

**AMERICAN
LEGACY
LAND CO**

FOR SALE

**RECREATIONAL AND
TIMBER LAND**

Minnesota City, MN

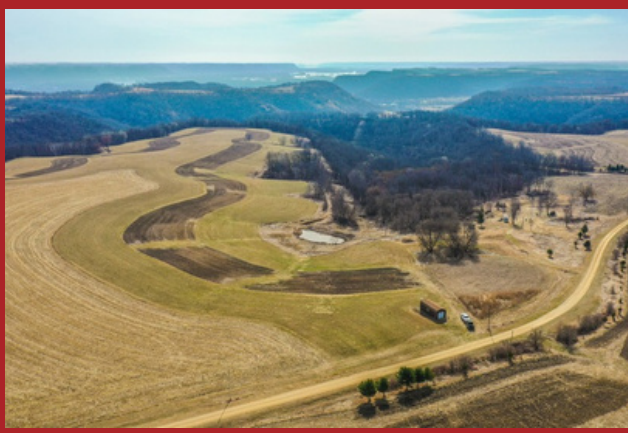
110.62 +/- Acres

OFFERED AT:

\$899,900

ABOUT THIS PROPERTY:

Located within the rugged bluffs overlooking the Mississippi River in Winona County, MN, this expansive 110.62 +/--acre property represents a rare opportunity to own a premier recreational asset. This isn't just a timber tract; it is a meticulously structured hunting ecosystem that "hunts" far larger than its surveyed acreage suggests.



More About this Property:

Strategically Accessible Hunting:

The property's topography is its greatest asset. With miles of established road systems providing seamless navigation and 10 pronounced timber points, the land offers an incredible amount of "edge" and diverse bedding cover.

- **Mastering the Elements:** Dual top and bottom access off a quiet, minimum-maintenance road allows hunters to play any wind direction or thermal shift, ensuring zero-impact entry to the stand.
- **Turn-Key Infrastructure:** The sale includes four established box blinds, positioned to capitalize on proven travel corridors and natural pinch points.
- **World-Class Genetics:** This neighborhood is renowned for producing Boone & Crockett class whitetails, with a documented history of trophy bucks on-site.

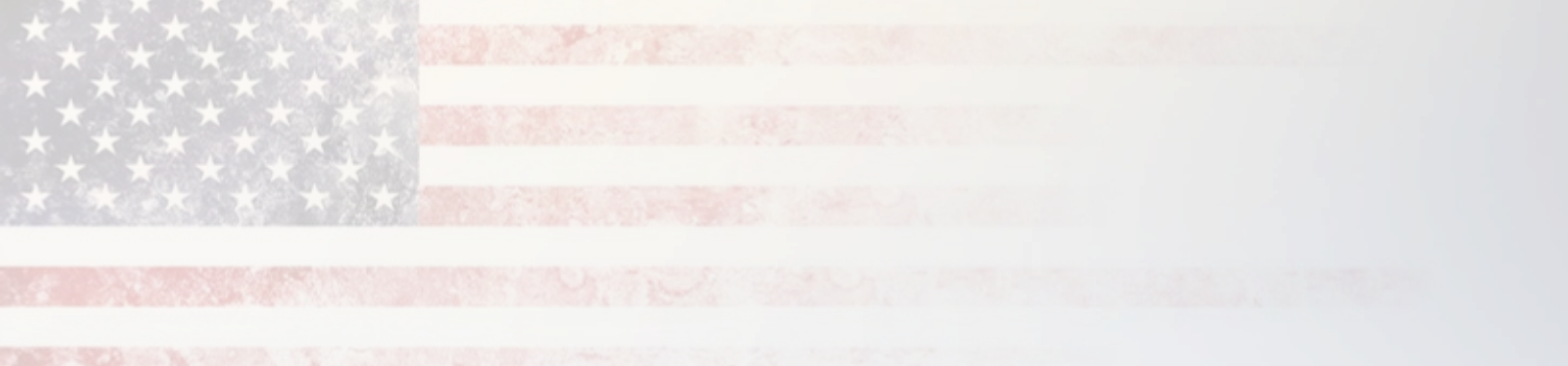
Timber Quality & Investment Value:

The timber value of this property is exceptional. The timber stand features a substantial volume of marketable Black Walnut and Oak, offering the new owner a tangible "green" investment with the potential for immediate or long-term selective harvest returns.

