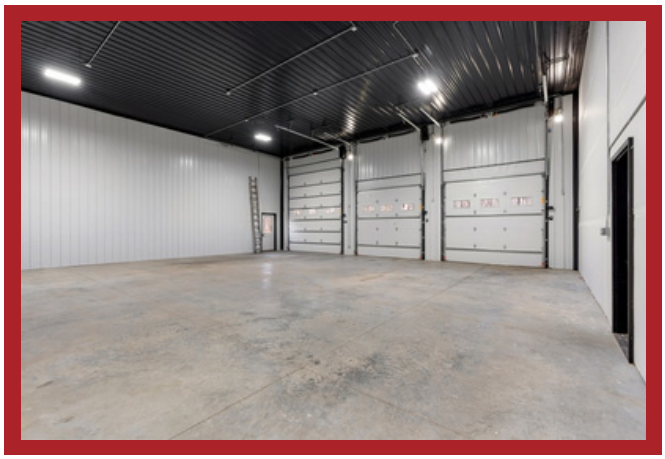








AMERICAN LEGACY LAND CO

FOR SALE

COUNTRY LIVING

Mille Lacs County, MN

10 +/- Acres

OFFERED AT:

$575,000

ABOUT THIS PROPERTY:

Enjoy the best of country living with this brand-new, never-lived-in custom-built barndominium situated on 10 heavily wooded acres in Mille Lacs County! Set well back from the road and surrounded by mature trees, this property offers exceptional privacy and a peaceful setting.

The thoughtfully designed home features in-floor heat, vaulted ceilings, butcher block countertops, a granite-topped kitchen island, and a covered porch overlooking the wooded surroundings. The main level offers a spacious primary suite with two walk-in closets, a second bedroom, and a full bathroom. Upstairs you'll find two additional bedrooms, another full bathroom, a dedicated office, and a large storage area.

AMERICAN LEGACY LAND CO

More About this Property:

A major highlight is the impressive 44 x 48 finished and heated shop, featuring 18-foot ceilings and three overhead doors (two 10 x 10 doors and one oversized 12 x 14 door).

Outdoor enthusiasts will love the proximity to thousands of acres of public recreational land, with the 3,700-acre Four Brooks Wildlife Management Area just 1.25 miles away and the 31,351-acre Mille Lacs Wildlife Management Area approximately 5 miles away. Cove Bay on Mille Lacs Lake is approximately 15 miles from the property.

Conveniently located near U.S. Highway 169, approximately 13 miles from Milaca and 11 miles from Onamia, and within the Milaca School District.

Directions: Travel north out of Milaca on US-169 toward Onamia. Turn left onto 250th Street. Turn right onto Marsh Road. Turn left onto 260th Street. The destination is on your right.

Legal Description: W 1/4 OF SW OF SW 26 40 27 10.00 Mille Lacs County, MN
Address: 12958 260th St. Milaca, MN 56353

FEATURES:

- **10 +/- acres**
- **Custom built barndominium**
- **New construction**
- **Infloor heating**
- **Heated shop space**
- **Heavily wooded mature timber**

