

**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**HUNTING AND  
RECREATIONAL**

Caledonia, MN

**29.11 +/- Acres**

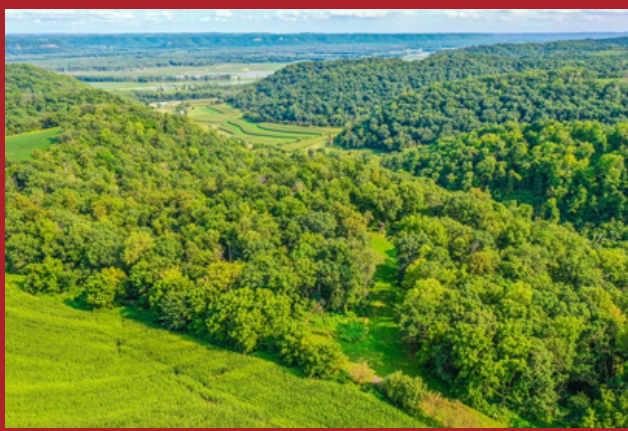
**OFFERED AT:**

**\$239,000**

***ABOUT THIS PROPERTY:***

Nestled high within the picturesque bluffs overlooking the Mississippi River Valley in Houston County, Minnesota, lies this premier 29.11 +/- acre turnkey hunting and recreation tract. Expertly configured to maximize wildlife potential, this property offers a rare combination of established food sources, thick bedding cover, and strategic access designed for the serious whitetail hunter.

This property has a proven history of exceptional hunting success. The thoughtful integration of timber management, specialized plantings, and natural bluff topography creates a self-contained sanctuary that consistently holds and produces mature deer. Whether you are looking to secure a proven private hunting retreat or an investment in premier Bluff Country real estate, this tract delivers on every front.



## More About this Property:

### Key Property Features

- Turn-Key Setup: Fully optimized and ready for immediate use this upcoming fall season.
- Food Plots & Water: Features a meticulously maintained, established 1-acre clover food plot complemented by a conveniently located water source on the edge of the plot.
- Blind & Stand Locations: Includes a newly installed elevated box blind overlooking the main food plot, paired with a strategic cedar scrape tree positioned just 30 yards away.
- Established Orchard: A diverse, high-value orchard featuring Honeycrisp apples, pears, crabapples, and other select fruit varieties, serving as a powerful early-season magnet for local wildlife.
- Enhanced Bedding Cover: A recent professional select timber harvest (now in its second year of vigorous regrowth) provides exceptional thick bedding cover and browse along the south- and east-facing slopes adjacent to the food source, significantly enhancing daytime buck movement.
- Strategic Access: Accessed via a secluded road on the southern boundary, allowing for quiet, undetected entry and exit to stands under predominant north winds.
- Neighborhood Advantage: Positioned among large-acreage neighboring landowners, greatly amplifying the property's drawing power for mature, trophy-class whitetails.

Directions: From Brownsville, MN head south on Great River Road and drive 10.6 miles. Take a right and head west on County Road 14. Drive 1.2 miles and the property road will be on your right.

