

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Bagley, MN

120 +/- Acres

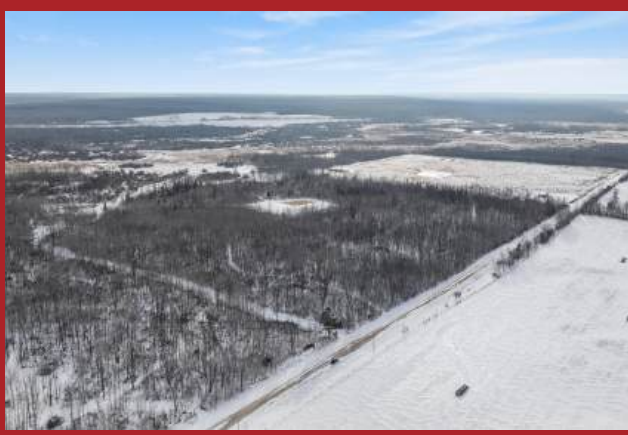
OFFERED AT:

\$349,999

ABOUT THIS PROPERTY:

Ultimate Northwoods Hunting Retreat! 120 +/- acre property near Bagley in Clearwater County offering mature timber, diverse habitat, and a proven track record of mature deer and black bear.

The land features extensive habitat improvements, including eight enclosed hunting blinds, four established food plots, 500 planted trees, and two dug-out ponds that serve as wildlife watering holes and attract waterfowl. Multiple access points provide hunters the edge when positioning for the perfect wind during the hunt.



More About this Property:

A turnkey deer camp with electric service, well, and septic provides a comfortable and functional base for hunting season or year-round use. Storage containers on-site offer secure space for equipment and gear. The property directly adjoins a large block of public land, significantly expanding hunting and recreational opportunities.

Perfect for hunters or outdoor enthusiasts seeking a private Clearwater County property with everything already in place.

Directions: From Bagley, MN, head west on MN-92 for about 6 miles, then turn north onto 151st Avenue and continue approximately 4 miles. You'll find the property on the right, clearly marked with the entrance to the turnkey deer camp, providing easy access while maintaining privacy and seclusion.

Legal Description: Section 02 Township 145 Range 038, legal to govern Clearwater County, MN

Location: 27262 151st Ave. Bagley, MN 56621

Taxes: \$860

Income Potential: Hunting lease

FEATURES:

- 120 +/- acres
- Turnkey hunting property
- Food plots
- 8 enclosed deer stands
- Tons of wildlife present
- Multiple access points
- Cut trails throughout
- Base camp area with electric, well, and septic

