

**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**RECREATIONAL  
PROPERTY ON  
LAKE HATTIE**

Backus, MN

**14 +/- Acres**

**OFFERED AT:**

**\$99,999**

***ABOUT THIS PROPERTY:***

Located just east of Backus, this 14 +/- acre recreational property on Hattie Lake offers over 600 feet of lake frontage, mature timber, and gently rolling terrain. The diverse habitat provides opportunities for deer, grouse, turkey, bear, and waterfowl. Waterfowl hunters will appreciate the shoreline cover and nearby weed line, creating a great landing area for ducks and geese. Whitetail hunters will find deer trails throughout the property, with additional public land adjoining the property for expanded hunting and recreational opportunities.





## More About this Property:

The property is enrolled in RIM (Reinvest in Minnesota), protecting it from future development while preserving its recreational character. A great opportunity to own a private piece of recreational land and enjoy the outdoors just in time for fall.

Directions: The property road is accessed from the south side of the lake on the private road Lake Hattie Drive SW. Keep following the road and the property is on both sides once the 266 fire number is present.

Legal Description: PT OF GOV LOT 2, SEC 31-139-29, legal to govern - Cass County, MN  
Address: 266 Lake Hattie Dr. NW Backus, MN 56435

Taxes: \$886

Income Potential: Hunting lease

## FEATURES:

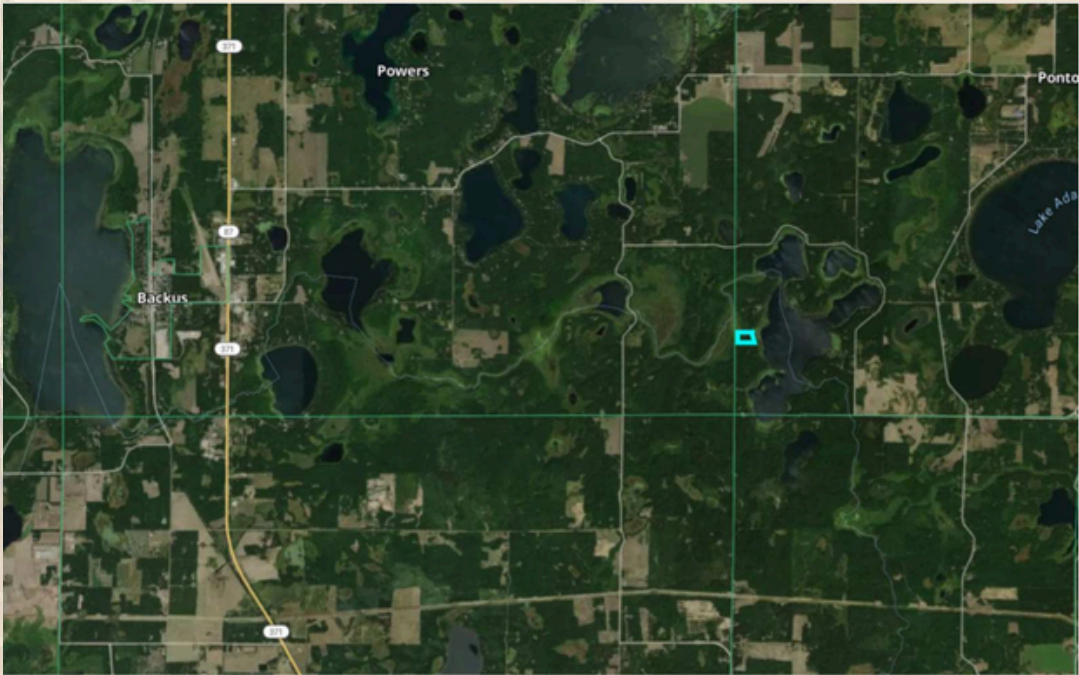
- 14 +/- acres
- Over 600 ft of frontage on Hattie Lake
- Great waterfowl hunting
- Nice mature woods with deer, grouse, turkey, and bear present
- Connects to thousands of acreages of public land
- Surrounded by lakes and recreational opportunities
- Peaceful and private setting



