

AMERICAN LEGACY LAND CO

FOR SALE

LAKE ACREAGE

Bagley, MN

111 +/- Acres

OFFERED AT:

\$199,000

ABOUT THIS PROPERTY:

Welcome to your Up North retreat on your own private lake! This exceptional 111 +/- acre property on Sabe Lake in Bagley, Minnesota, offers over 4,100 feet of lakeshore frontage on a quiet, natural environment lake just west of town. Easy access off Highway 2 makes this the perfect base for year-round recreation or a future home or cabin site.



More About this Property:

The land features a great mix of timber and lakeshore habitat, creating ideal conditions for abundant wildlife. Enjoy excellent hunting for deer, bear, grouse, and waterfowl, with established trails that provide easy navigation throughout the property and direct access down to the lake. Two previously established food plots can be easily restored, and a cleared area near the entrance offers an ideal setup for a campsite or new food plot.

Whether you're looking for a private hunting retreat, a recreational getaway, or the opportunity to build your dream cabin or home right on the water, this property delivers privacy, habitat diversity, and direct lakeshore access that's hard to find. Don't miss your chance to own a true Up North sanctuary.

Legal Description: Section 25 Township 147 Range 038, Section 24 Township 147 Range 038, legal to govern Clearwater County, MN

Location: TBD US HWY 2, Bagley MN 56621

Directions: From Bagley, head west on HWY 2. The property is on the right hand side, right in front of Sabe Lake.

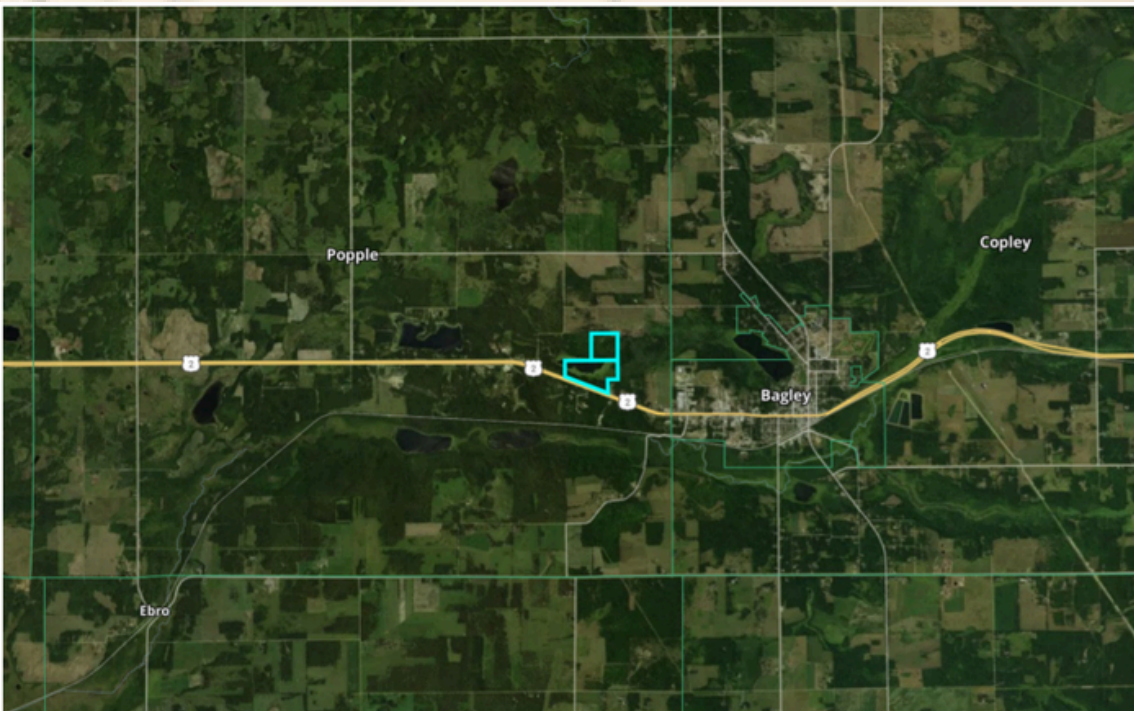
Taxes: \$684

Income Potential: Hunting lease

FEATURES:

- 111 +/- Acres
- Multi use property
- In an excellent deer area
- Multiple build spots
- Massive private lake frontage
- Food plot
- Great deer, bear, and grouse hunting

CLEARWATER COUNTY,
MINNESOTA



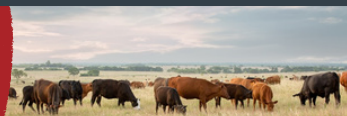
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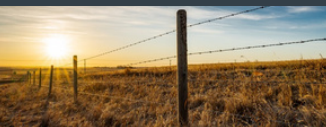


