

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Tower, MN

30.79 +/- Acres

OFFERED AT:

\$269,999

ABOUT THIS PROPERTY:

Discover the ultimate Northwoods getaway with this exceptional all-season recreational property, offering the perfect blend of privacy, outdoor adventure, and outstanding hunting and fishing opportunities. Situated on approximately 30 acres with nearly 2,000 feet of water frontage, this wilderness retreat is designed for those who appreciate the outdoors year-round.

From spring through fall, enjoy kayaking, canoeing, boating, fishing, and hunting right from your property. During the winter months, take advantage of snowmobiling, cross-country skiing, snowshoeing, and ice fishing. The Taconite State Trail borders the southern boundary of the property, providing convenient access to hundreds of miles of groomed snowmobile trails.





More About this Property:

The cozy cabin features one spacious bedroom with room to accommodate multiple guests, a large open-concept living area, a freestanding wood stove, and a propane space heater for year-round comfort. Additional amenities include a sauna, an open log storage shed, and an enclosed storage shed.

Outdoor enthusiasts will appreciate the established trail system throughout the property, making it easy to explore on foot or ATV. Proven wildlife habitat supports healthy populations of deer, black bear, grouse, and waterfowl, with a deer stand already in place among the towering pines. Multiple existing openings offer excellent locations to establish larger food plots, creating exceptional opportunities to enhance wildlife habitat and attract even more game. Anglers will love the opportunity to catch walleyes right from the property.

Conveniently located near Tower, Minnesota, you'll also enjoy close proximity to Lake Vermilion, numerous additional lakes, ATV trails, and several state parks. Whether you're searching for a hunting camp, fishing retreat, family getaway, or year-round recreational escape, this one-of-a-kind property truly offers the opportunity to do it all—hunt trophy whitetails, pursue bear, grouse, and waterfowl, and catch walleyes all from your own property.

Legal Description: NE1/4 OF SE1/4 EX E 320 FT, legal to govern St. Louis County, MN
Location: 6701 Koski Road, Tower MN 55790

Directions: Highway 169 to Koski Road, go approximately 1.3 miles down Koski Road to end. Turn right, go approximately .12 miles to driveway on the left. Follow driveway to cabin.

Taxes:\$ 1,216

Income Potential: Hunting lease, short term rental

FEATURES:

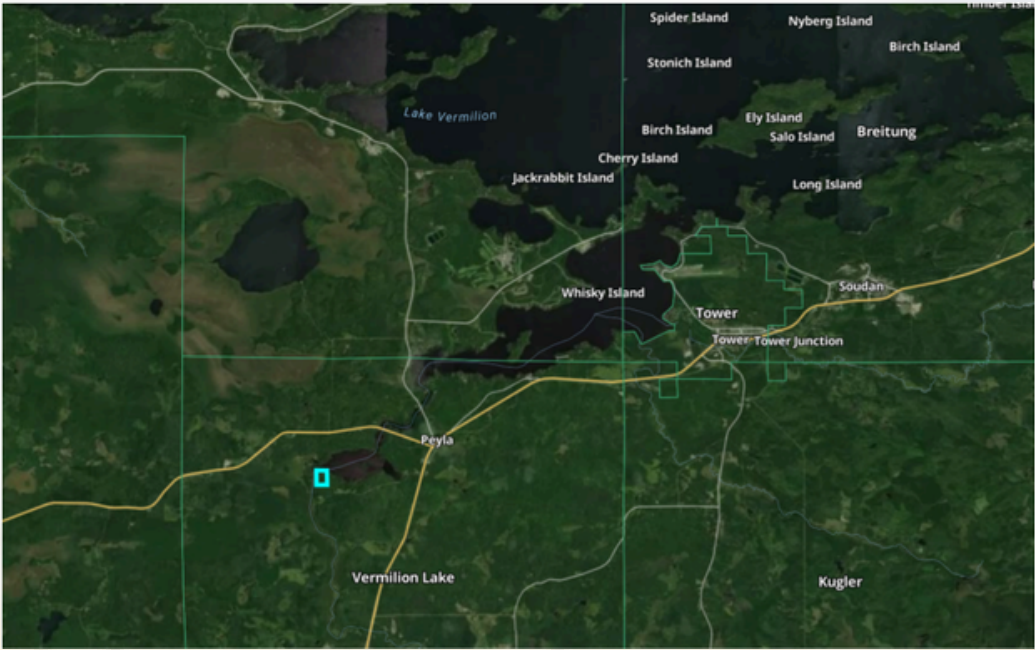
- 30.79 +/- acres
- Cabin - do it all recreational property
- Roughly 2,000 ft of water frontage with walleyes, panfish, pike present
- Enclosed deer stand
- Great deer, waterfowl, grouse, and bear hunting
- Close to Lake Vermillion and Tower