Tax Parcels: 070061000, 070069000

Address: TBD County Road 14, Caledonia, MN 55921

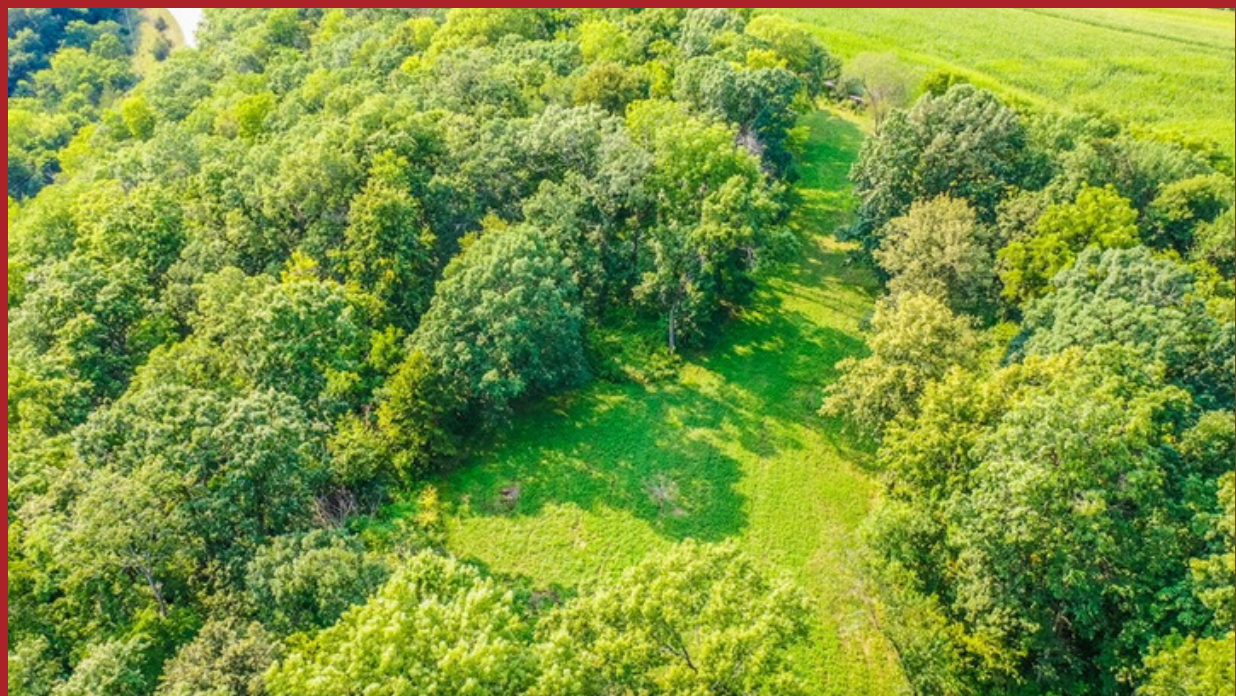
Taxes: 2026 \$841

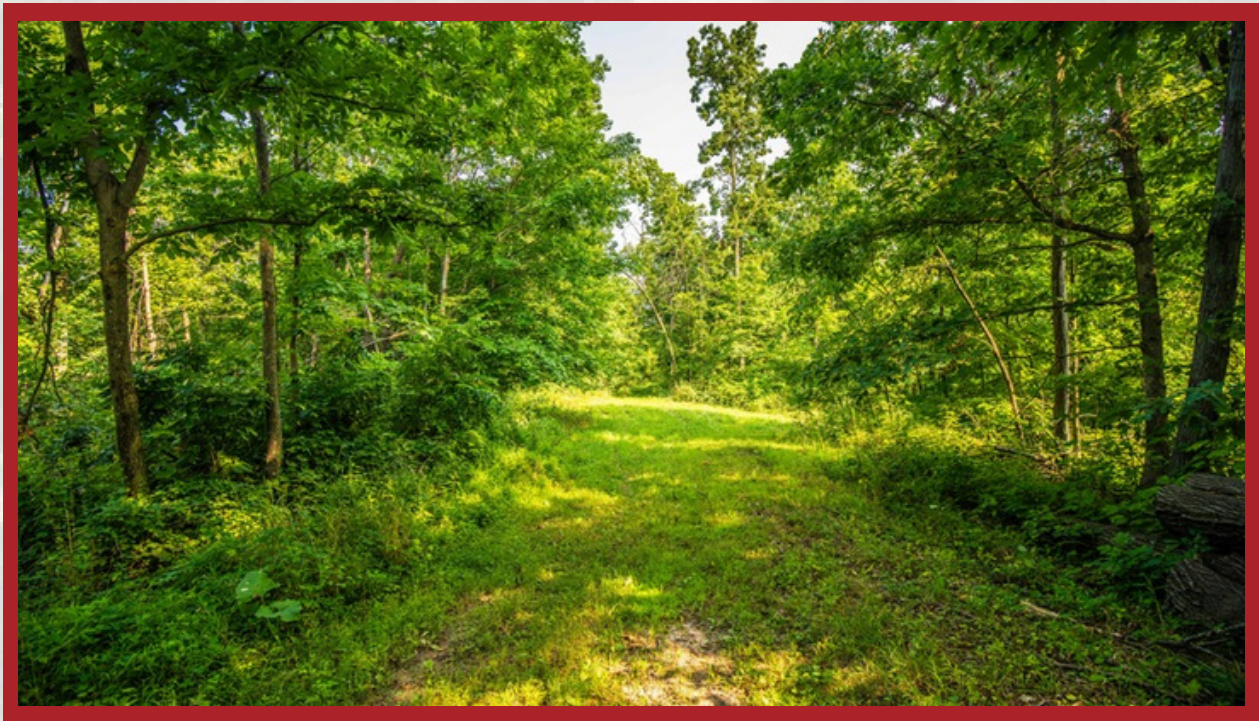
