

AMERICAN LEGACY LAND CO

FOR SALE

RECREATIONAL/ HUNTING PROPERTY

Floodwood, MN

80 +/- Acres

OFFERED AT:

\$159,999

ABOUT THIS PROPERTY:

Discover 80 acres of recreational and hunting land just south of Floodwood, Minnesota. This diverse property features a beautiful mix of timber, established trails throughout, and multiple food plot locations designed to attract and hold wildlife. A well-maintained approach provides easy access, with a potential building site offering the opportunity to create your hunting camp, or year-round retreat.

The property is filled with wildlife, including whitetail deer, black bear, grouse, and wild turkeys. The varied habitat provides outstanding cover, browse, and natural travel corridors for game.



More About this Property:

Located just minutes from Ricehaven Wildlife Management Area and surrounded by additional public lands, you'll enjoy access to hundreds of acres of recreational opportunities for hunting, hiking, and trail riding.

Whether you're looking for a hunting property or a private getaway in northern Minnesota, this 80 +/- acre tract offers the perfect combination of seclusion, wildlife habitat, and accessibility.

Legal: W 1/2 of NE 1/4 of NW 1/4, NE 1/4 of NW 1/4 EX W 1/2, SE 1/4 of NW 1/4 EX W 1/2, W 1/2 of SE 1/4 of NW 1/4, Legal to Govern - St. Louis County, MN

Directions:

From Floodwood, head south on HWY 73. From there, take a right on Rice Haven Road. The property will be on the left hand side with a gate at the entrance.

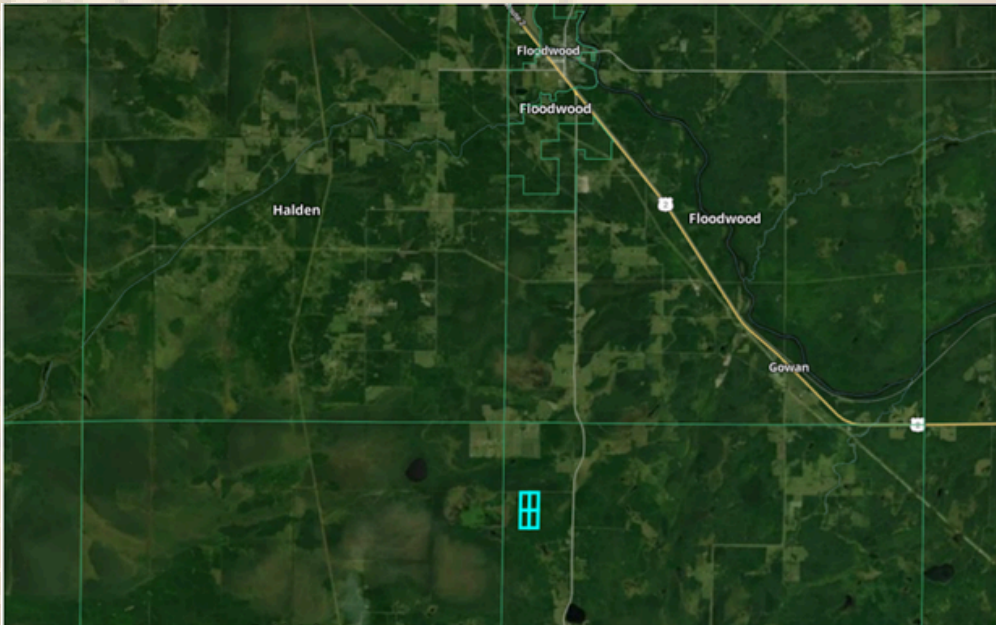
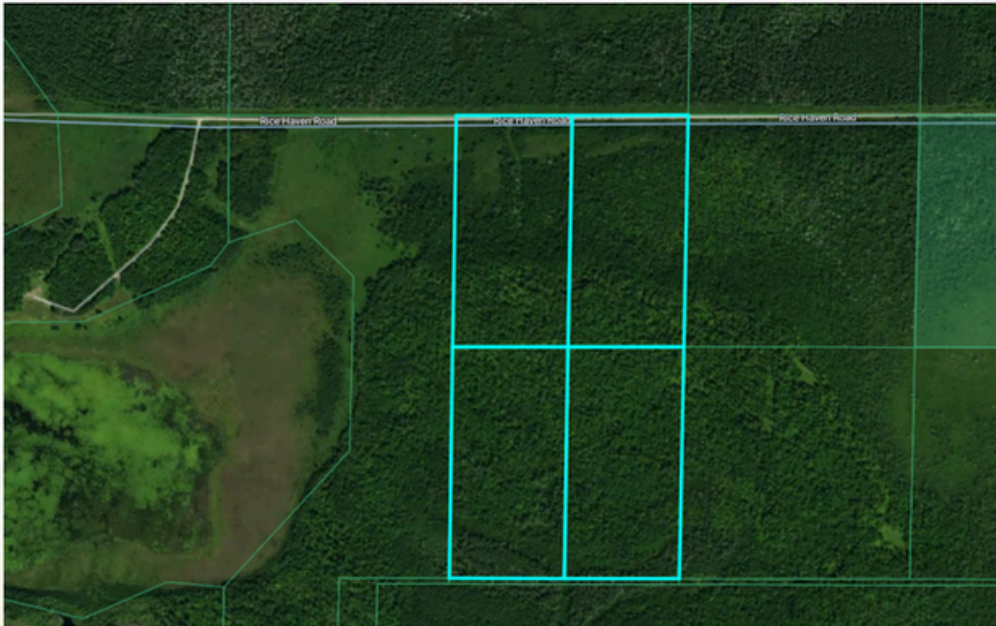
Taxes: \$652