The "Deer Camp" Retreat & Building Potential:

Located just off the road for minimal hunting intrusion, the existing camp serves as the perfect base of operations.

- **Functional Amenities:** The camp includes a garage door for secure equipment storage and a lofted space overlooking one of the property's serene ponds.
- **Future Vision:** The camp site offers potential as a dream home building site. (Buyer to verify road access and county building permits).
- **Elite Location:** Situated just above the famed "Bass Camp" on the Mississippi River, you are minutes away from legendary fishing and boating, yet only 20 minutes from the full-service amenities of Winona, MN.



Investment Summary:

- Acreage: 110.62 +/- Acres
- Key Features: Marketable Walnut/Oak, 10 timber points, ponds, established trail system.
- Location: Winona County, MN (Minutes from the Mississippi River).

For more information or to schedule a private tour of this world-class blufftop property, contact Minnesota Land Specialist, Lucas Mestad.

Directions: From Winona, turn north onto US-61 N/S Hwy 61/Great River Rd. Drive 7.5 miles. Turn left onto Whitman Deering Dr and drive 3 miles. The property will be on the right.

Legal Description: Tax Parcel ID: 120152647 and 120152803 Winona County, MN

Address: TBD Whitman Deering Dr, Minnesota City, MN 55959

Taxes: 2026 - \$2796

FEATURES:

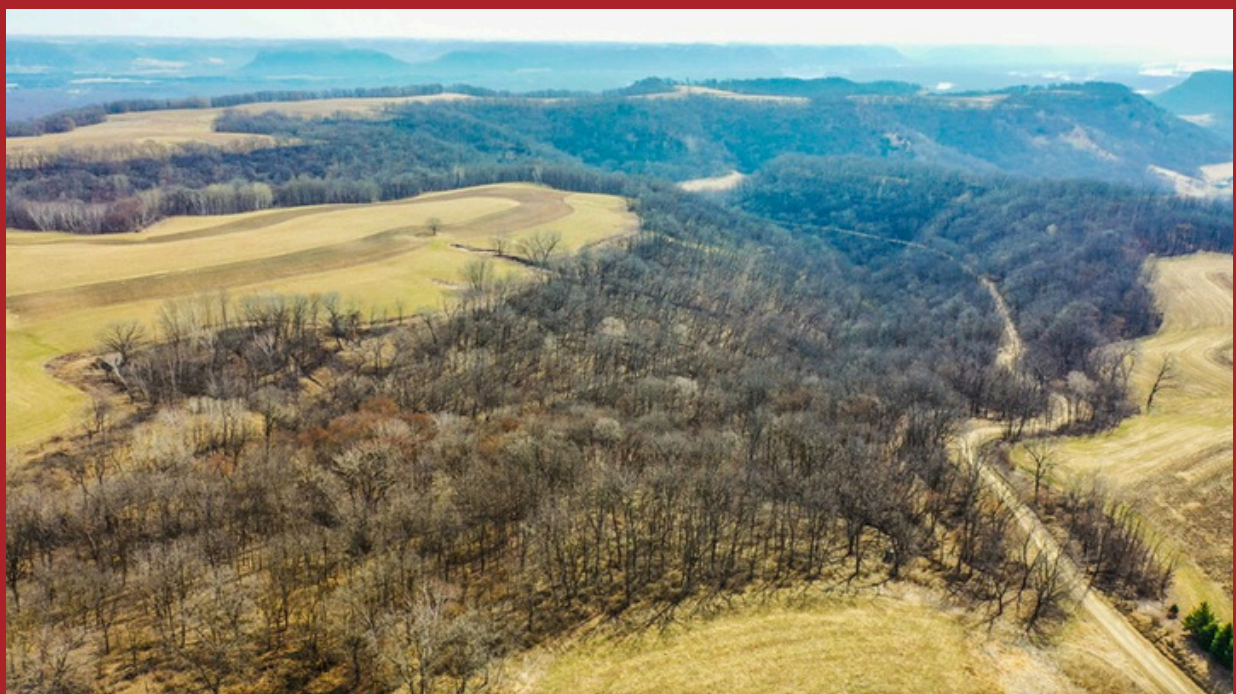
- 110.62 +/- acres
- Incredible deer history
- Trail system
- Excellent timber value
- Ponds
- 4 box blinds
- Extremely secluded
- Top and bottom access