CLEARWATER COUNTY,
MINNESOTA



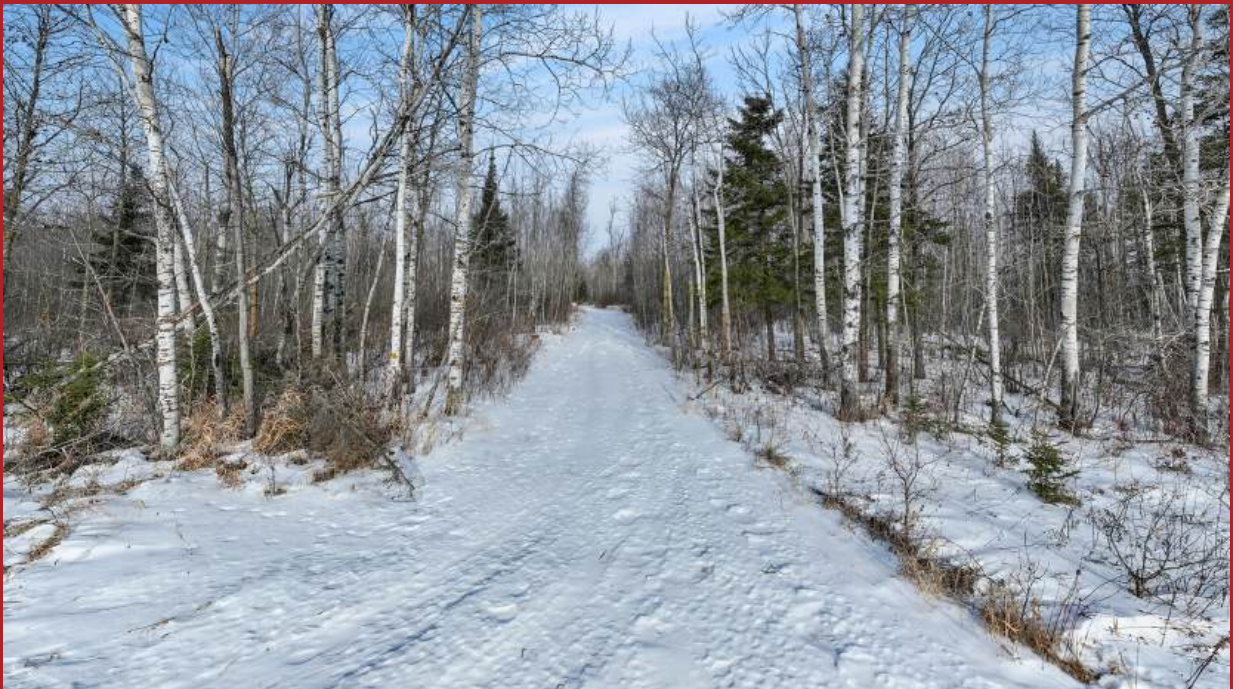


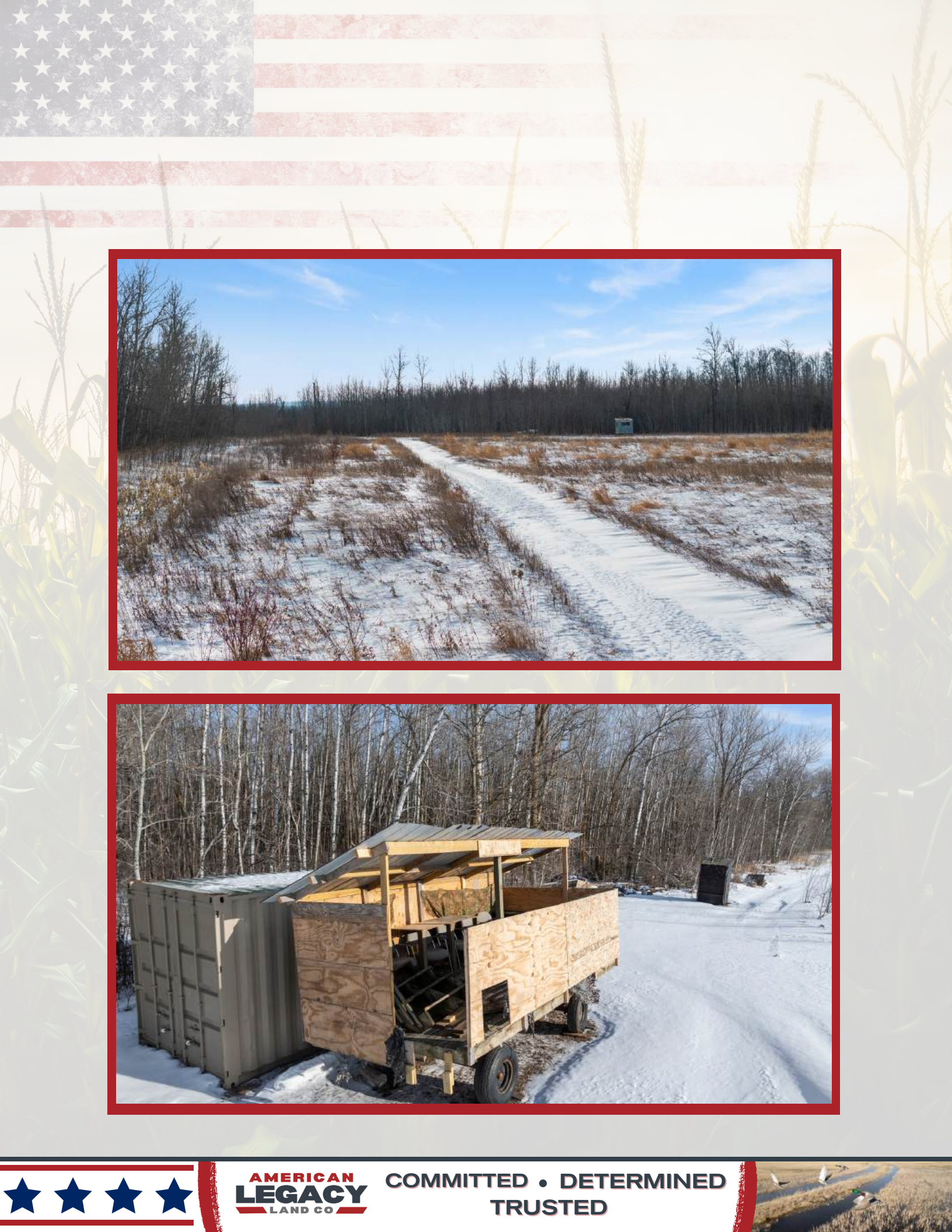


**AMERICAN
LEGACY**
LAND CO

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







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TRUSTED**







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BUYING • SELLING
AUCTIONS





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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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