**GROW YOUR
LEGACY**



ST. LOUIS COUNTY,
MINNESOTA



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HELPING **YOU** BUY
AND SELL LAND



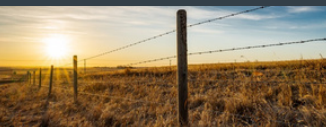


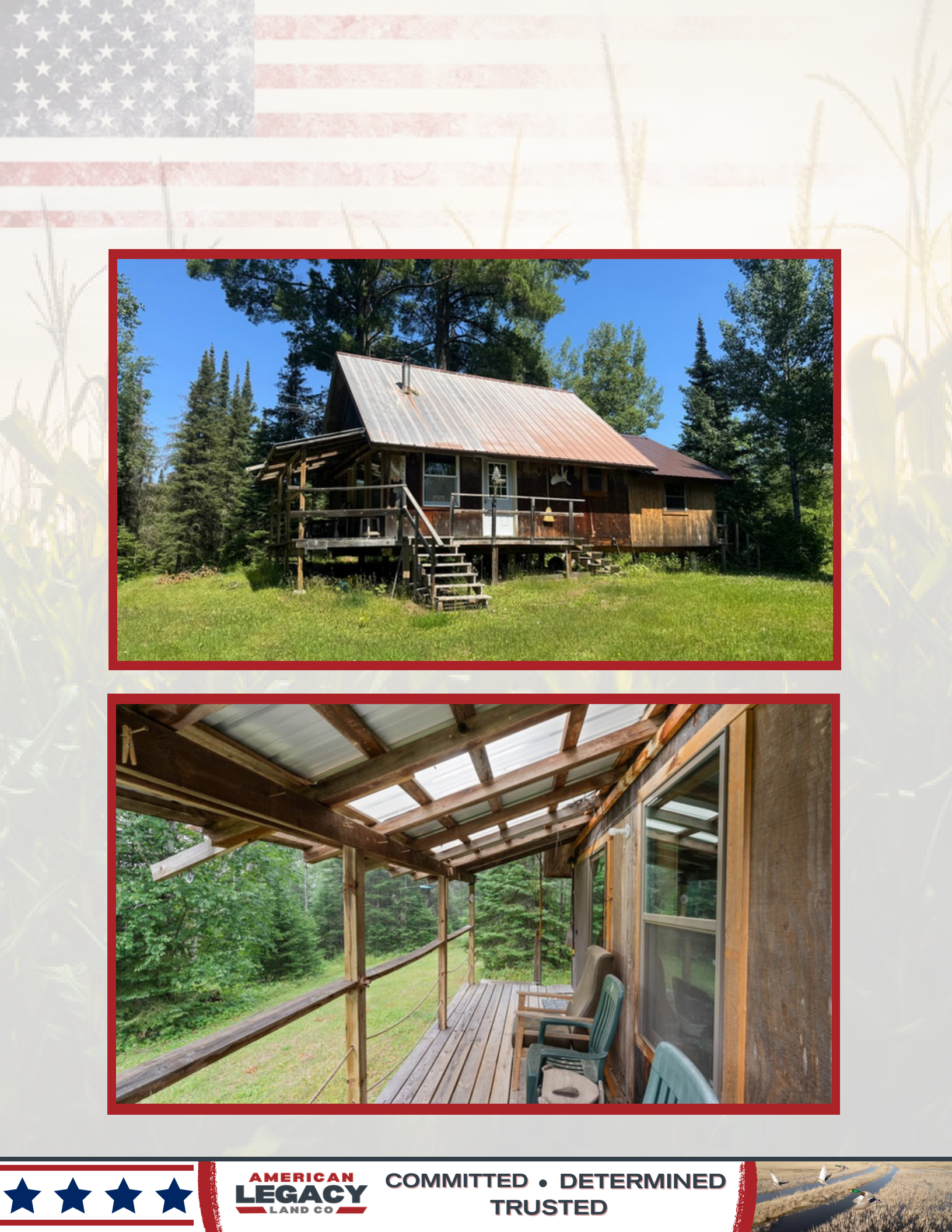


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

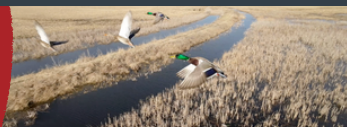






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**COMMITTED • DETERMINED
TRUSTED**



