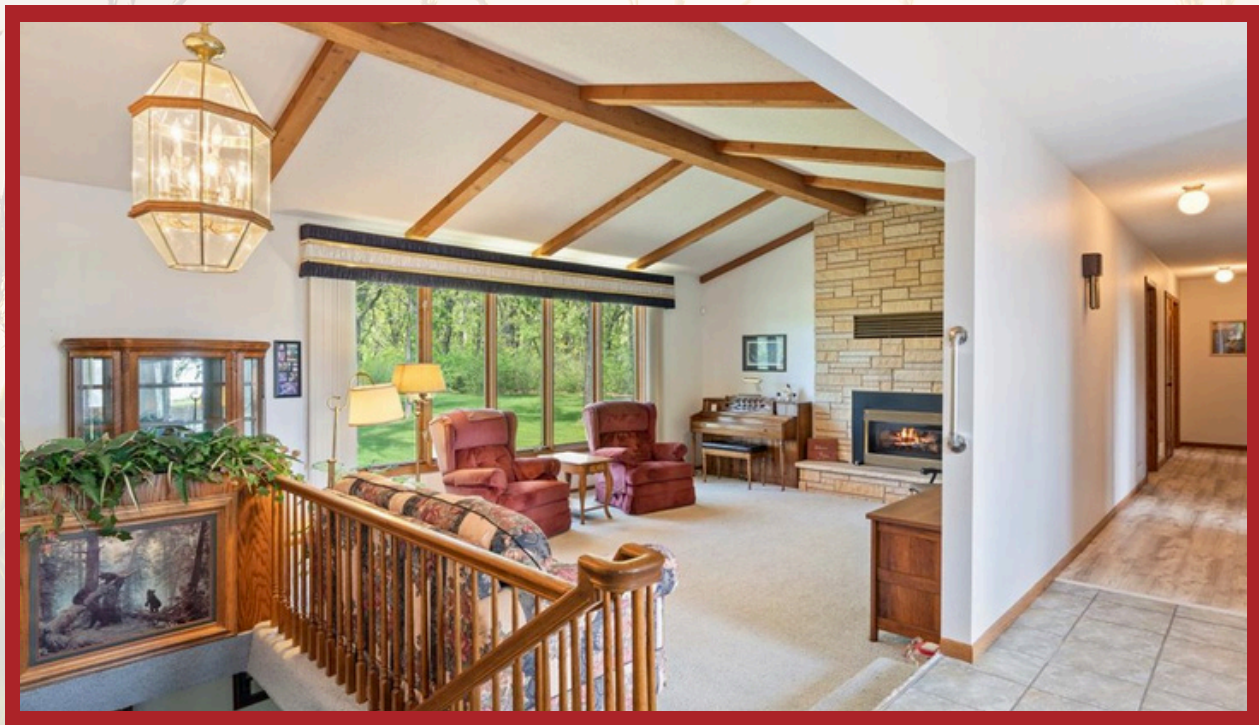
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





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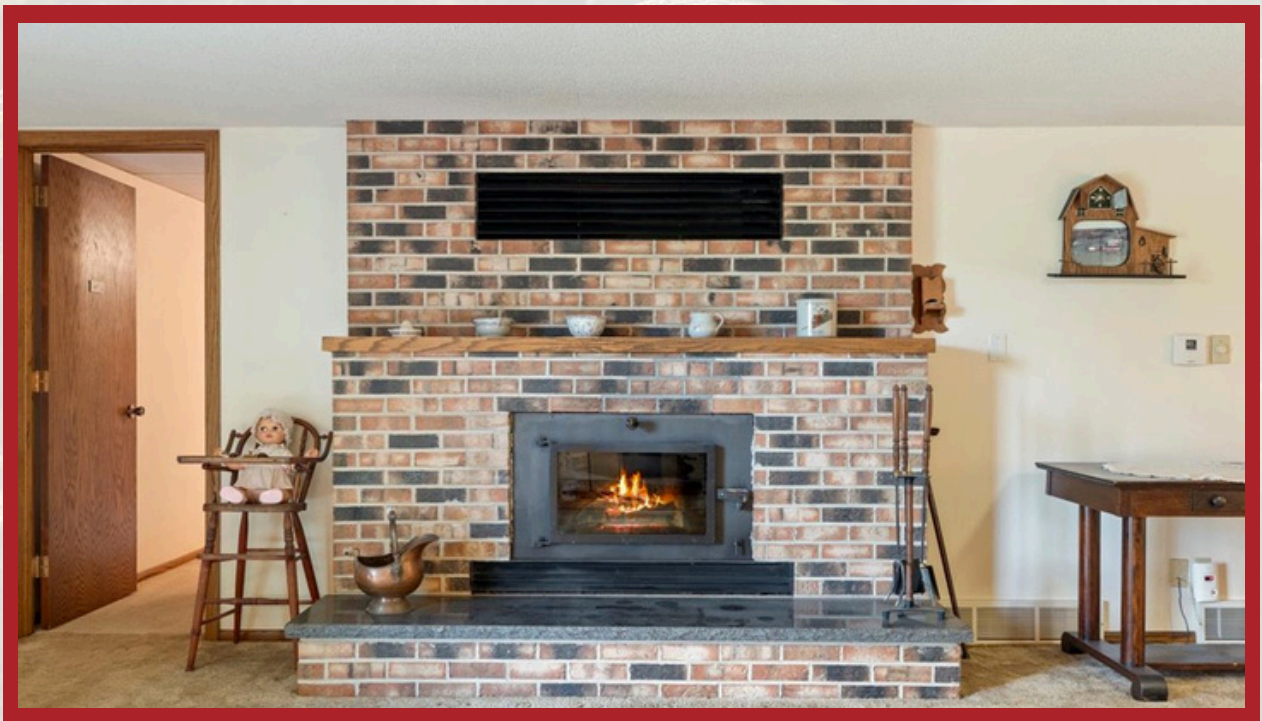
COMMITTED • DETERMINED
TRUSTED





AMERICAN LEGACY LAND CO









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LEGACY**
LAND CO.

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



Listing Agents:

Tate is a dedicated land agent with a deep passion for helping clients find their dream properties. Specializing in land, cabins, hobby farms, and acreage properties, Tate is known for his keen eye for detail and unwavering determination to get the job done right. He is eager to guide you through the buying and selling process.

With a strong commitment to client satisfaction, Tate prides himself on providing personalized service and expert advice. Whether you are looking to invest in a picturesque cabin, a sprawling hobby farm, or expansive land, Tate has the knowledge and expertise to make your real estate goals a reality.

Originally from Verndale, MN, a small city in Wadena County, Tate discovered his love for hunting, fishing, and exploring the woods from a very young age. He is your go-to guy when it comes to achieving success in the woods. Tate's expertise thrives when it comes to setting up a property to turn it into a whitetail hunter's paradise!

When not assisting clients, Tate enjoys exploring the great outdoors, spending time with family, hunting, and year-round fishing. Tate currently resides in the Wadena County area with his wife, Emily, and their dog, Brooke. He would love to help you find your dream property!



Tate Bounds

LAND AGENT
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TateBounds@AmericanLegacyLandCo.com

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

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