

**AMERICAN
LEGACY**
LAND CO

FOR SALE

HUNTING PROPERTY

Little Falls, MN

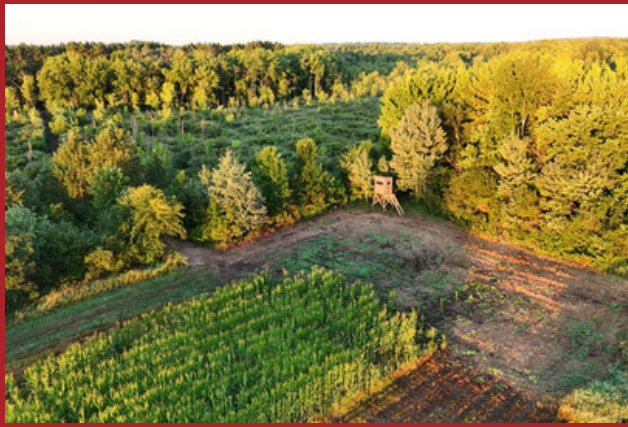
40 +/- Acres

OFFERED AT:

\$259,999

ABOUT THIS PROPERTY:

Turnkkey 40 +/- acre hunting property located between Little Falls and Fort Ripley, a well-known area for hunting success. This property is set up and ready to hunt this fall, featuring established food plots, enclosed hunting blinds ,a storage shed, and trails throughout. A diverse mix of habitat provides excellent cover, food, and travel corridors for wildlife, while the Little Elk River runs through the back of the property, adding valuable water and natural habitat.





More About this Property:

Beyond the hunting opportunities, the property is buildable and offers potential for future income, making this an excellent opportunity for both recreation and investment. Whether you're looking for a ready-to-hunt property, to build your home or cabin, or investment, this property is ready to go.

Directions: From Little Falls, go west on HWY 10. Turn on 195th St. and follow the road until it turns. The property is the first driveway on the left.

Legal Description: S1/2 OF N1/2 OF NE1/4, legal to govern - Morrison County, MN

Location: TBD 120th Ave Little Falls, MN 56345

Taxes: \$498

Income Potential: Hunting lease, ACUB program

FEATURES:

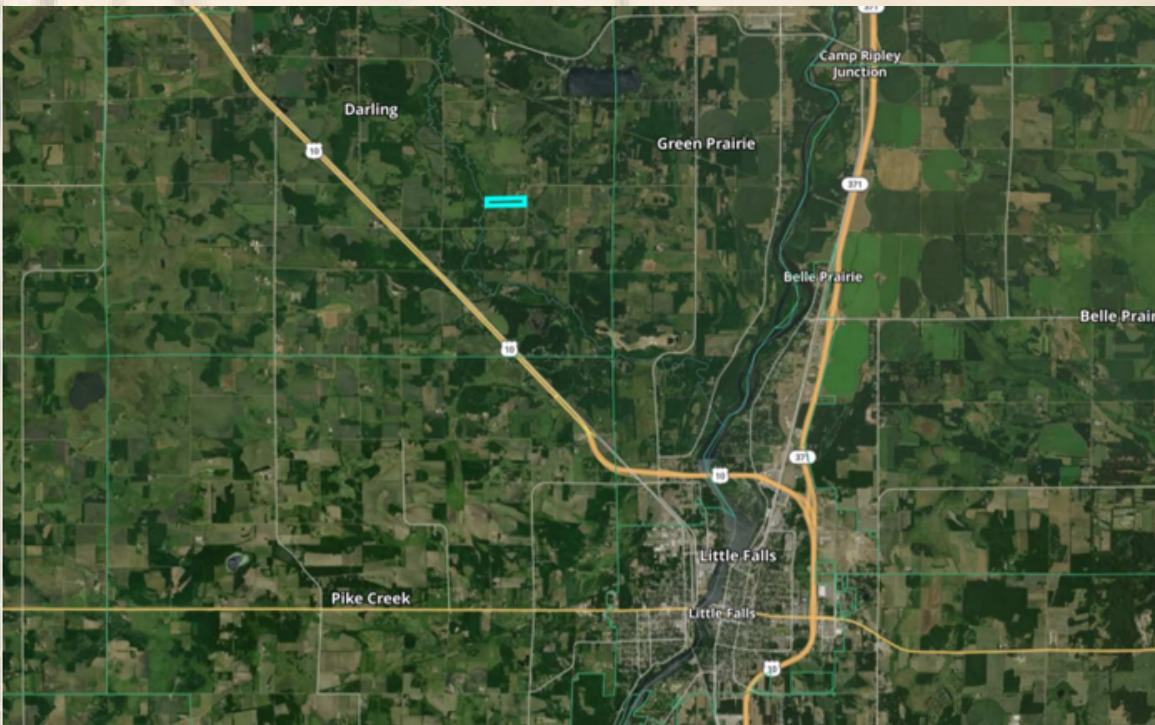
- 40 +/- acres
- Food plots
- Enclosed deer stands
- Tons of wildlife present
- Multiple access points
- Cut trails throughout
- Buildable
- Income potential through ACUB