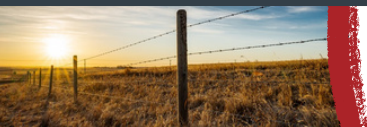


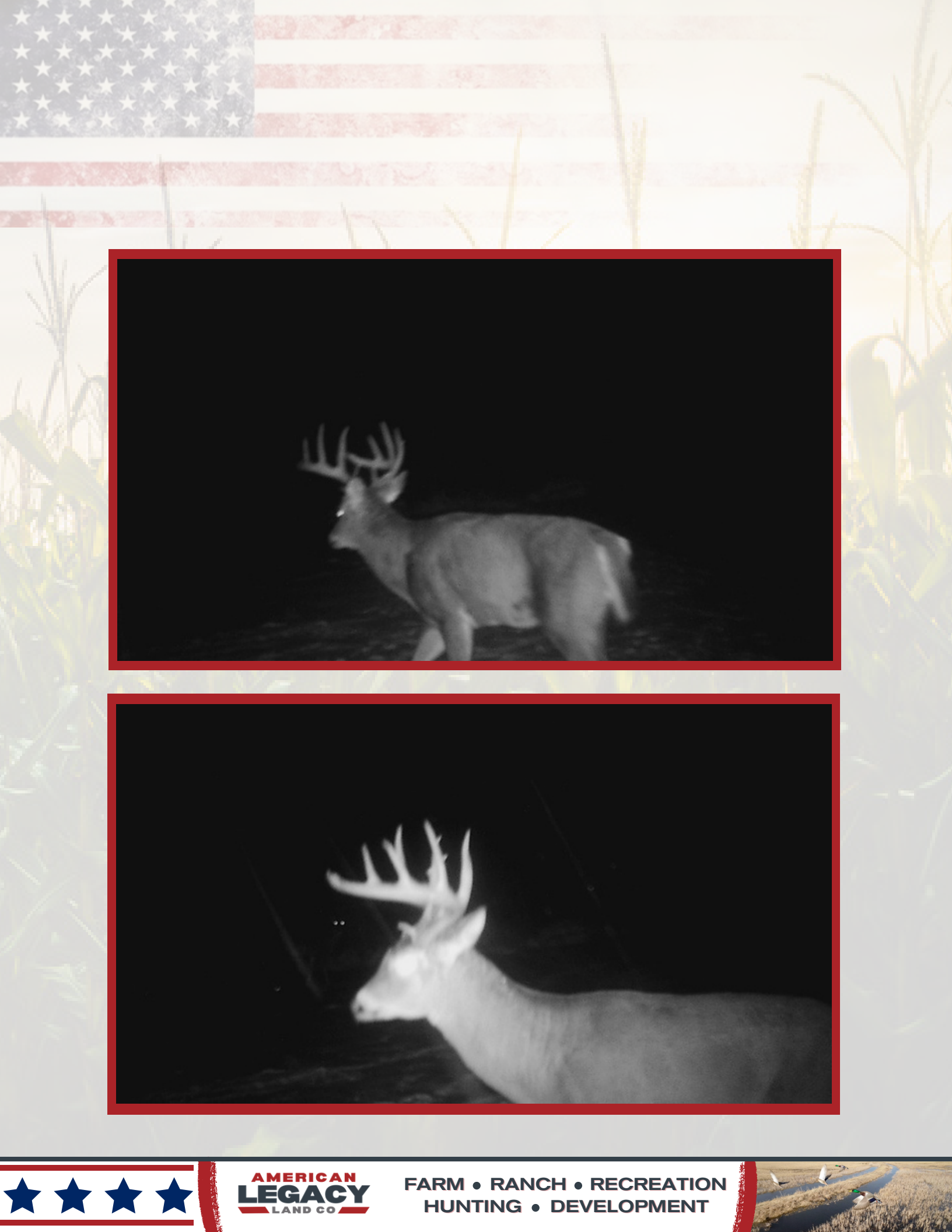


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AND SELL LAND

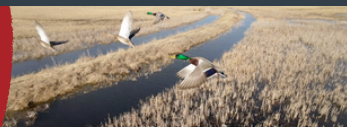






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About the Agent:

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



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