



**AMERICAN
LEGACY
LAND CO**

FOR SALE

REMER RIVER PROPERTY

Remer, MN

52+/- Acres

OFFERED AT:

\$705,000

ABOUT THIS PROPERTY:

Located between Longville and Remer awaits this remarkable river property, situated on 52 spacious acres connecting to even more additional public land; with over 3000ft on the Boy River! Throughout the property you'll experience clean cut trails wrapping all over, surrounded by mature timber leading to the 60 foot dock on the river.



More About this Property:

This country estate features 3 beds, 2.5 baths and over 3300 sqft of living space. With a massive finished basement and dry bar, entertaining is a breeze. Throughout the home you'll find ample storage and many new updates, such as appliances and the rest of the home. Enjoy the warmth with an attached heated 12x24 garage with 3 service doors. Outside you'll be able to enjoy the massive 40x160 storage building garage that is all open, no interior walls. Half of it being a concrete floor, 12' ceiling, and (4) 8x12 garage doors. The other half is a dirt floor, 16' ceiling and (2) 12x10 garage doors. One large 12x20 airplane hangar style door on the end, and 2 service doors. A 24x40 two story 2 stall barn with interior stairs to the upper level. One of the stalls is a heated workshop area. All detached outer buildings have their own panels with plenty of electricity.

This property features a unique blend of tranquility and functionality with extensive living space, ample storage, and beautiful natural surroundings. Ideal for country living and anyone seeking a retreat. Don't miss the chance to own this extensive estate with the perfect mix of comfort and adventure!

FEATURES:

- 52 +/- acres with trails throughout
- 3000+ ft of river frontage
- Turnkey home
- Huge 40x160 pole shed
- 60 ft Dock
- Close to Longville and Remer

More About this Property:

Property address: 3365 State 200 NE, Remer, MN 56672

Directions: From Remer head west on HWY 200, property is on the left had side right before the river.

Legal Description: Section 9, Township 141, Range 27, GOV Lot 4

Taxes: 2,626

Income Potential: Short Term Rental



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HUNTING • DEVELOPMENT**



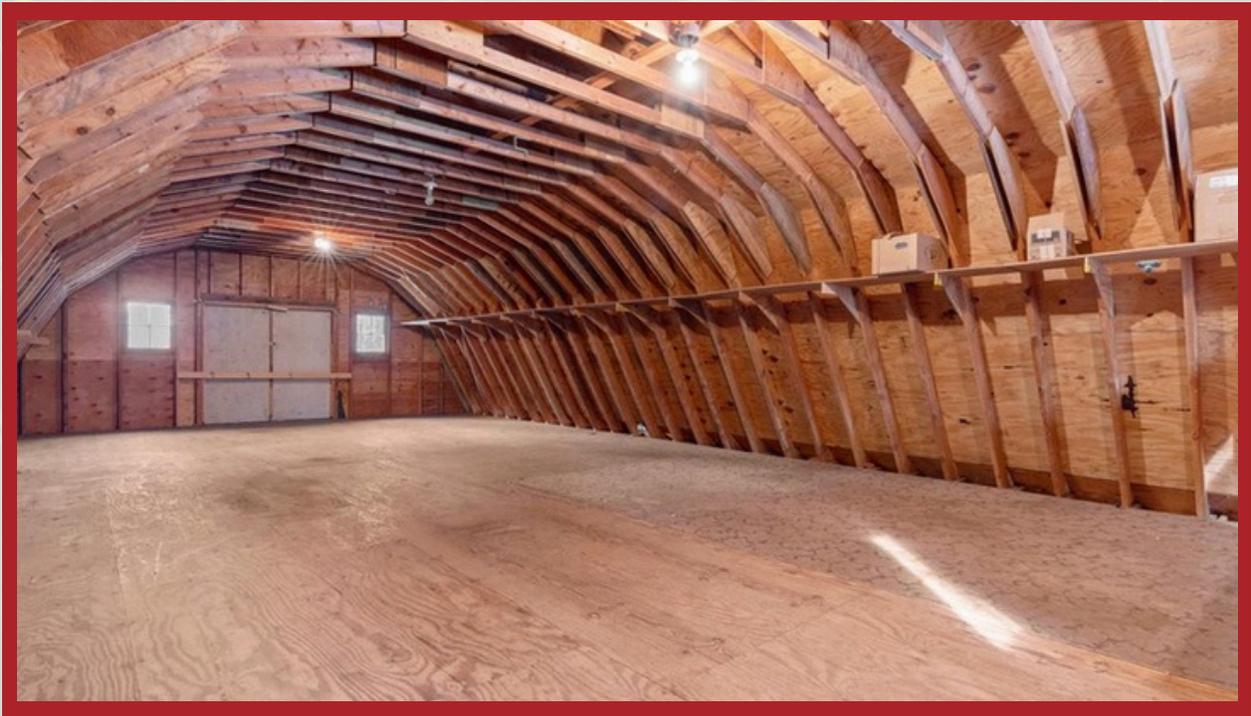
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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
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**HELPING YOU BUY
AND SELL LAND**



