

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**HUNTING AND
RECREATIONAL PROPERTY**

Menahga, MN

120 +/- Acres

OFFERED AT:

\$385,000

ABOUT THIS PROPERTY:

Located just southeast of Menahga, this 120 +/- acre property offers a turnkey hunting and recreational setup in a proven area for deer hunting. The property features a base camp area with electric and a well, along with an area to build a cabin or home or park a camper. A mix of mature timber, food plots, and established trails provides multiple access points throughout the property, along with quality habitat for bedding and holding deer. Multiple enclosed stands are already in place, along with a history of mature deer on the property.





More About this Property:

Deer, bear, grouse, and turkey are present, providing a variety of hunting opportunities. Additional public hunting land and trail riding opportunities are located nearby, making this a great property for hunting, recreation, and a future deer camp or build site. Ready to be hunted this fall!

Directions: From Menahga head south on HWY 71, then take a left on county 13. Follow the road until you get to the T intersection. Take a right on Hubbard Rd. and the property will be on the left hand side off of 320th Ave.

Legal Description: 120.00 AC - NW1/4 NE1/4; N1/2 NW1/4, legal to govern, Wadena County, MN

Location: 16921 320th St. Menahga, MN 56464

Taxes: \$1,948

Income Potential: Hunting lease

FEATURES:

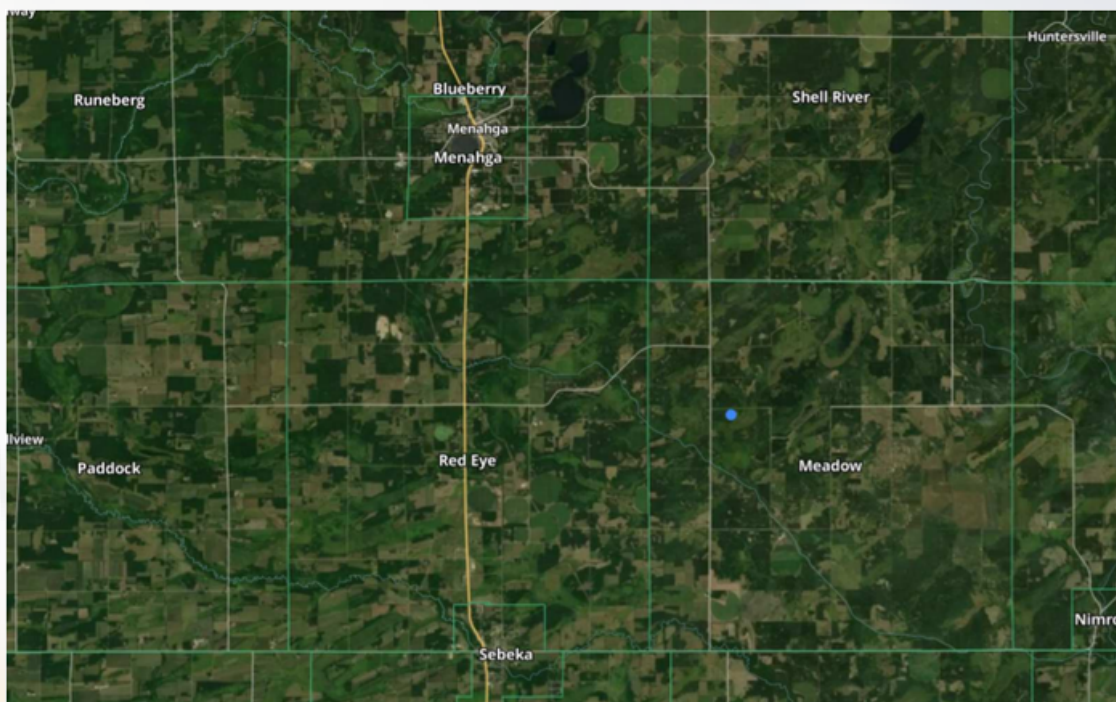
- 120 +/- acres
- Multi-species hunting property
- Food plots
- Deer stands
- Tons of wildlife present with a great deer history
- Multiple access points
- Cut trails throughout



**GROW YOUR
LEGACY**



WADENA COUNTY, MINNESOTA



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HELPING **YOU** BUY
AND SELL LAND