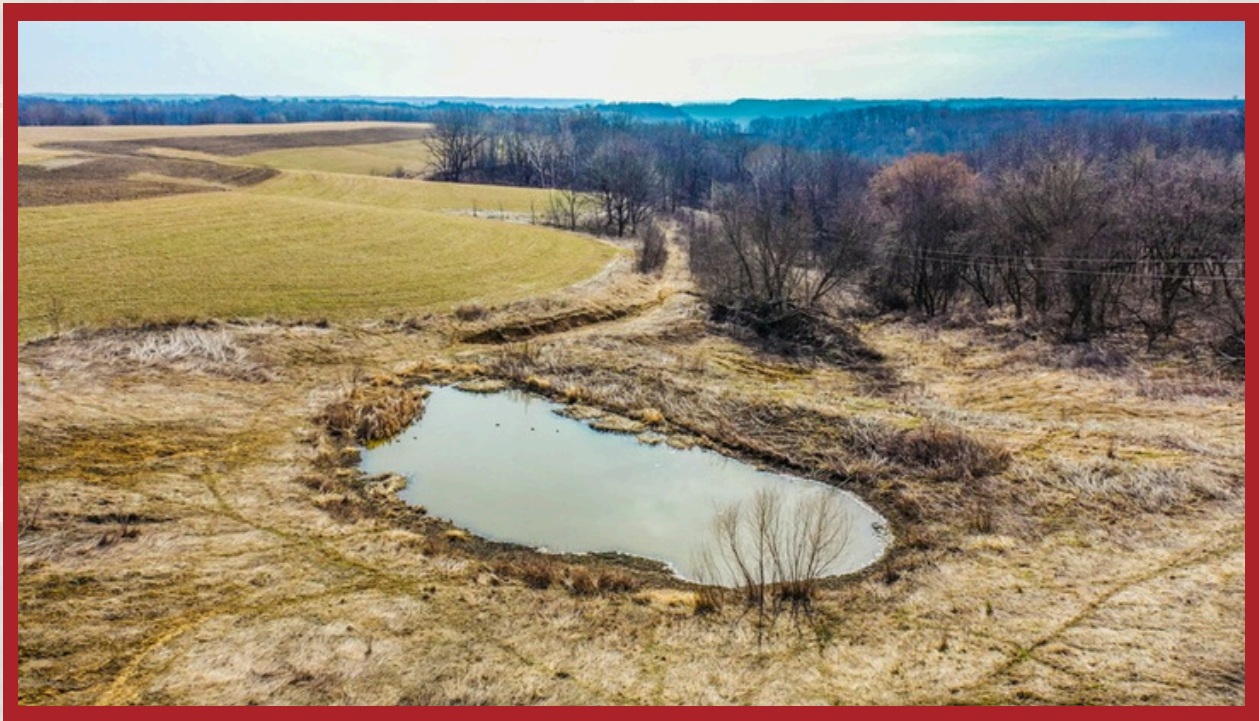


HELPING YOU BUY
AND SELL LAND



**WINONA COUNTY,
MINNESOTA**

