

**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING PROPERTY

Minnesota Lake, MN

58.25 +/- Acres

OFFERED AT:

\$229,999

ABOUT THIS PROPERTY:

Proud to introduce Minnesota Lake 58, a diverse tract with a history of attracting big deer year after year. With abundant cover and surrounding agricultural fields, the property offers mature deer a secluded place to thrive. The property has been professionally and strategically set up for hunting success.

The land features a varied mix of timber, low ground, food plots, and lake frontage, allowing for excellent waterfowl hunting, along with trails and a dock system for easy access. In the northwest corner, you'll find a lush clover and chicory food plot with an enclosed blind suitable for both bow and firearm hunting. The center of the property provides secure cover, creating prime opportunities to hunt along the edges.





More About this Property:

On the southern end of the property, a new clover and winter rye food plot has recently been established, offering another food source and hunting location for deer and turkeys.

Whitetails aren't the only draw. The property also offers habitat for pheasants, turkeys, and waterfowl. With plenty of hunting and recreational possibilities, this turnkey tract is ready to enjoy this fall. Several areas could also accommodate a base camp with a shed or camper.

Directions: From Minnesota Lake go south on 510th Ave. and then take a right on 230th Ave. Turn right on the first driveway down the private road.

Location: XXX 230th Street Minnesota Lake, MN 56068

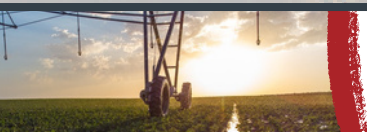
Legal Description: SECT-08 TWP-104 RANGE-025 58.25 AC TR IN NW 1/4 SE 1/4 & IN G.L.3 COM SW COR NW 1/4 SE 1/4 TH E 926.72' NELY 1261.25' N 1372.46' W495' N924' SWLY 919.25' S537.61' SELY 462.28' SELY 124.26' SELY 55.96' SELY 373.92' SELY 188.56' SWLY 190.17' SWLY 163.3 3' SWLY 256.95' SWLY 125.77' SWLY 210.26' SWLY 145' SWLY 158.35' SWLY 432.43' S519.83' TO BEG, legal to govern - Faribault County, MN

Taxes: \$224

Income Potential: Hunting lease

FEATURES:

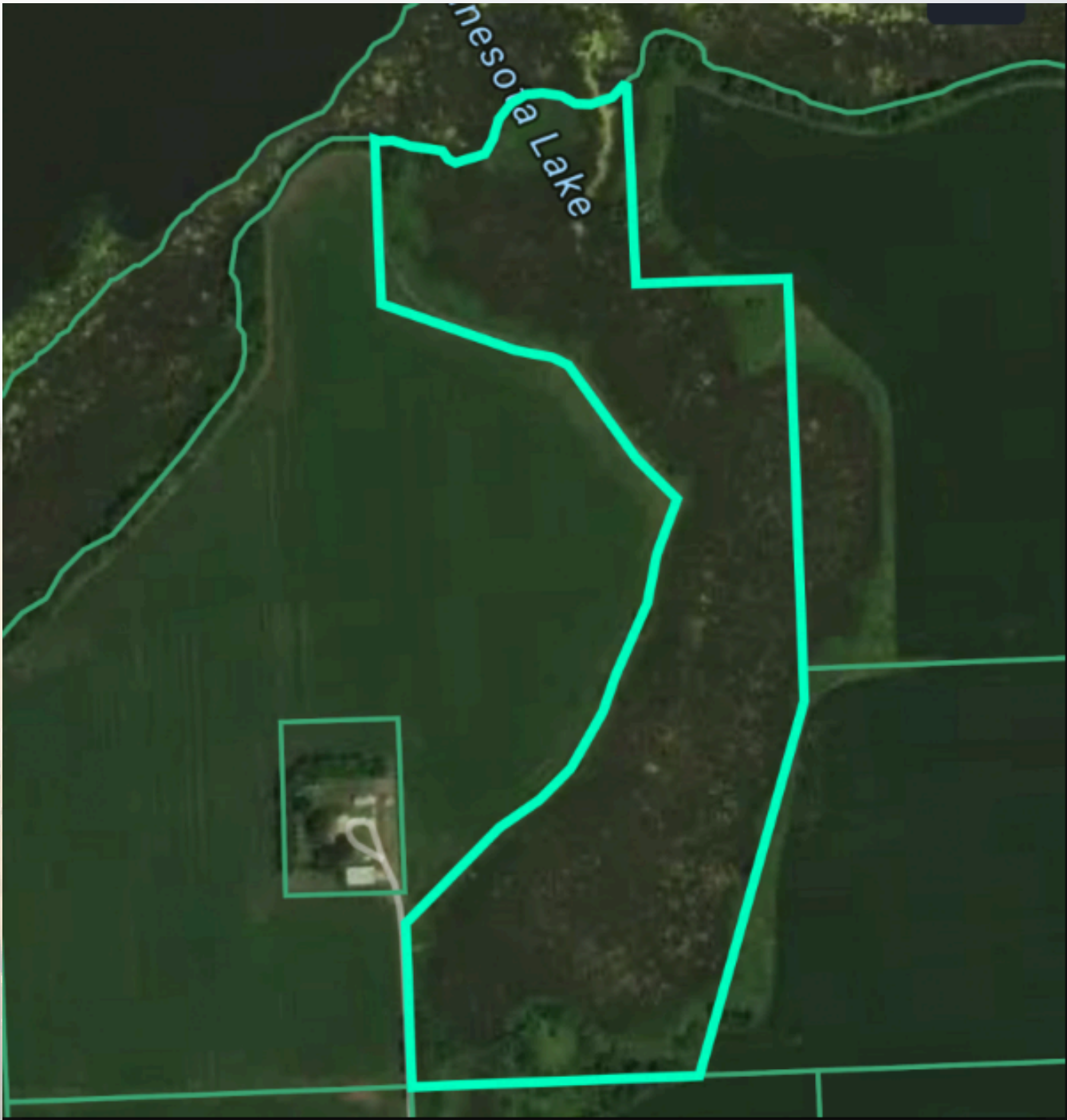
- 58.25 +/- acres
- Multi-species hunting property
- Food plots
- Enclosed deer stand
- Tons of wildlife present
- Lake frontage
- Cut trails throughout
- Great deer history



**GROW YOUR
LEGACY**



FARIBAULT COUNTY,
MINNESOTA



AMERICAN
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LAND CO.

HELPING **YOU** BUY
AND SELL LAND







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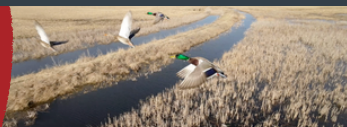






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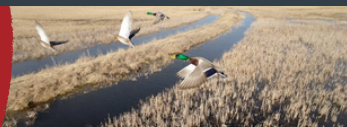
BUYING • SELLING
AUCTIONS





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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