

# AMERICAN LEGACY LAND CO

## FOR SALE

### HUNTING PROPERTY WITH CABIN

Isle, MN

**80 +/- Acres**

**OFFERED AT:**

**\$385,000**

#### ***ABOUT THIS PROPERTY:***

Located just south of Isle, this 80 +/- acre property offers a prime opportunity for a private hunting retreat or cabin getaway. The land features a mix of mature maple and oak trees, creating excellent wildlife habitat in a peaceful, off-grid setting.

The property includes a rustic log cabin with 2 bedrooms, a living room, and a wood stove for comfortable stays year-round. A large covered deck with its fire pit provides the perfect place to relax and take in the surrounding nature.

Additional improvements include a newly drilled well, a storage shed, and an improved access road for reliable, year-round access.



## More About this Property:

With over 2.5 miles of established trails, the property is ideal for riding, hiking, and accessing multiple food plot locations. An oversized deer stand is already in place, and the land supports strong populations of deer, bear, turkeys, ducks, and small game.

Bordering approximately 400+ acres of state land, this property offers expanded hunting opportunities right out your back door. Conveniently located near Knife Lake and Mille Lacs Lake, you'll also have access to some of the best fishing and recreation in the region.

A well-rounded property ready for your next hunting camp or cabin escape.

Legal Description: W1/2 OF SW1/4, INCL/SUBJ TO EASEMENT AGREEMENT DESC ON DOC #260120, legal to govern Kanabec County, MN

Location: XXX Ivory St, Isle MN 56342

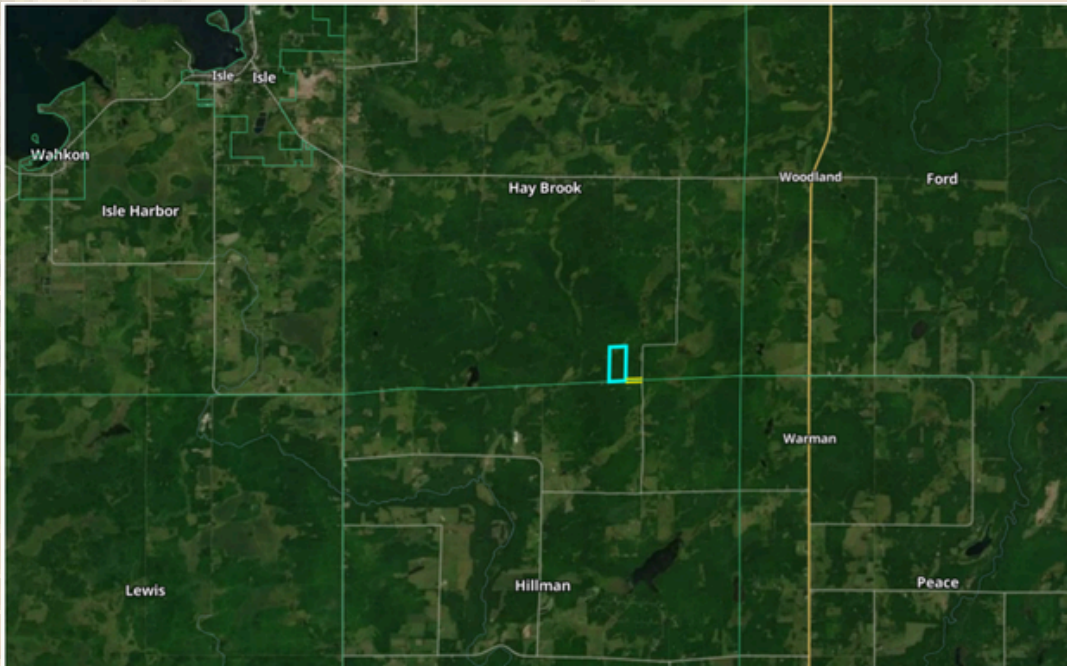
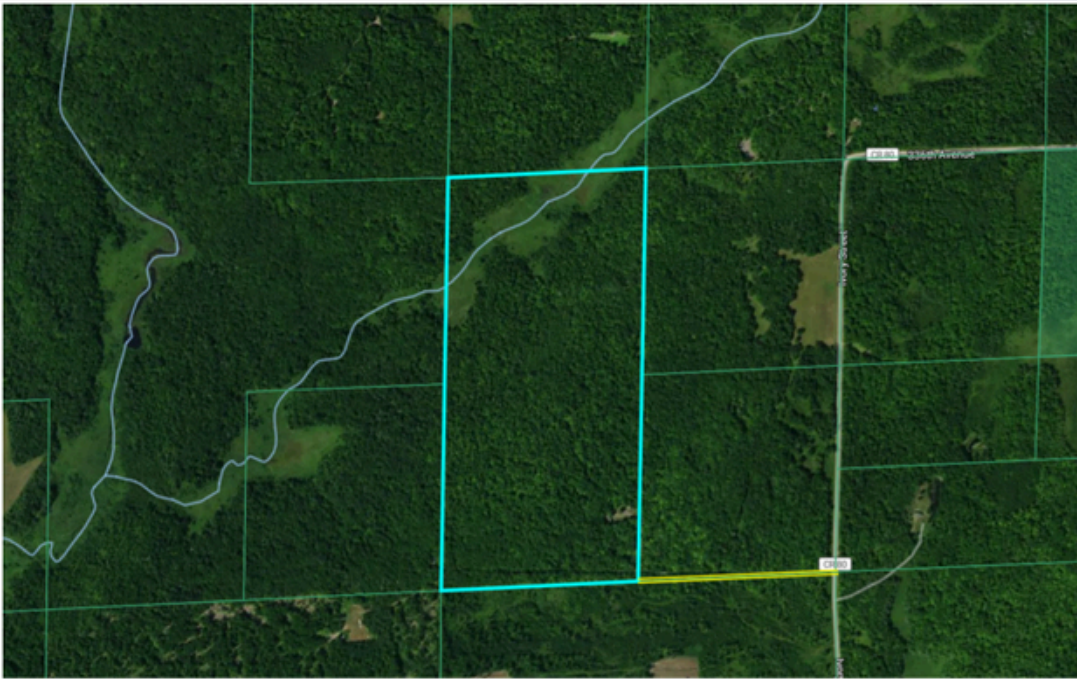
Taxes:\$2,342.00

