

**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Welcome, MN

63 +/- Acres

**OFFERED AT:
\$249,999**

ABOUT THIS PROPERTY:

A rare opportunity to own 63 +/- acres of highly desirable hunting land in Martin County! This property is set up and ready for hunting success this fall, featuring multiple access points, established trails along the property edges, food plots, and enclosed hunting blinds already in place. The thoughtful setup allows hunters to access and hunt the property efficiently while minimizing disturbance.



More About this Property:

The property offers excellent multi-species hunting opportunities, with proven potential for whitetail deer, waterfowl, and pheasant. Strong deer history and quality habitat make this a standout recreational property. Surrounded by productive agricultural fields, the property provides the cover, food, and security that wildlife seek, helping hold deer and other game on the property throughout the season.

Whether you're looking for a private hunting retreat, a recreational investment, or a property where you can walk in and hunt right away, this 63 +/- acre tract is ready to go.

Directions: From the town of Welcome, head north on 130th Ave. Go approximately 4.5 miles and the property will be on the left hand side.

\Legal Description: SECT-12 TWP-103 RANGE-032 63.00 AC 63AC TRACT IN NE1/4, legal to govern - Martin County, MN

Location: XXX 130th Ave. Welcome MN, 56181

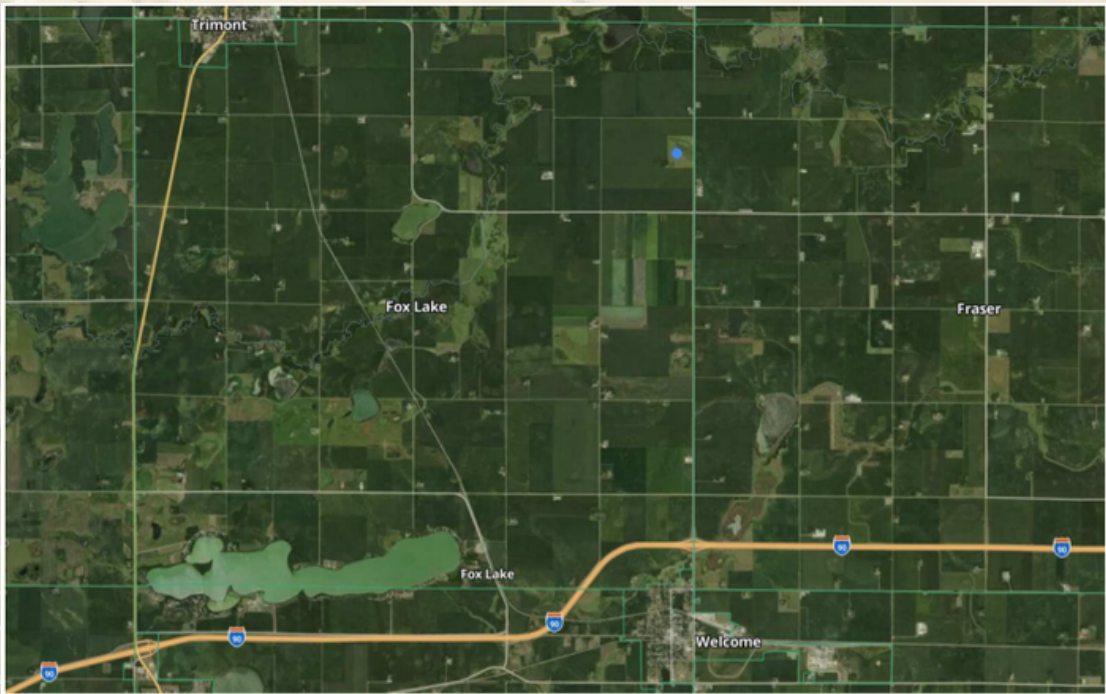
Taxes: \$380

Income Potential: Hunting lease

FEATURES:

- 63 +/- acres
- Food plots
- Enclosed deer stands
- Mature deer history
- Great deer, pheasant, and waterfowl hunting
- Multiple access points
- Great habitat to hold wildlife

MARTIN 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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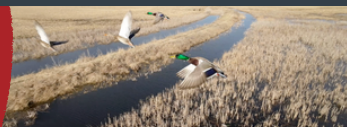
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED







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AND SELL LAND



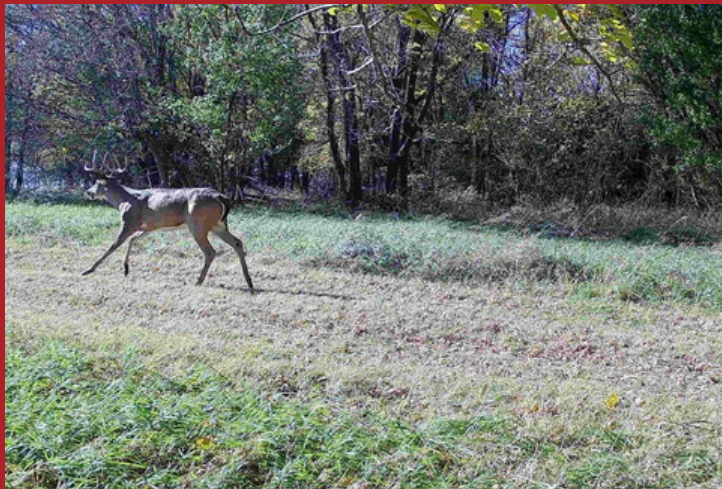
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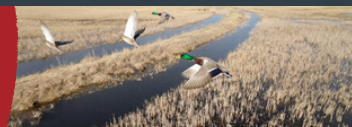
BUYING • SELLING
AUCTIONS





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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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