MILLE LACS COUNTY,
MINNESOTA



AMERICAN LEGACY LAND CO





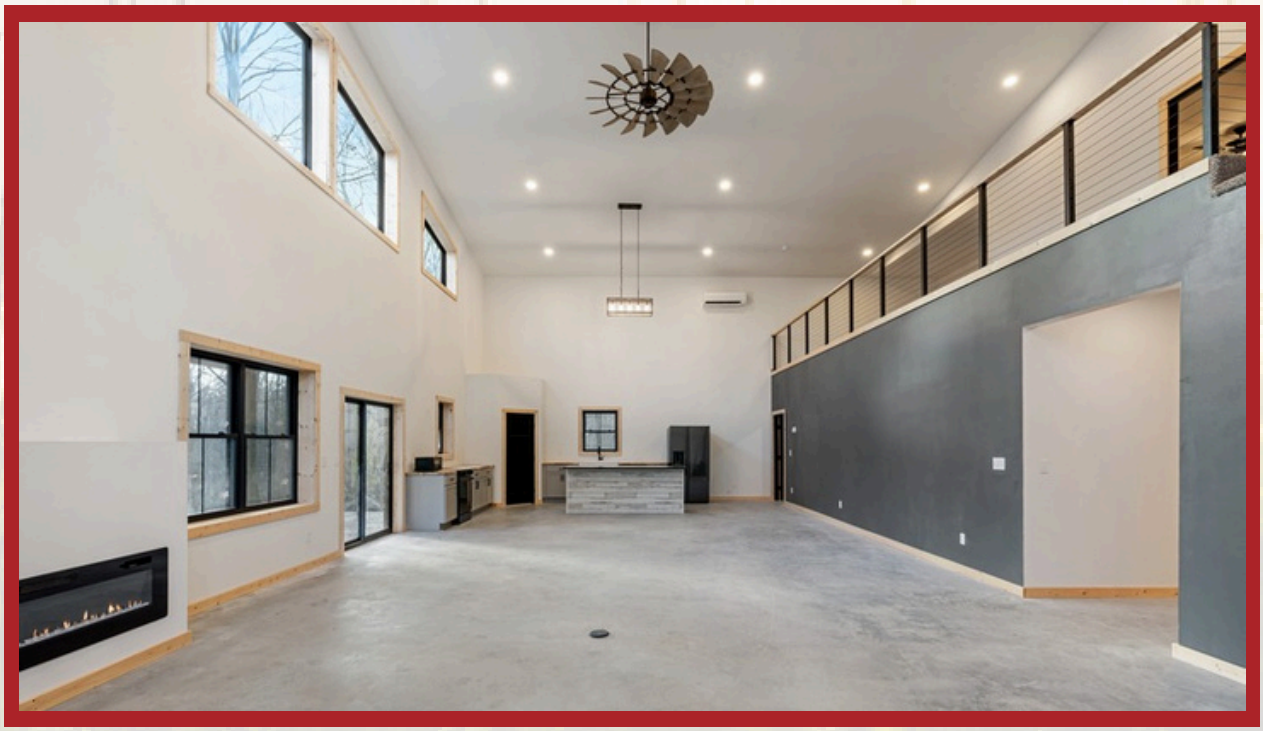




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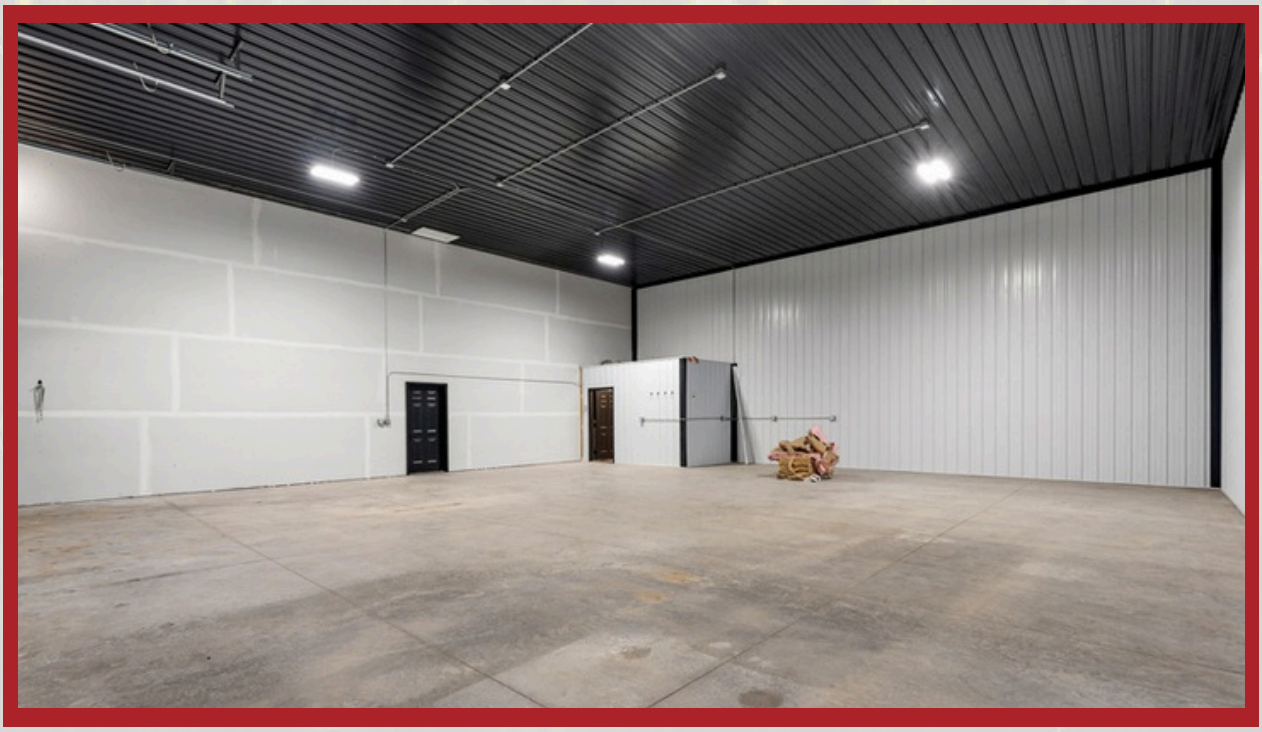


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About the Agent:

Dillon, a southeast Iowa resident, combines his real estate know-how with hands-on farming experience and a love for habitat management and whitetail deer hunting. He specializes in hunting and farm properties, using his agricultural background to help clients navigate these niche markets. Dillon's understanding of wildlife management and farming is especially helpful for those on the hunt for prime hunting land or productive farmland. He's also worked in residential real estate, giving him a well-rounded perspective across different types of properties.

Dillon's journey started in Minnesota, where he grew up working in construction and excavation—building and remodeling homes, and digging basements for residential properties. That hands-on experience sparked his interest in real estate, leading him to get his real estate license in 2014. He values those early years because they gave him a solid foundation in property development and investment, which helps him better serve his clients today.

Known for his strong work ethic and easygoing approach, Dillon has built his career on helping clients make smart, informed decisions. He's always prepared and up-to-date, so you can feel confident whether you're buying or selling. With a passion for the outdoors and deep local knowledge, Dillon is the go-to person for anyone looking for hunting, recreational, or agricultural properties.



Outside of his professional life, Dillon enjoys spending time outdoors with his wife, Alyssa, and their two children, Penelope and Parker. In his free time, he's often hunting whitetail deer, snowmobiling out west, and managing his and his clients' hunting properties.

DILLON STRAND, LAND AGENT

320-290-7872

dstrand@americanlegacylandco.com

All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.