Income Potential: Hunting lease

FEATURES:

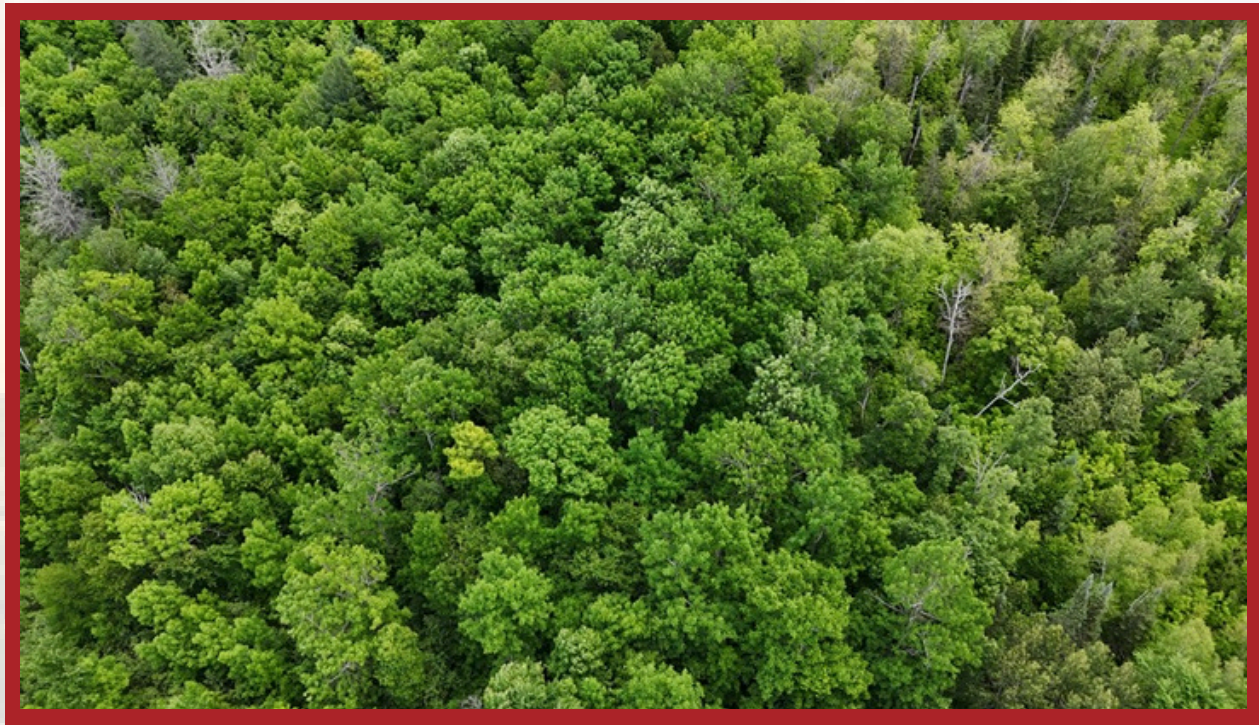
- 80 +/- acres
- Multi use property
- In a good hunting and recreational area
- Build spot
- Close to public land
- Spots for food plots