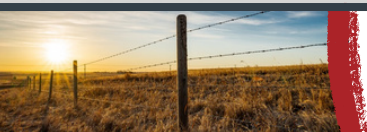
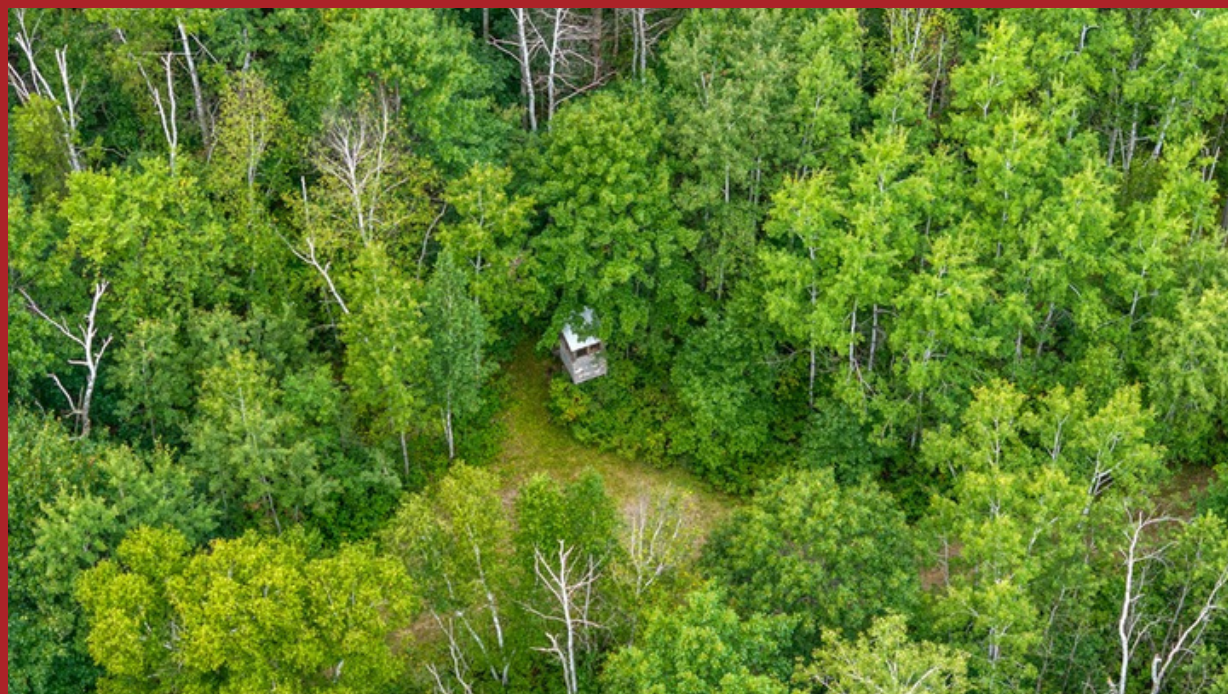




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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