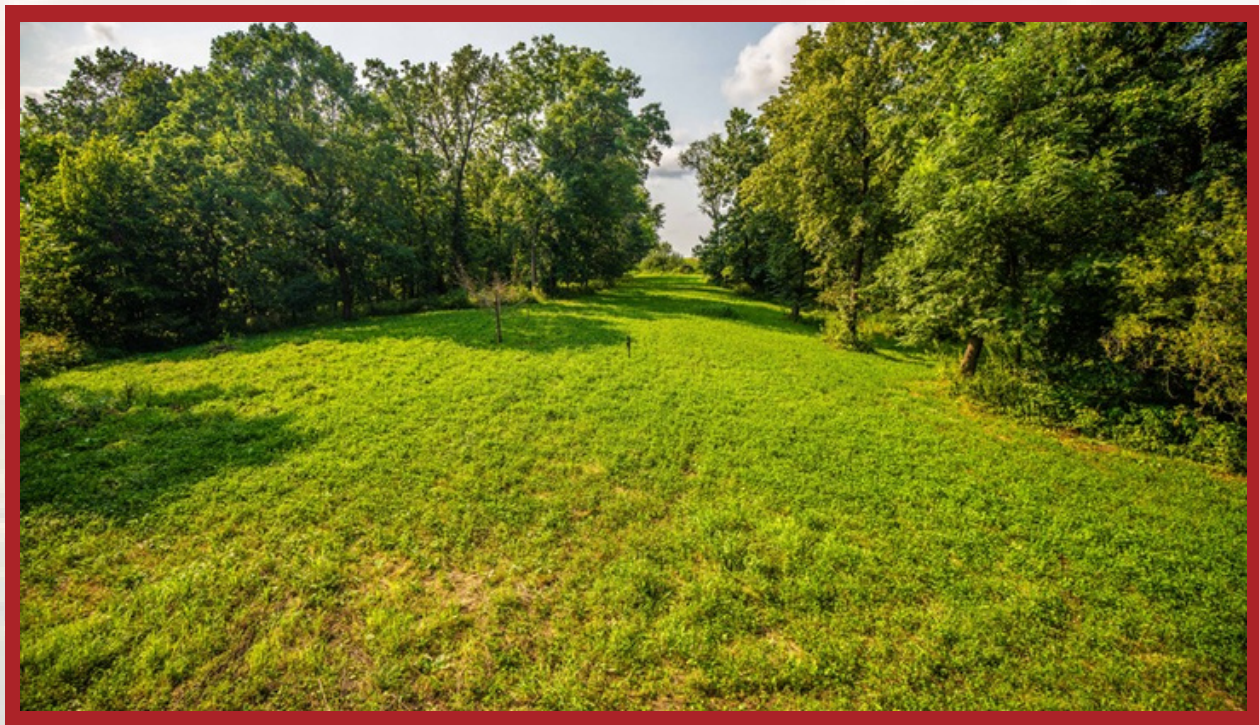
## FEATURES:

- 29.11 +/- acres
- Apple orchard
- Established clover plot
- Elevated box blind
- Pond
- Trail system
- Incredible deer history