**GROW YOUR  
LEGACY**



CASS COUNTY,  
MINNESOTA



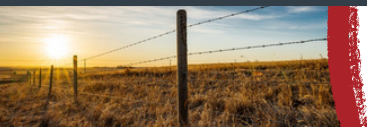
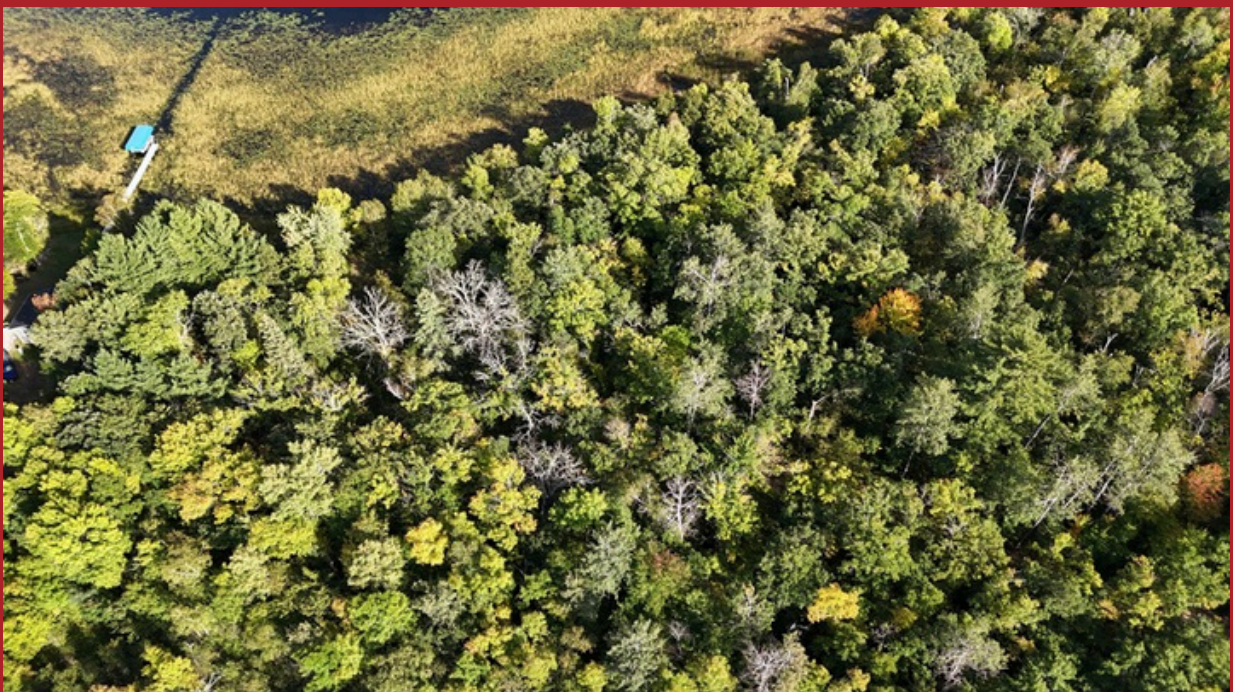




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**FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT**