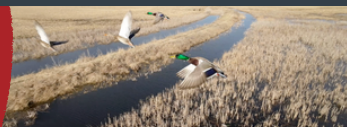


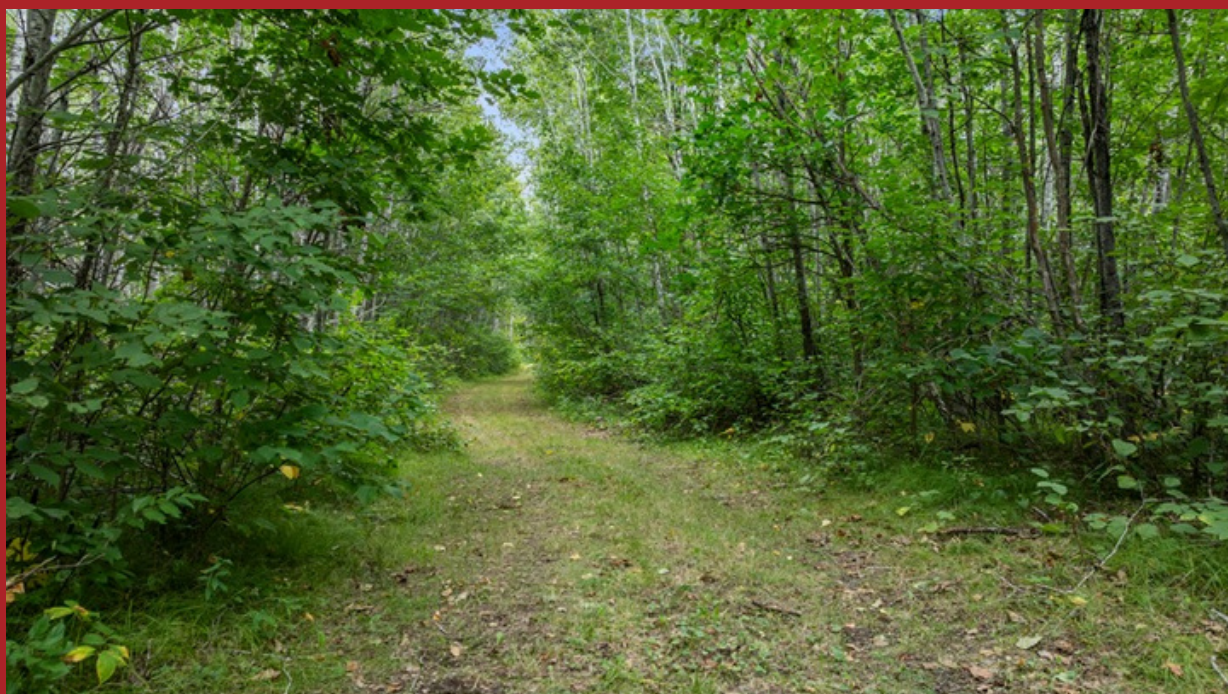




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COMMITTED • DETERMINED
TRUSTED



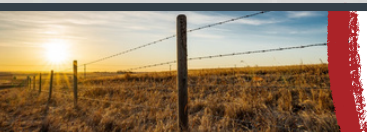
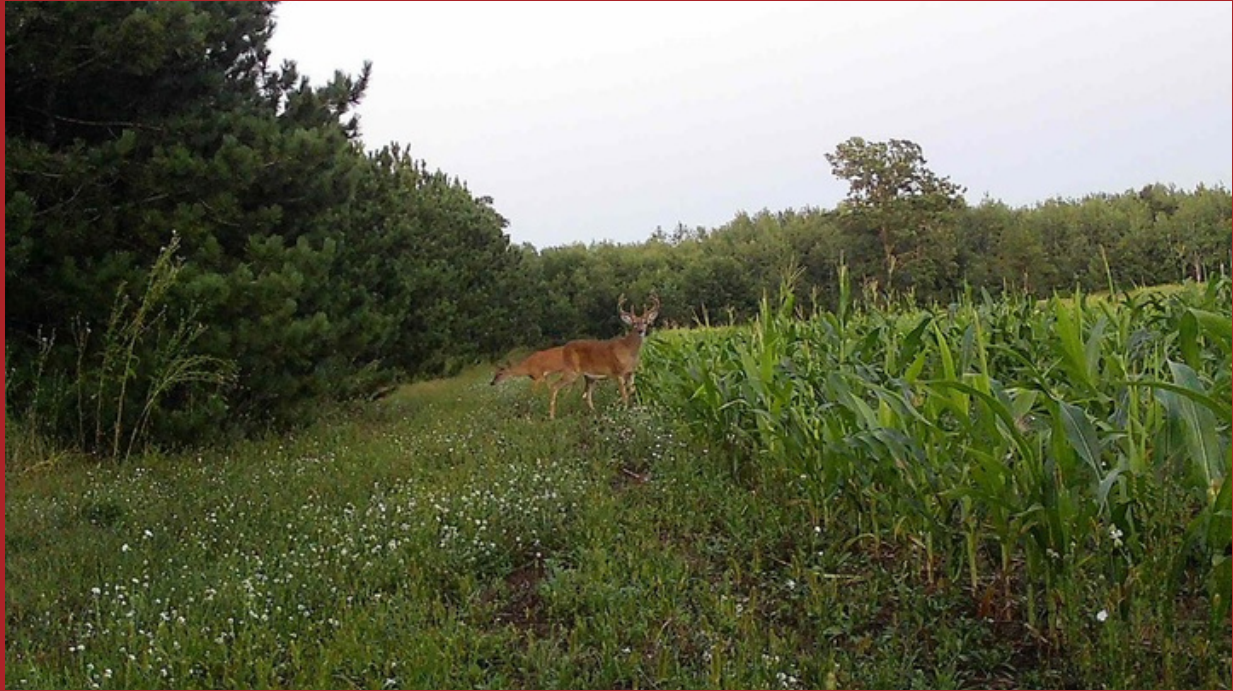




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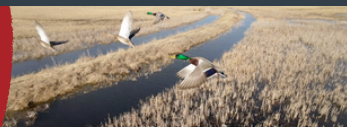






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About the Agent:

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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