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



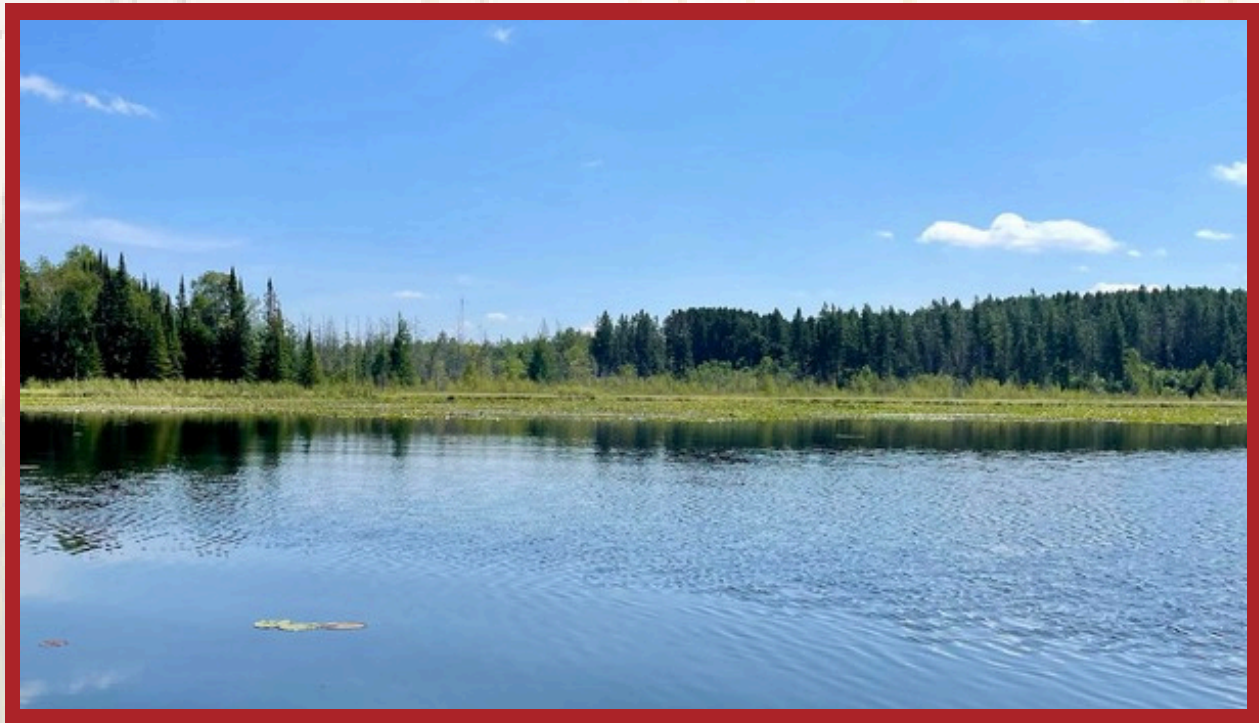
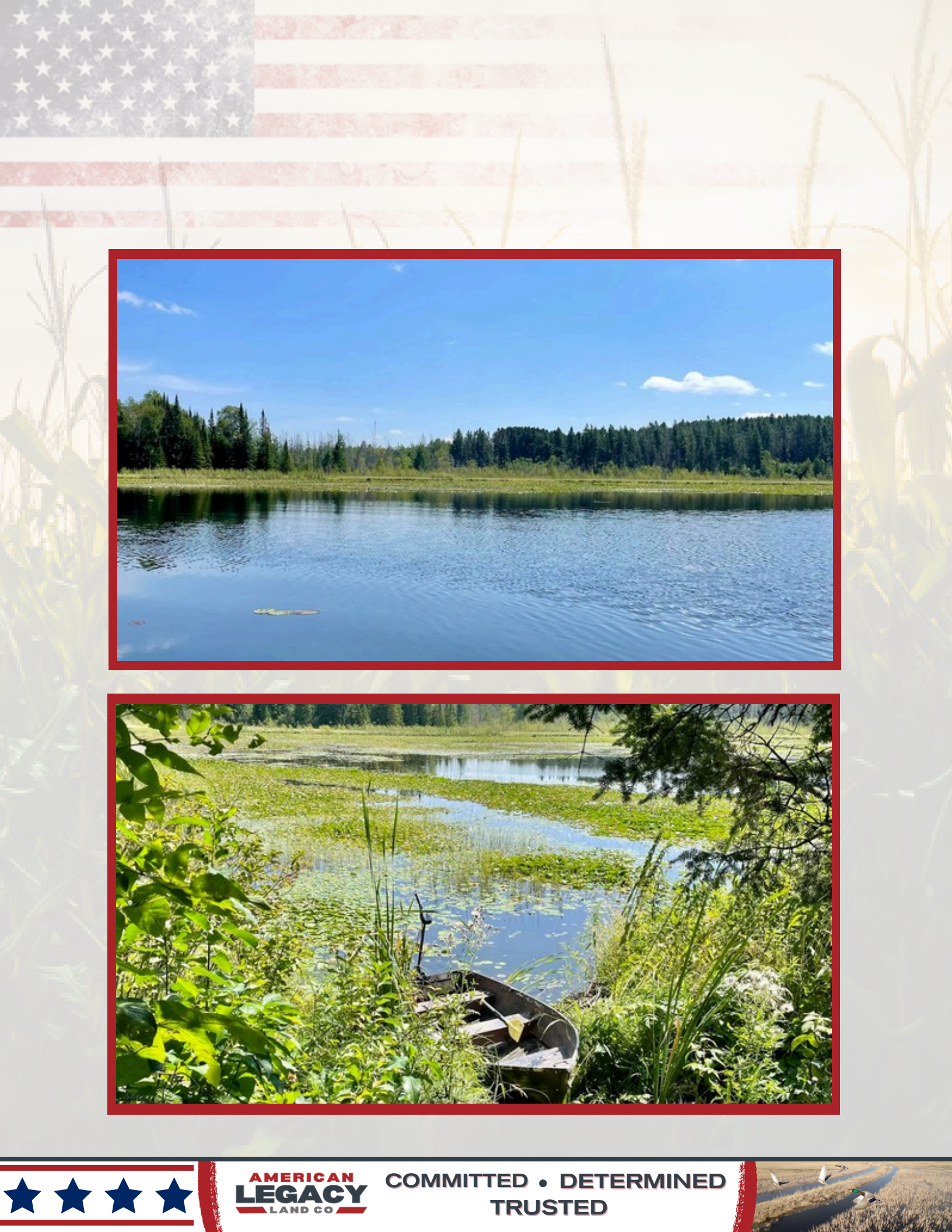
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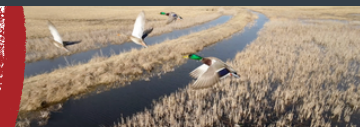
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT