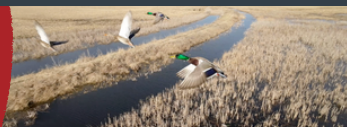


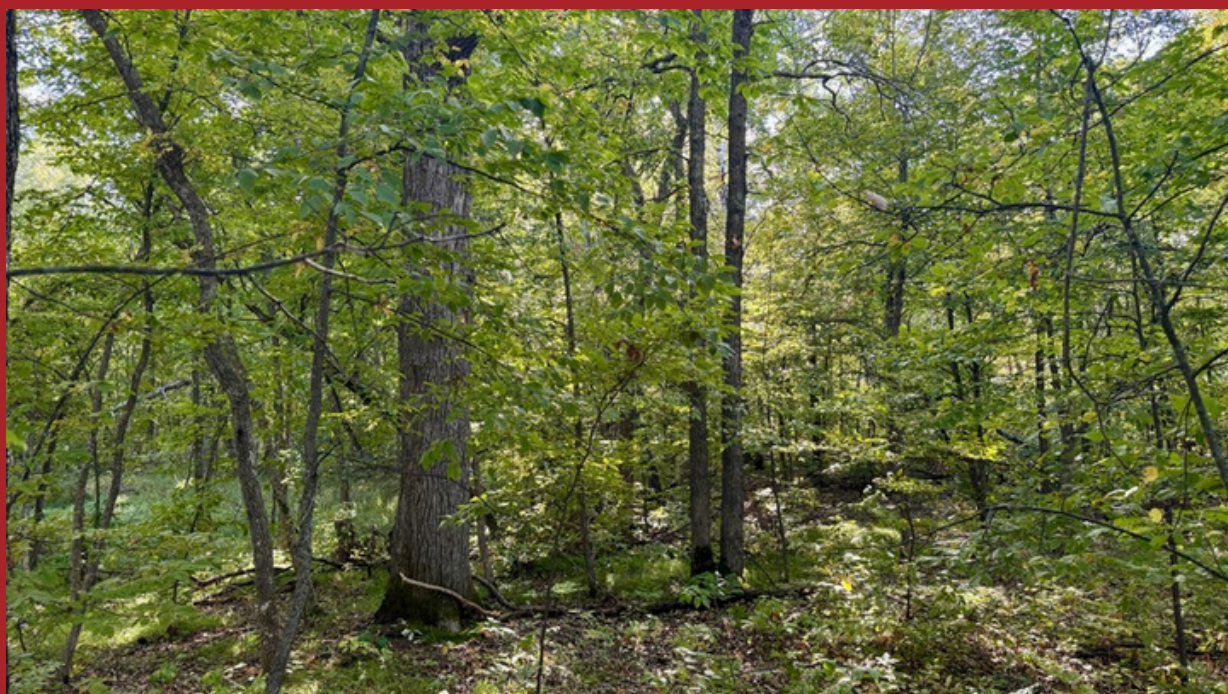
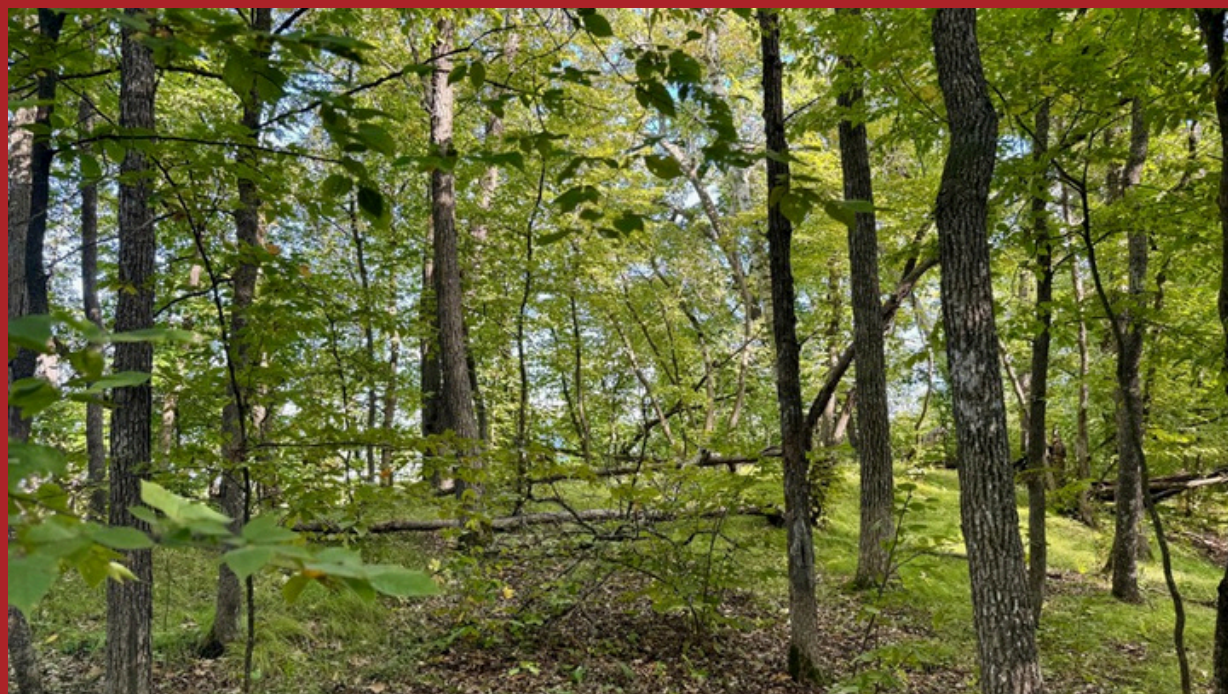