HOUSTON COUNTY,  
MINNESOTA



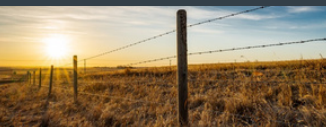
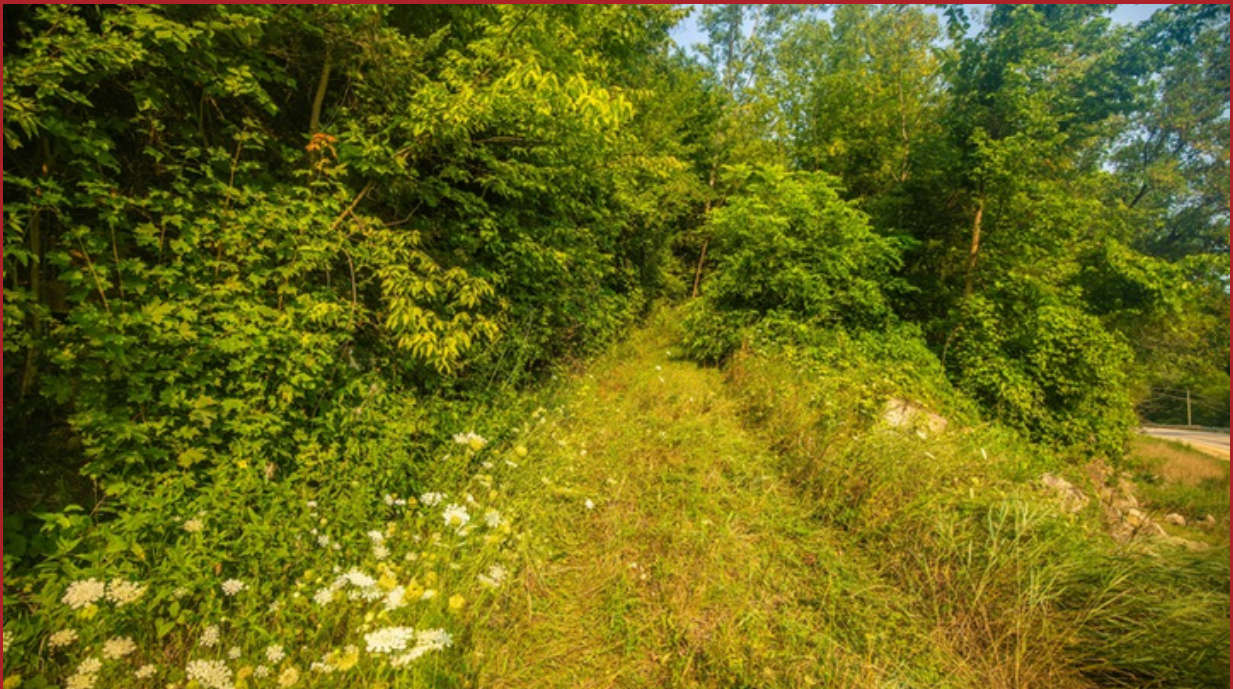




**AMERICAN  
LEGACY**  
LAND CO

FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT

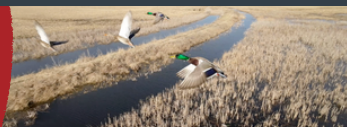






**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED**  
**TRUSTED**







**AMERICAN  
LEGACY**  
LAND CO

**HELPING YOU BUY  
AND SELL LAND**



# AMERICAN LEGACY LAND CO



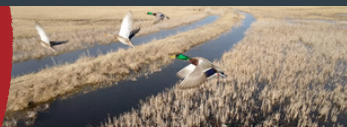
AMERICAN  
LEGACY  
LAND CO

BUYING • SELLING  
AUCTIONS





FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT





## About the Agent:

Lucas Mestad — Land & Farm Real Estate Specialist

Rooted in the Upper Midwest, Lucas brings a lifelong passion for the outdoors and unmatched land expertise to every real estate transaction. Born and raised in Elgin, Minnesota, Lucas spent his formative years exploring the woods with family and friends, developing a deep appreciation for nature and wildlife.

After earning his Biology degree from Winona State University, Lucas spent two years in Baton Rouge, Louisiana, producing hunting shows for outdoor television. This unique experience allowed him to cultivate a vast nationwide network of buyers while sharpening his expertise in marketing and land management.

### Experience & Expertise

- Specialized Focus: Land, farms, and premier hunting ground.
- Geographic Reach: Licensed in both Wisconsin and Southeastern Minnesota.
- Proven Track Record: Nearly 9 years of dedicated land sales experience, centered in the renowned whitetail country of Buffalo County, Wisconsin.



### Beyond the Business

When he isn't matching clients with their ideal properties, Lucas can be found outdoors with his wife, Abby, and their two children, Charlee and Carson. As a devoted family man and avid outdoorsman, Lucas understands that buying land isn't just a financial investment—it's a lifestyle.

Whether you are looking to buy or sell a farm in Wisconsin or Southeastern Minnesota, or simply want to talk shop about managing your deer herd, Lucas would love to connect with you anytime.

**LUCAS MESTAD** , LAND AGENT



507-696-6228



[Lucas@AmericanLegacyLandCo.com](mailto:Lucas@AmericanLegacyLandCo.com)