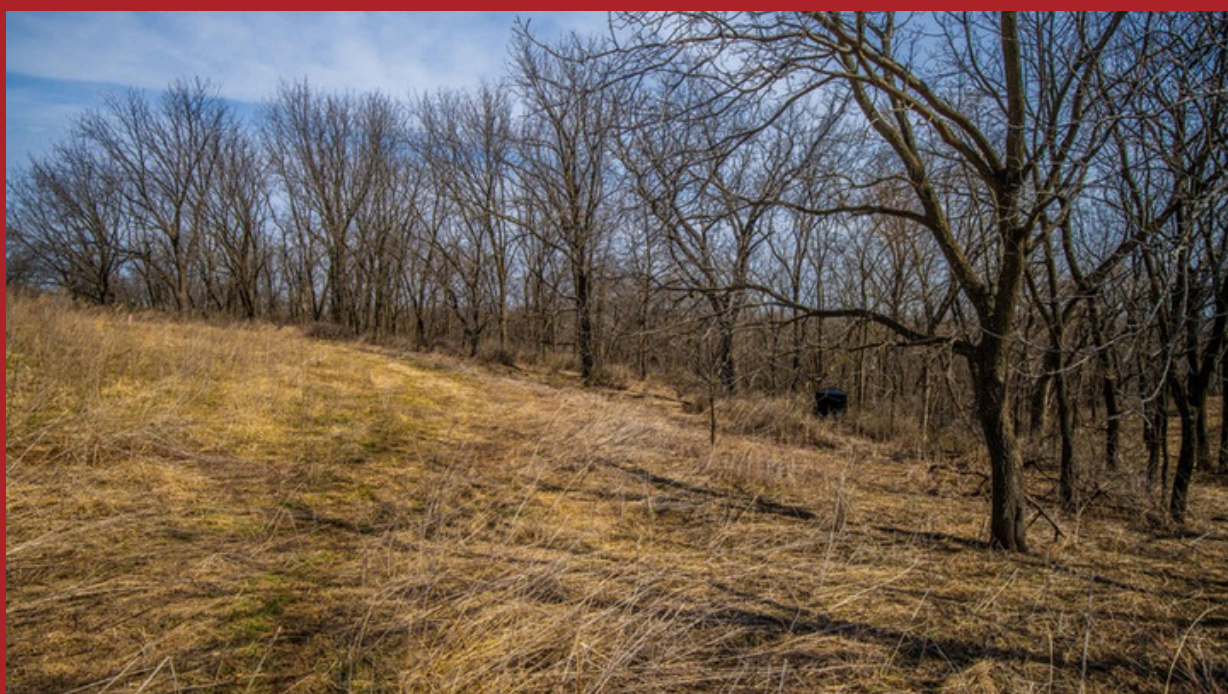
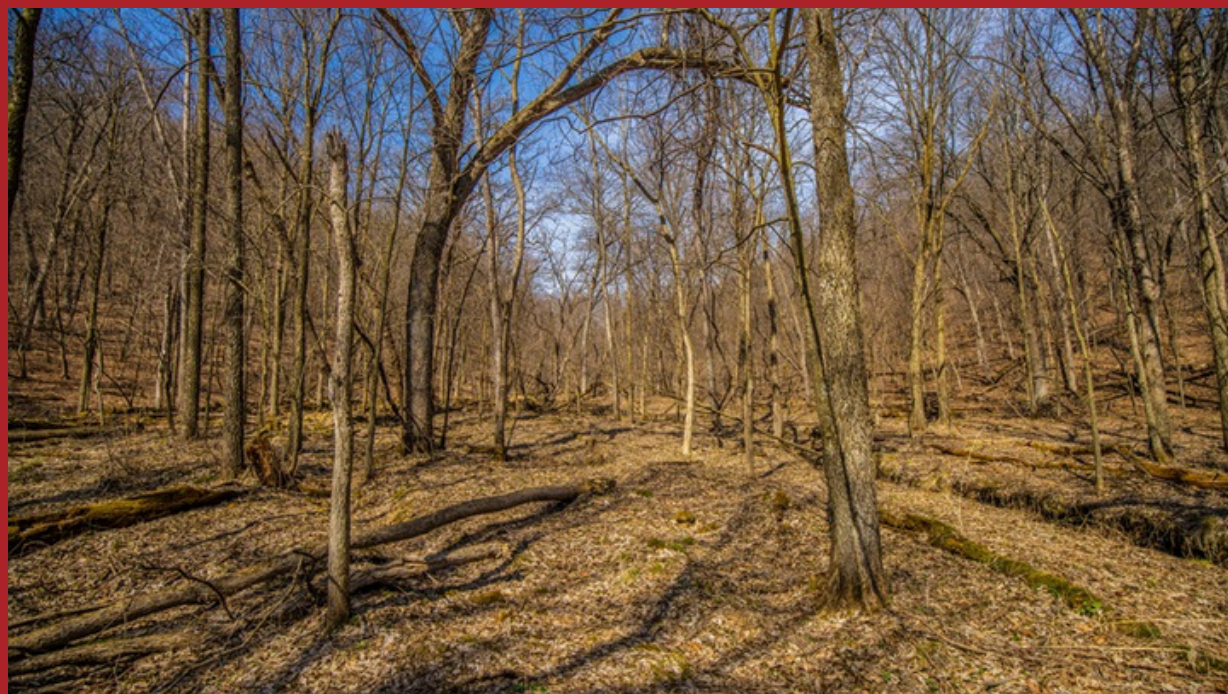