Income Potential: Hunting lease, short term rental

## FEATURES:

- 80 +/- acres with log cabin
- 2.5 miles of trails throughout
- Oversized deer stand
- Tons of wildlife present
- Multiple access points
- Access to 400+ acres of landlocked state land
- Huge deck with fire pit, storage shed, drilled well
- Close to Mille Lacs Lake and Knife Lake

**KANABEC COUNTY,  
MINNESOTA**



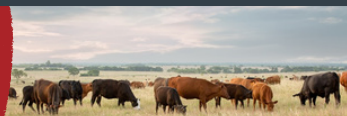
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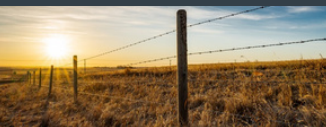


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**LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT



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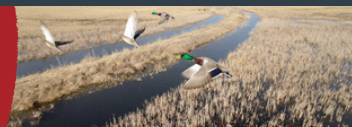
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN  
LEGACY**  
LAND CO

**COMMITTED • DETERMINED  
TRUSTED**



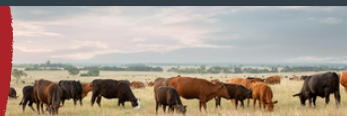
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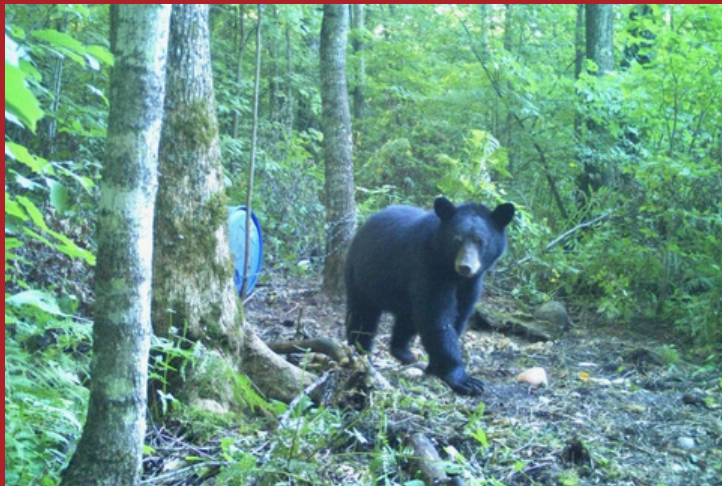
**AMERICAN  
LEGACY**  
LAND CO

HELPING YOU BUY  
AND SELL LAND



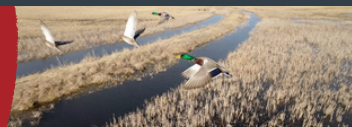
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## About the Agent:

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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