Aerial Maps:



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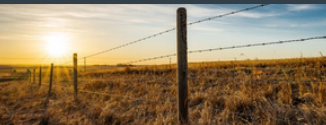


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LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



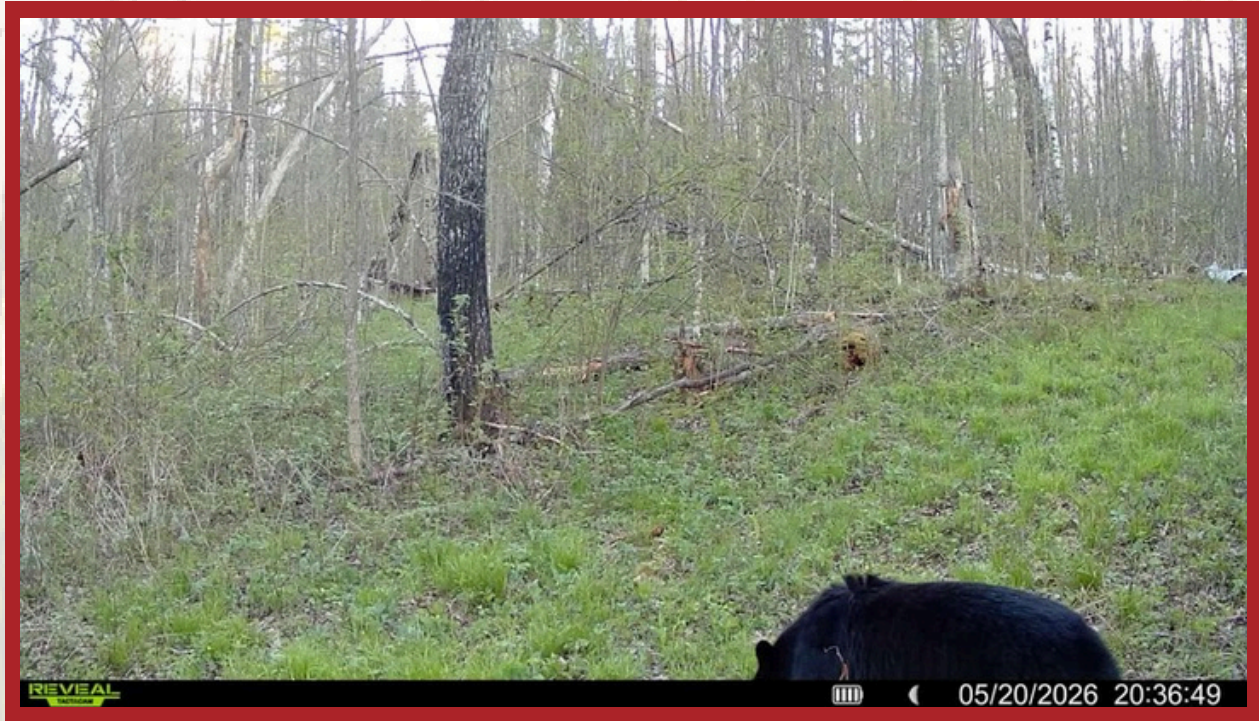
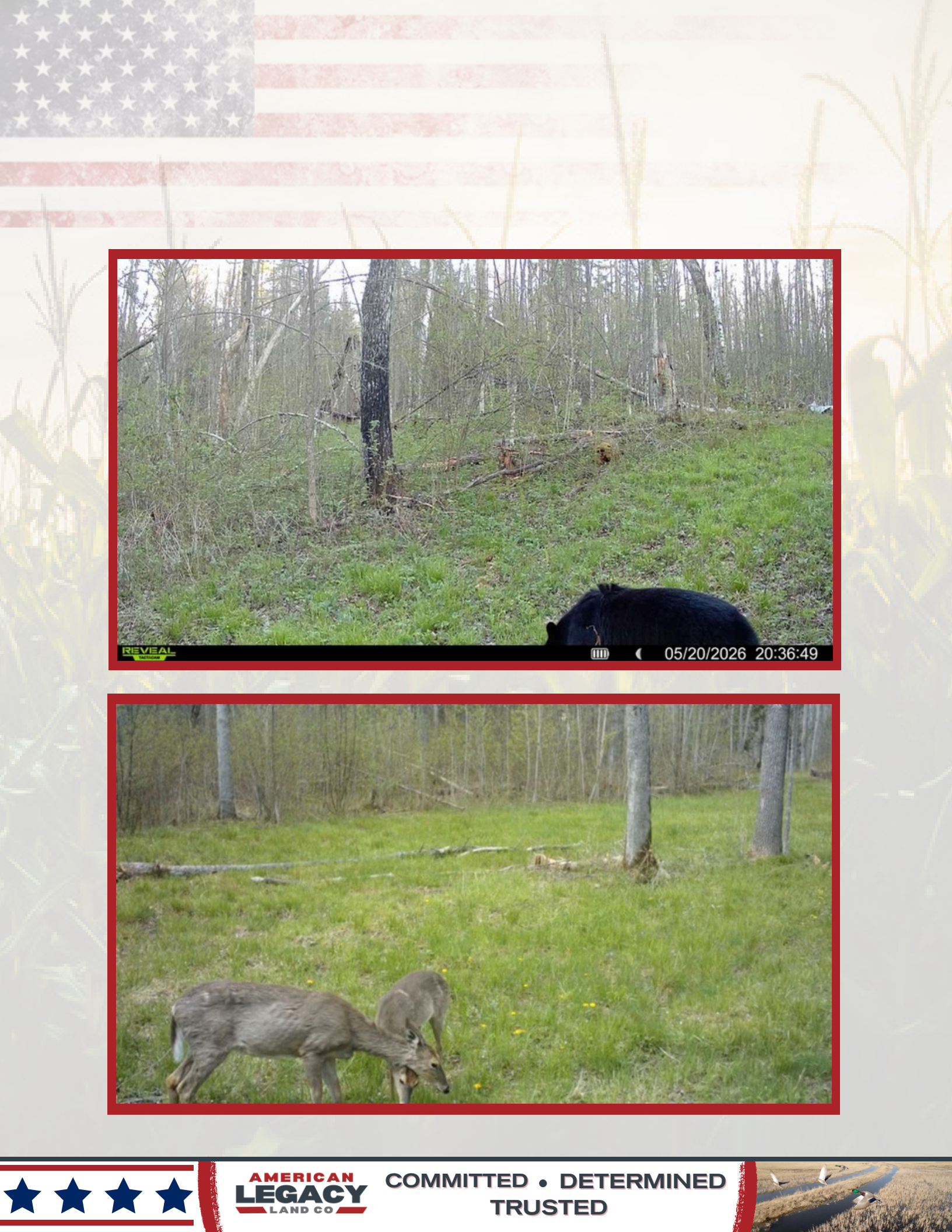
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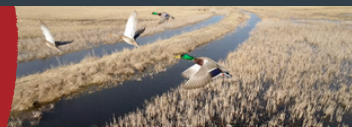
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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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



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