**GROW YOUR
LEGACY**

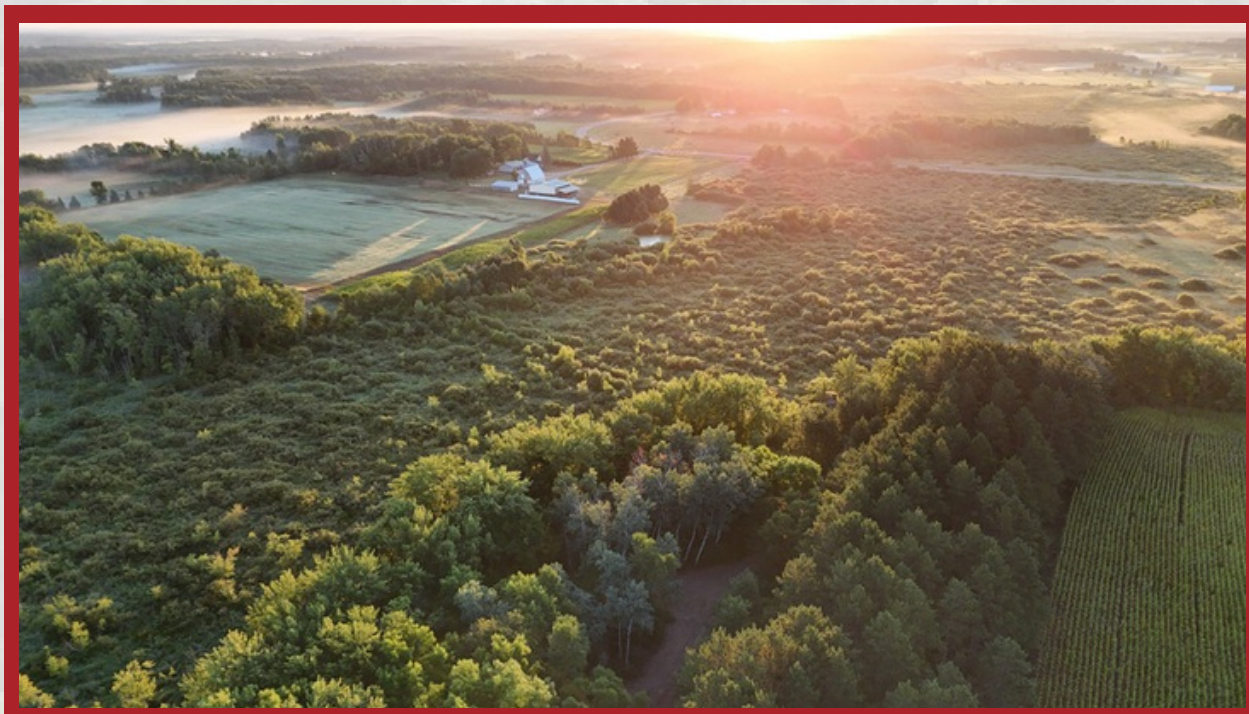


MORRISON COUNTY,
MINNESOTA



HELPING YOU BUY
AND SELL LAND