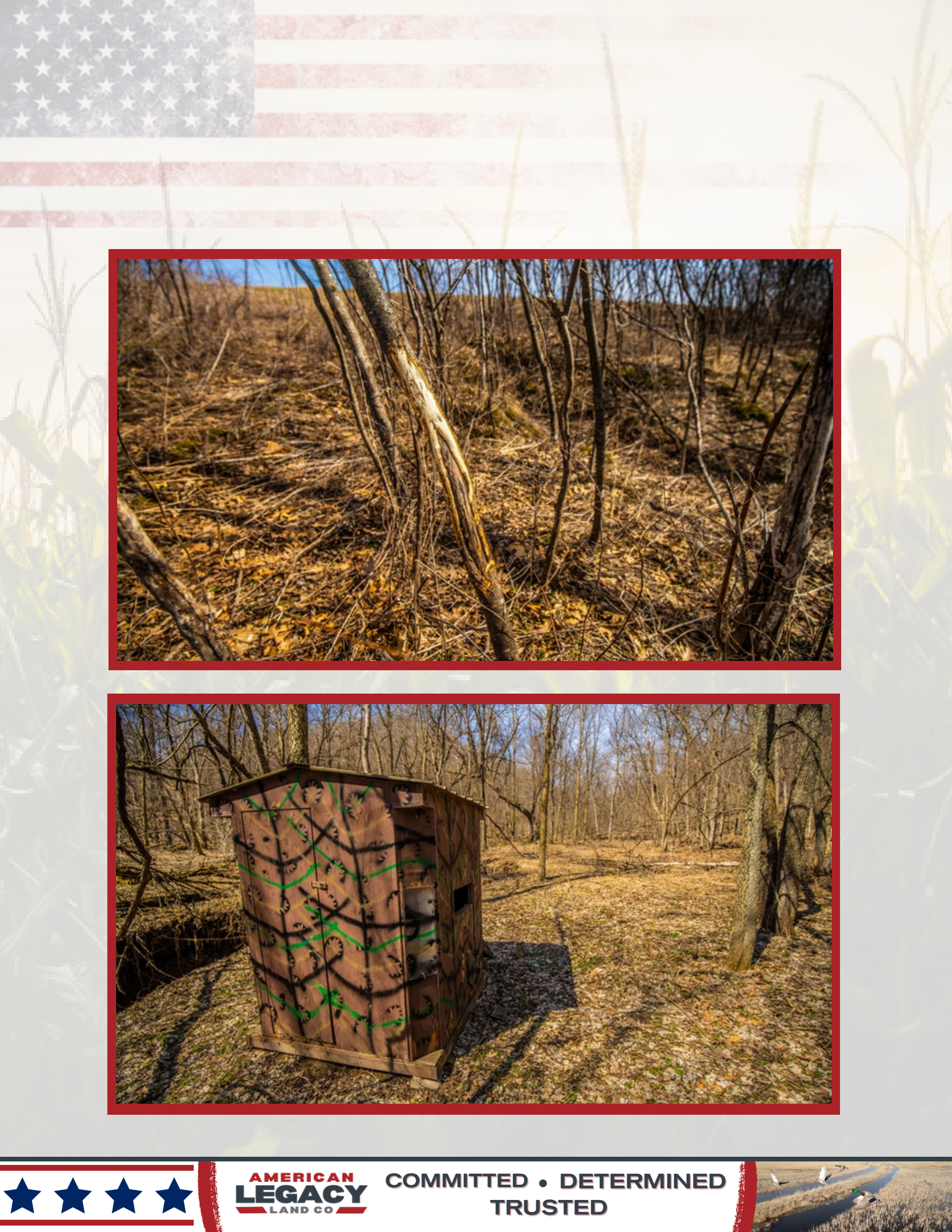


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HUNTING • DEVELOPMENT

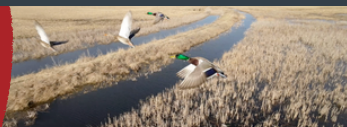






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COMMITTED • DETERMINED
TRUSTED



