



**AMERICAN
LEGACY**
LAND CO

FOR SALE

RIVER PROPERTY

Littlefork, MN

235 +/- Acres

OFFERED AT:

\$675,000

ABOUT THIS PROPERTY:

Located just west of Littlefork, this exceptional 235 +/- acre river property along the Big Fork River offers a rare opportunity to own a large, diverse tract of land. With over $\frac{3}{4}$ mile of river frontage, the property features scenic views and multiple potential building sites with utilities available.



More About this Property:

The land is covered in mature timber and includes an established trail system, providing easy access for recreation or land management. Several open areas offer excellent potential for food plots, additional development, or riding and outdoor activities. There is potential to develop into an RV/resort as well. The property also adjoins more than 6,130 acres of state land, greatly expanding your access to hunting, and recreation.

Whether you're looking to establish a deer camp, build a cabin, an investment, or create your dream home, this is a rare opportunity to own your own legacy property.

Directions: From Littlefork, head west on County Road 1. Follow the road for about 15 miles. The property will be on the right hand side.

Location: 4416 County Road 1 Littlefork, MN 56653

Legal Description: GOVT LOT 4 , LOT 14 LESS BEG 580FT W OF SE CORN LOT 9 W, LOT 9, 10, E 300FT OF LOT 11, SW NW, LOT 4, legal to govern Koochiching County, MN

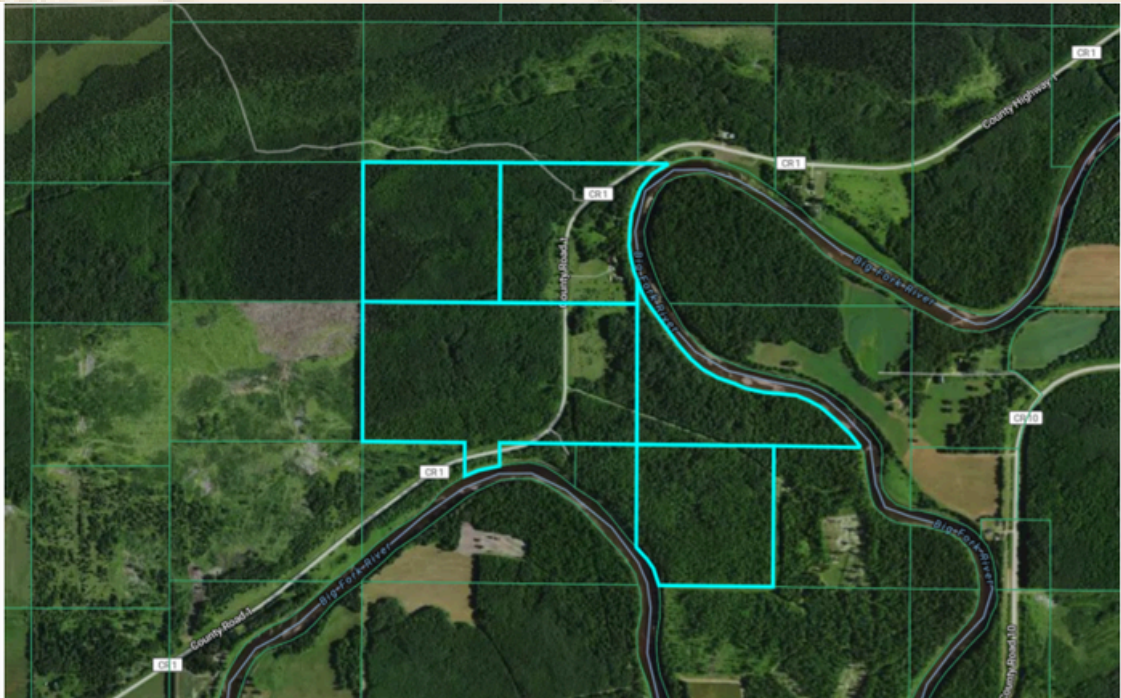
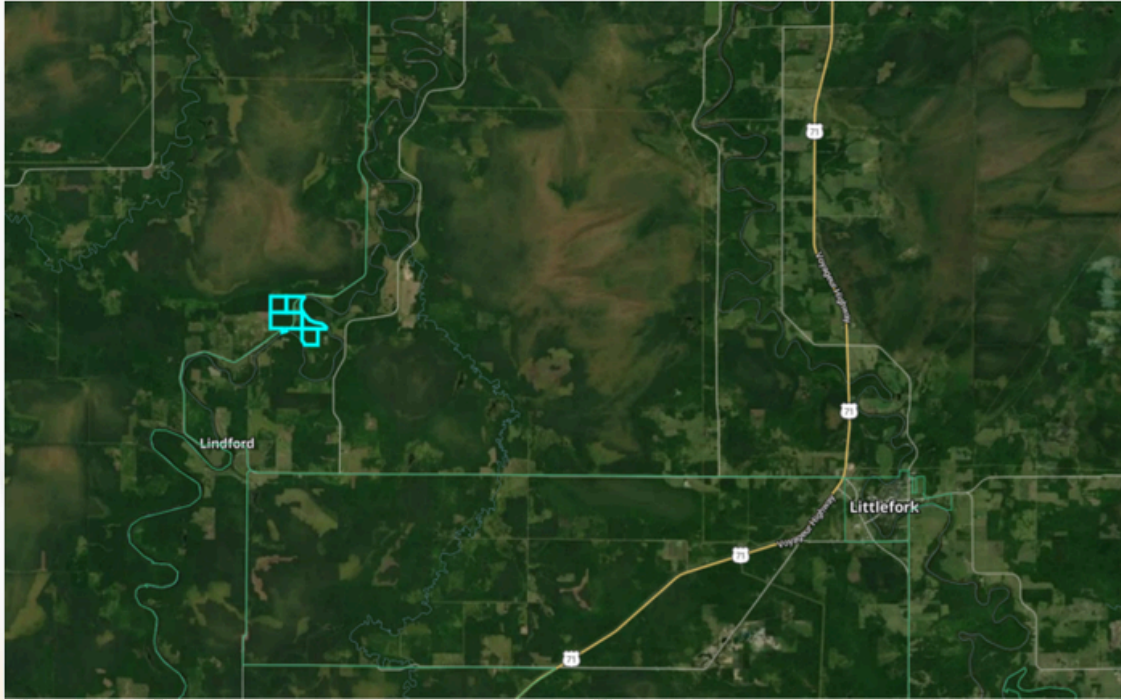
Taxes: \$3,154

Income: Hunting lease, short-term rental, possible RV/resort

FEATURES:

- 235 +/- Acres
- Over .75 miles of frontage on the Big Fork River
- Multiple build sites
- Multi-use recreational property
- Utilities present
- Resort/development opportunity
- Cut trails throughout

KOOCHICHING COUNTY, MINNESOTA



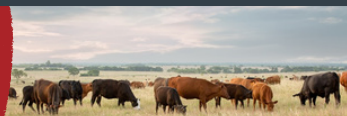
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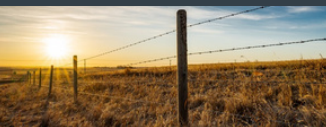


**AMERICAN
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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



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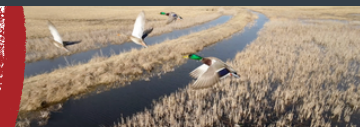
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED



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 , BROKER/LAND AGENT



320-333-8867



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