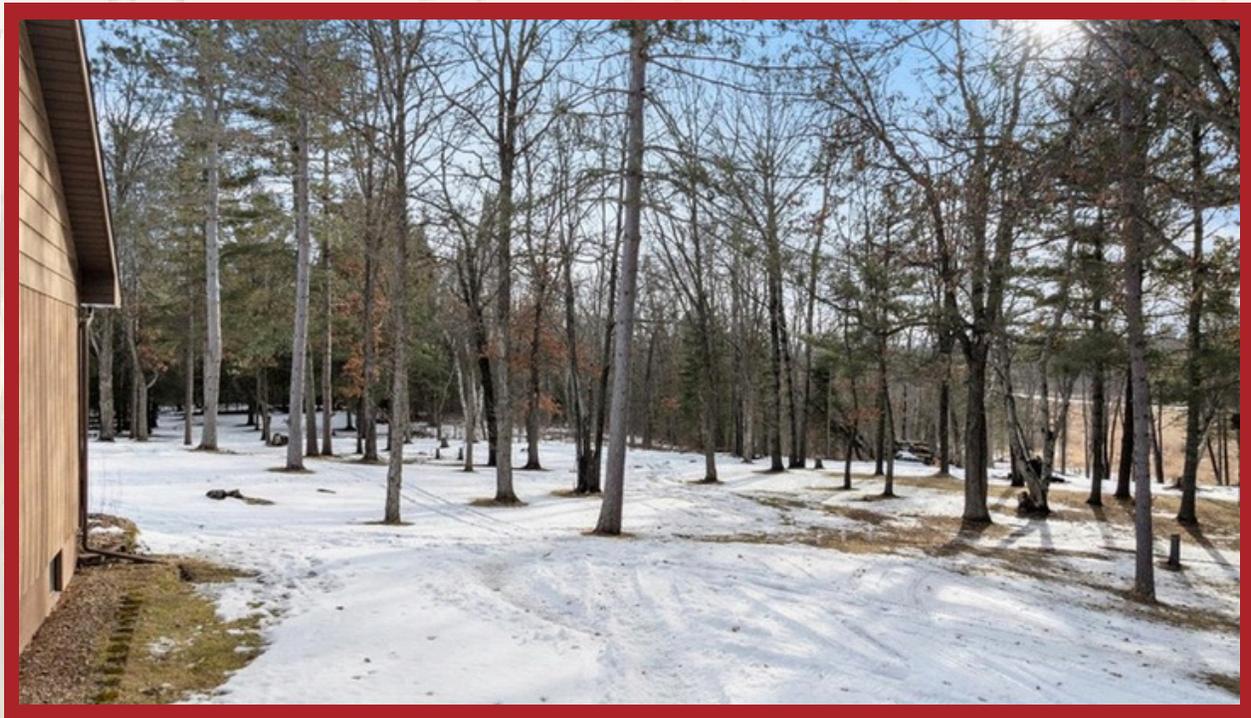
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BUYING • SELLING
AUCTIONS





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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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