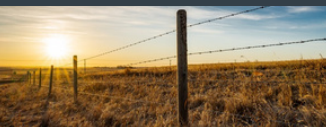


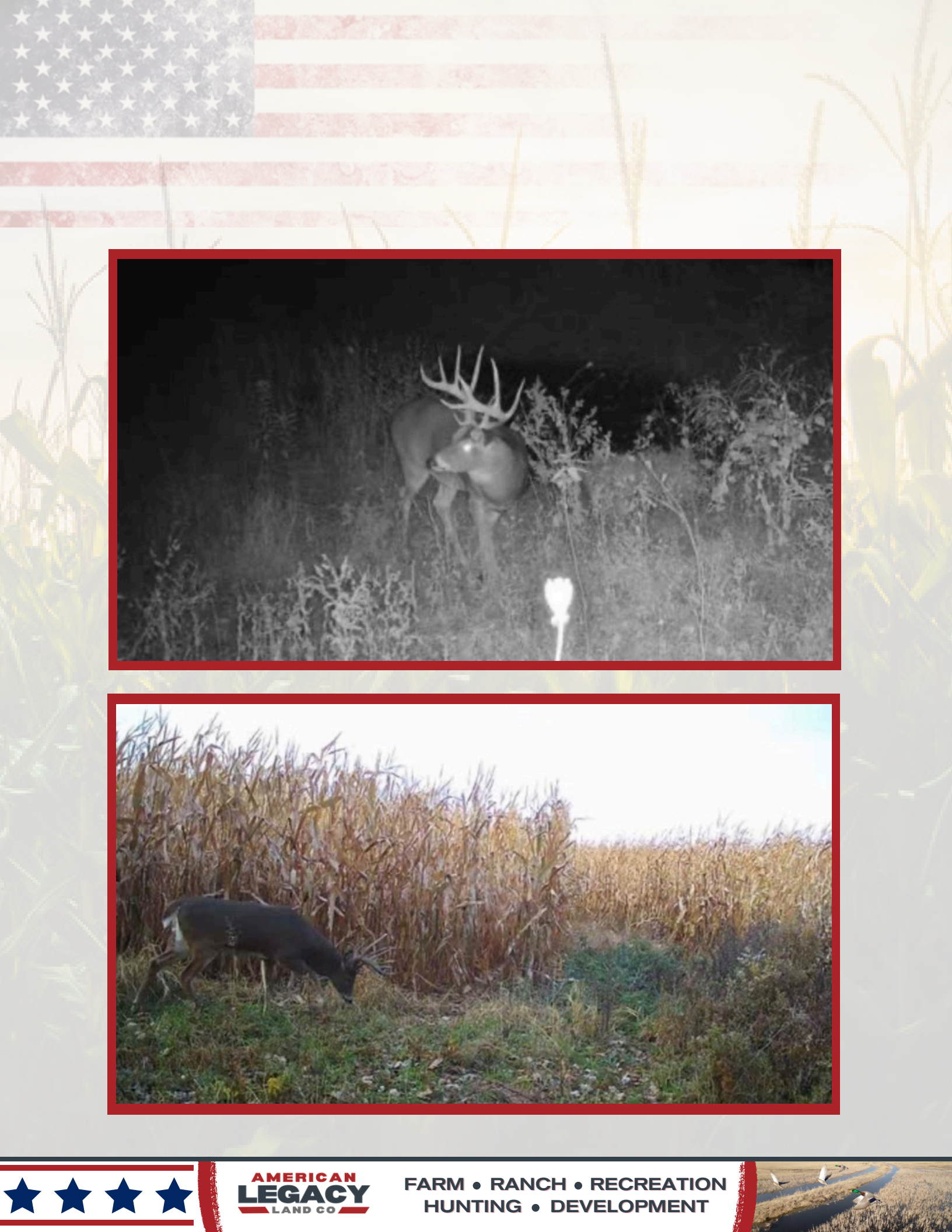


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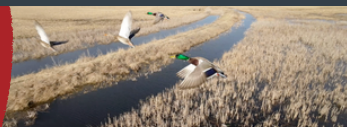






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About the Agent:

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