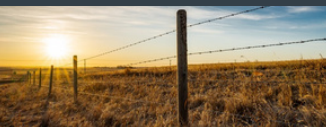


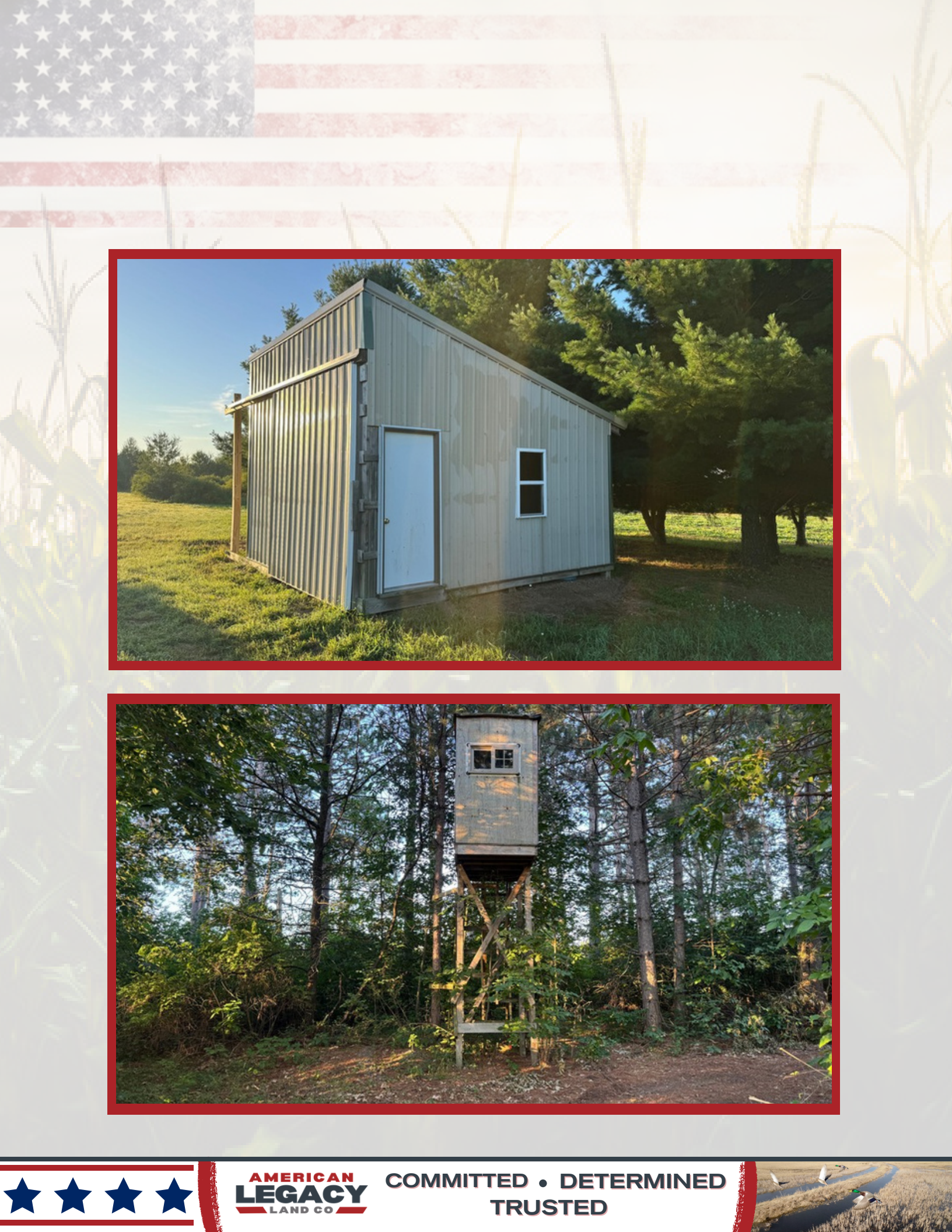


**AMERICAN
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT