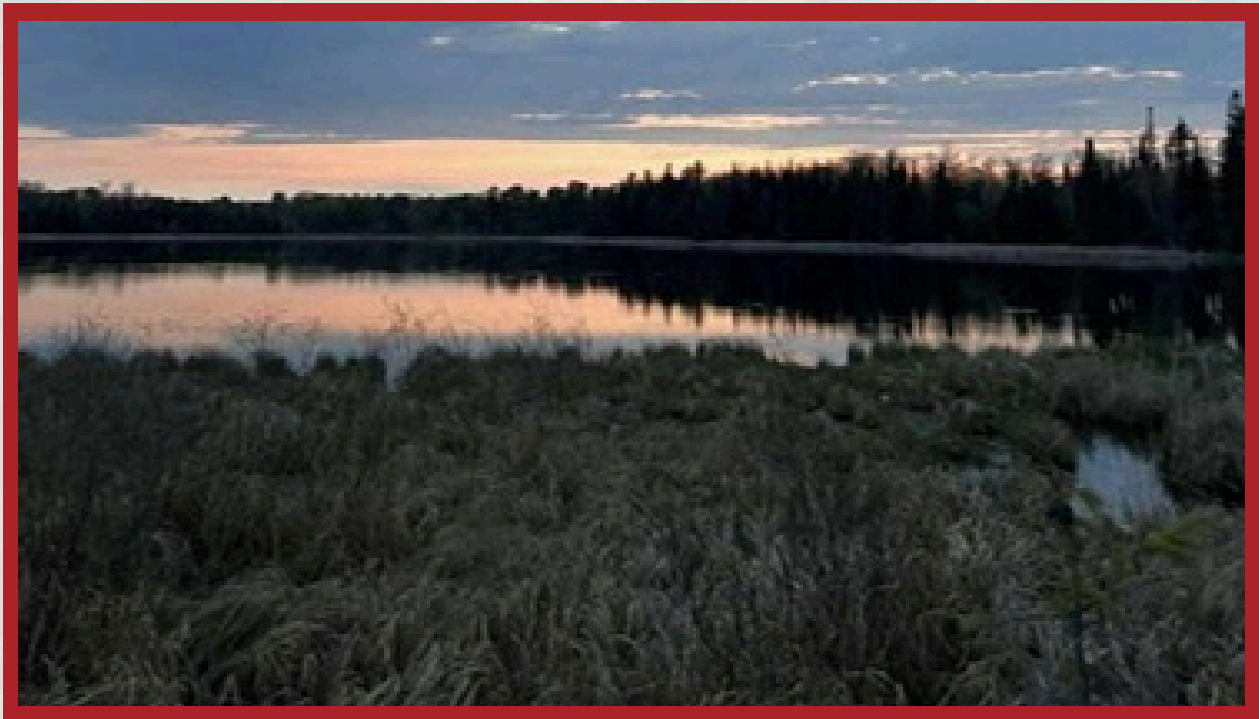


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COMMITTED • DETERMINED
TRUSTED