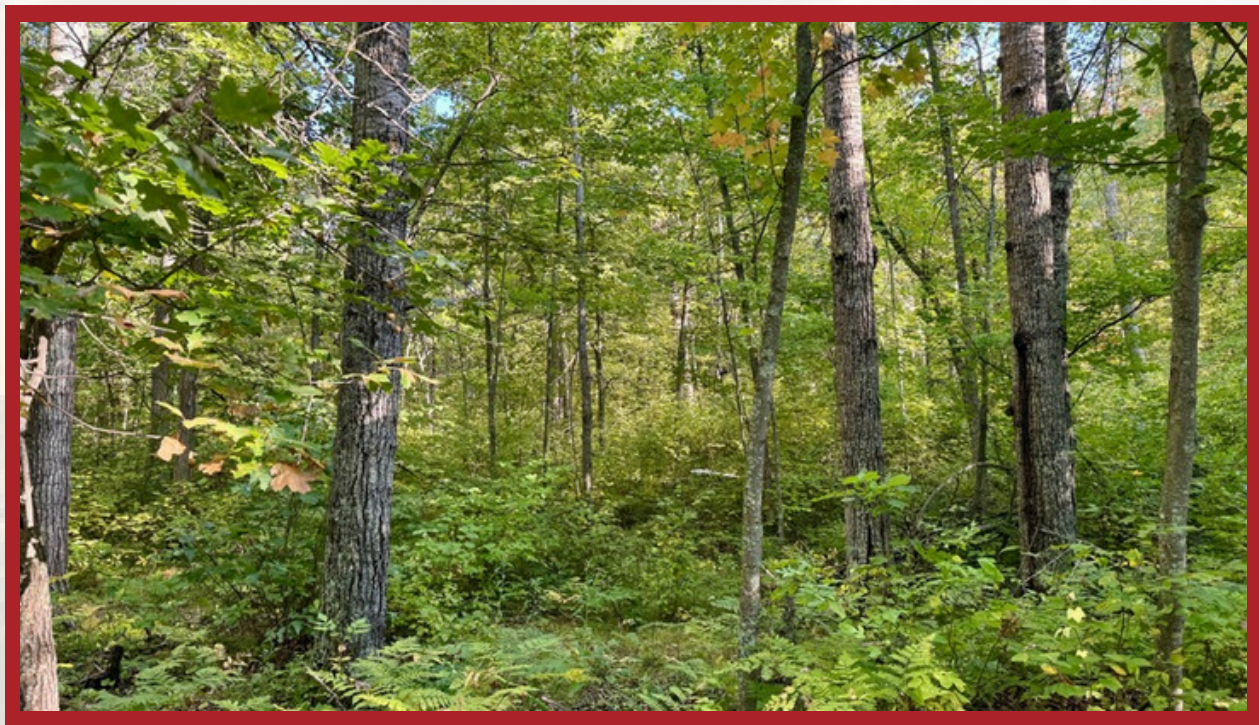


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LEGACY**  
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TRUSTED**







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LEGACY**  
LAND CO.

HELPING **YOU** BUY  
AND SELL LAND



## 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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