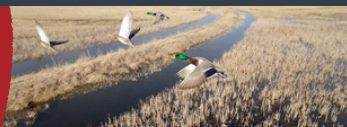




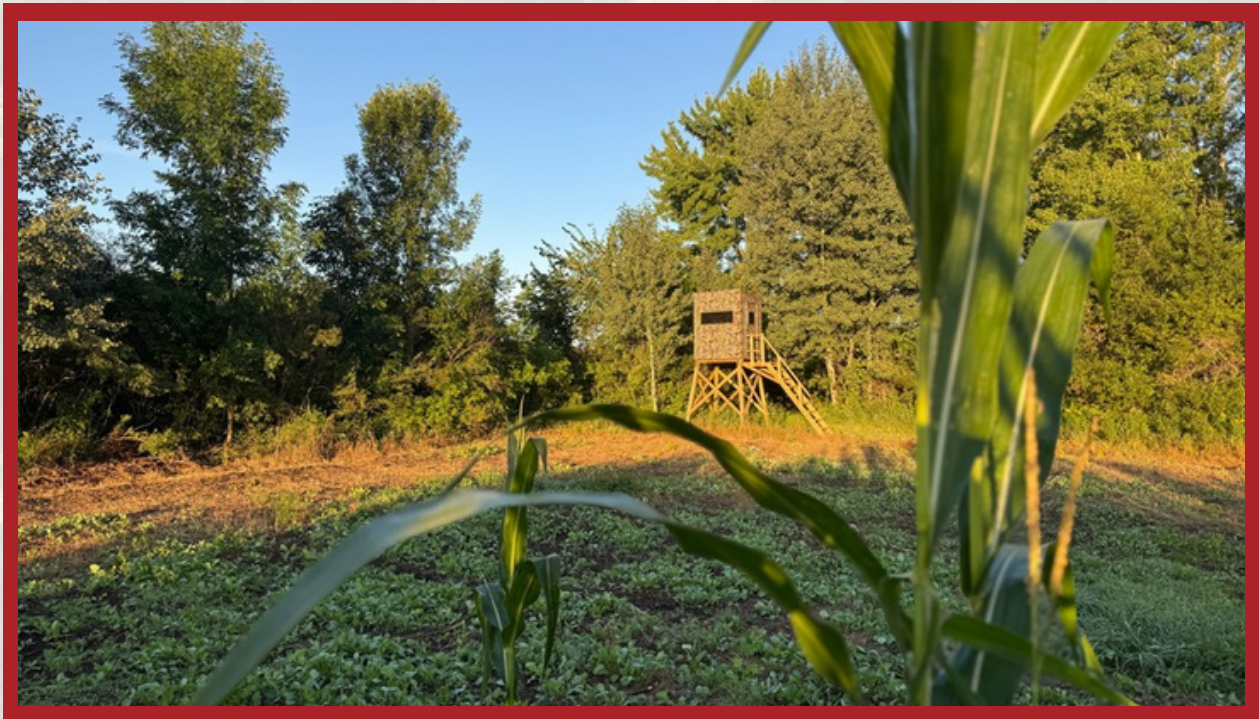
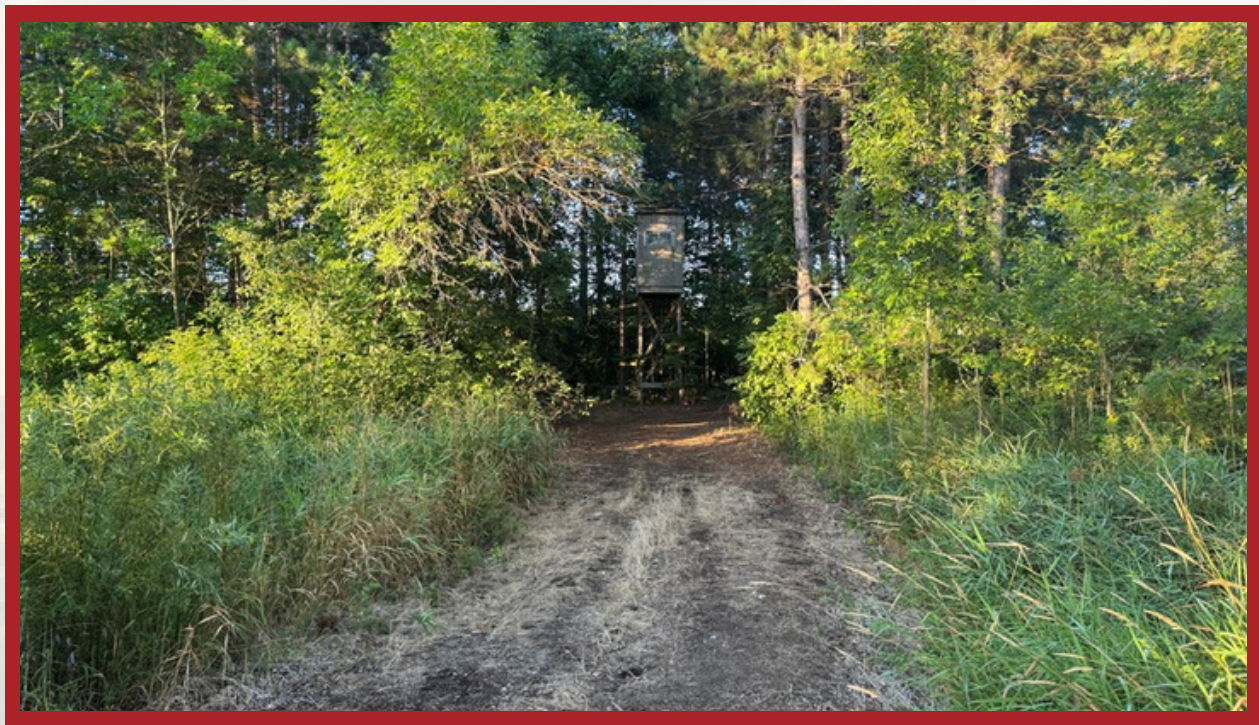