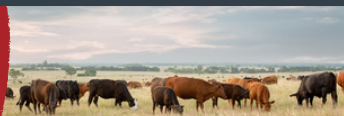
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**HELPING YOU BUY
AND SELL LAND**



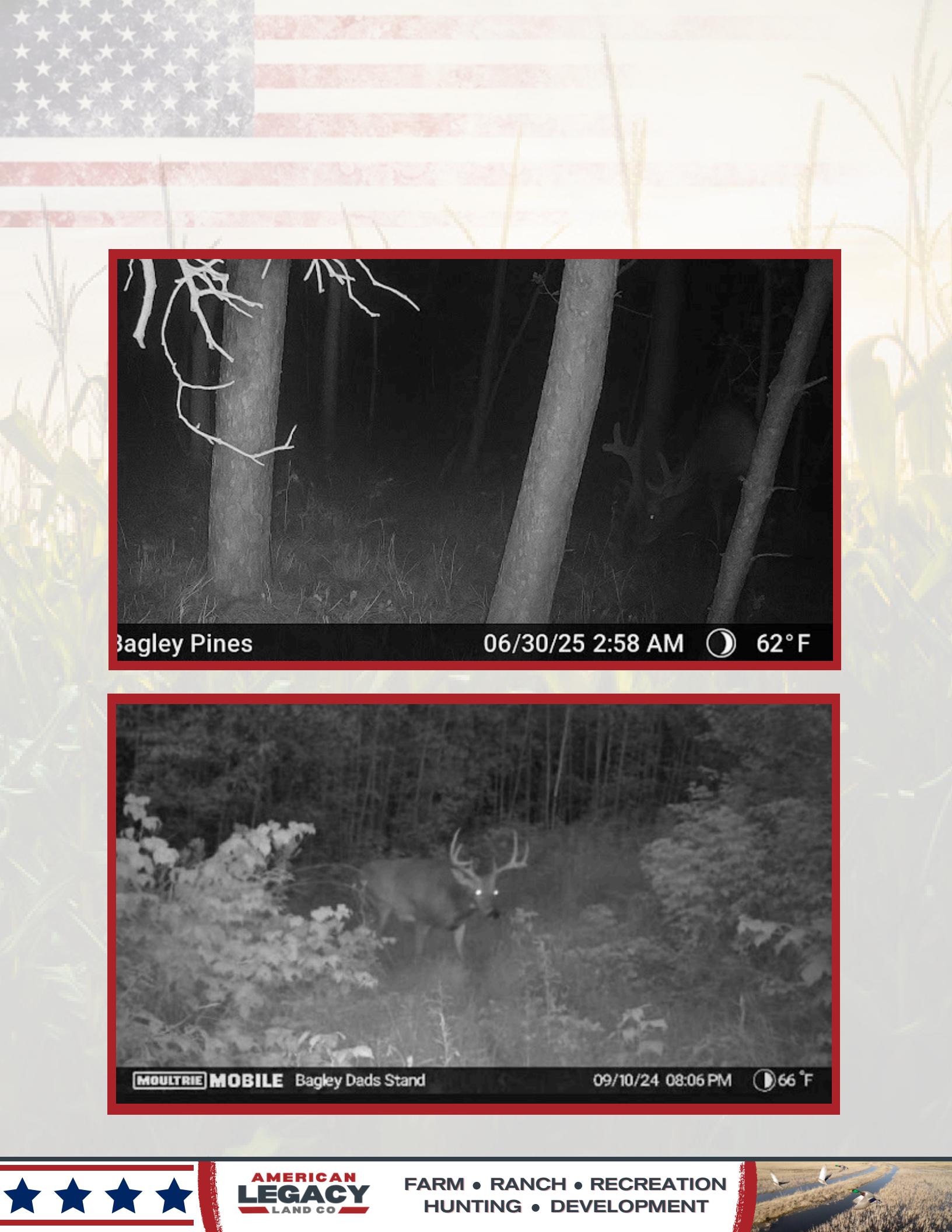
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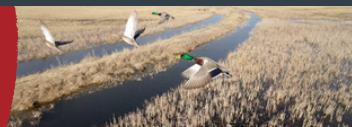
BUYING • SELLING
AUCTIONS





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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 , BROKER/LAND AGENT



320-333-8867



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