**AMERICAN
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LAND CO

**COMMITTED • DETERMINED
TRUSTED**



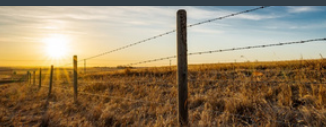


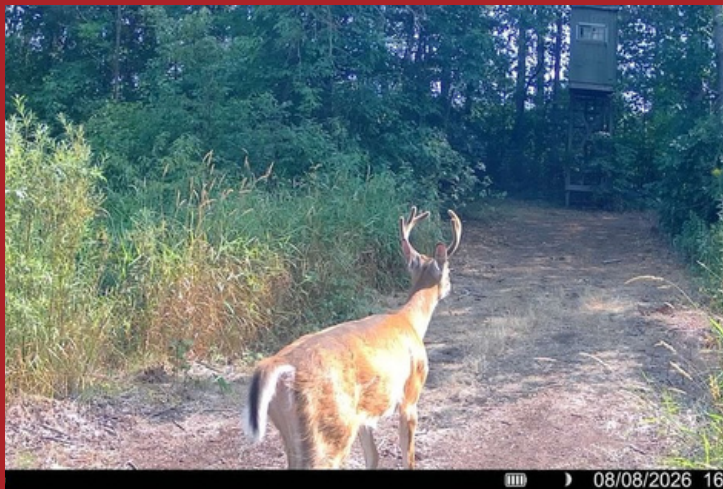
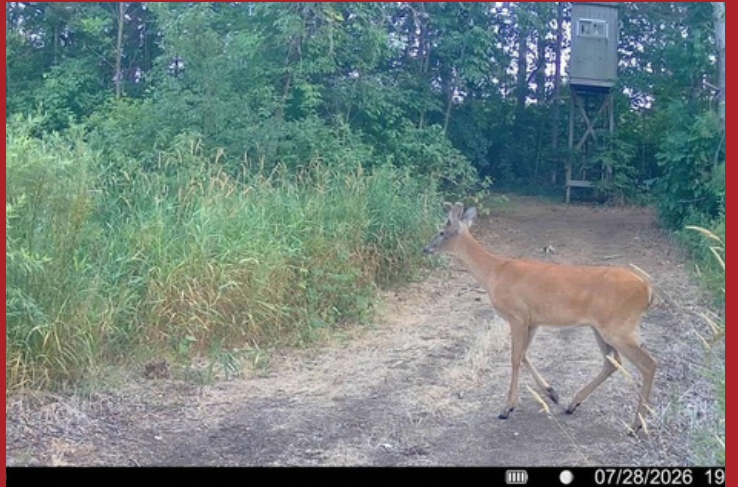


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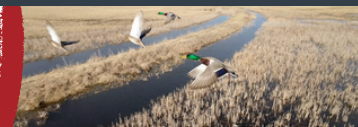
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About the Agent:

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



Jordan@AmericanLegacyLandCo.com