







AMERICAN LEGACY LAND CO

FOR SALE

MULTIUSE PROPERTY

Todd County, MN

57.60 +/- Acres

OFFERED AT:

$275,000

ABOUT THIS PROPERTY:

Stunning 57 +/- acre property conveniently located between Motley and Staples, just off the highway for an easy commute, with massive frontage on the Crow Wing River. This diverse property offers a great opportunity to build your dream home, start a hobby farm, or enjoy as a recreational getaway. The land features a mix of tillable acreage, mature oak timber, and accessible river frontage.

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More About this Property:

Todd County is well known for quality whitetail hunting, and this property offers the habitat to support it, with mature timber, river corridors, and multiple areas already cleared for food plots and deer stands. Turkey, grouse, and waterfowl are also present, adding to the recreational opportunities. Whether you're looking for a place to build, farm, hunt, or enjoy the river, this 57 +/- acre property offers a great opportunity to own acreage along the Crow Wing River.

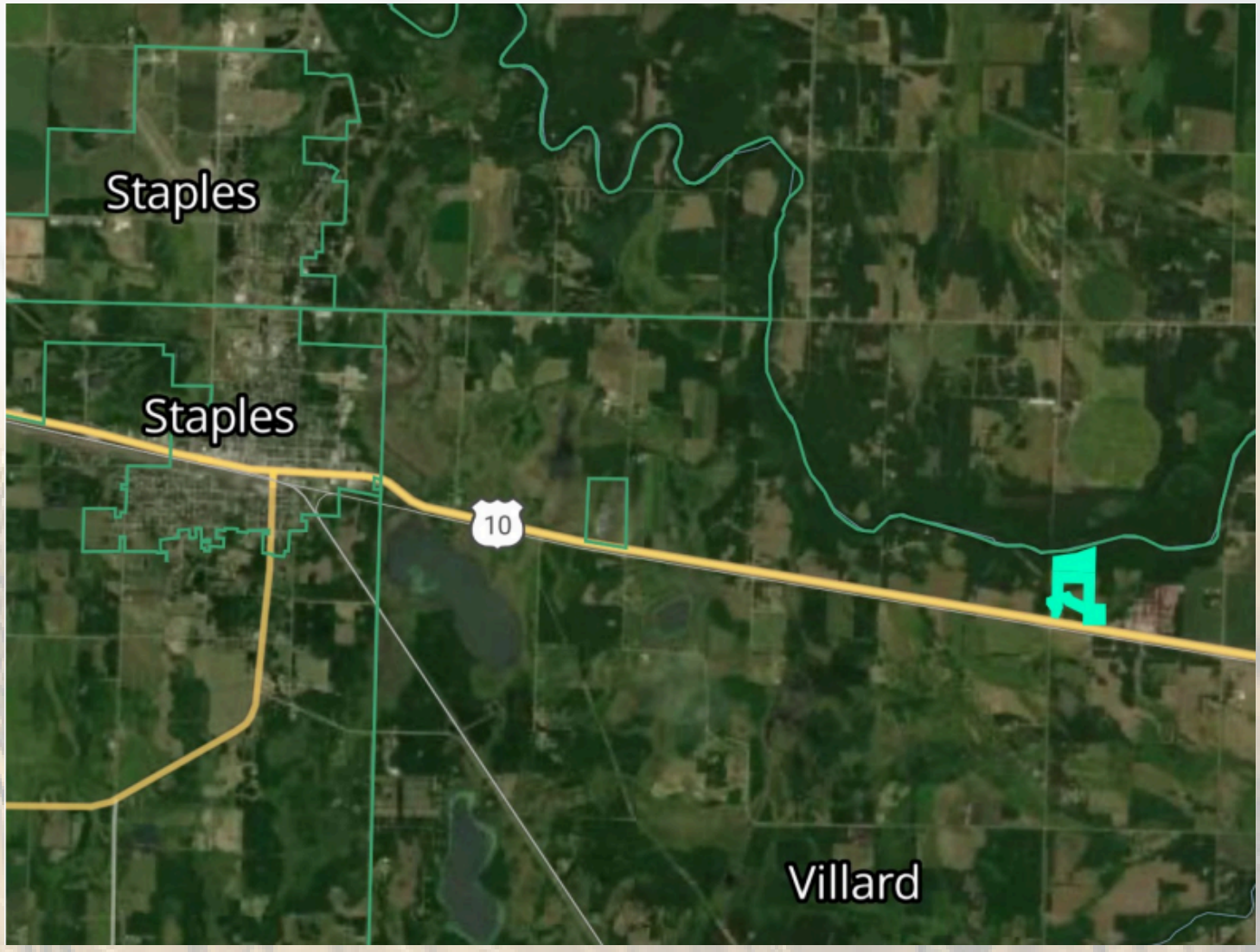
Directions: Head west on HWY 10 from Motley. The property will be on the right hand side with a gate at the entrance.

Legal Description: W2 SW4 LYING N OF HWY #10 EX BEG AT NE COR OF SW4 SW4, W 312.07 FT, NW 674.04 FT, NW 403.17 FT, S 752.08 FT TO N R.O.W. LINE OF HWY #10, E 1156.06 FT TO E LINE, N 298.77 FT TO BEG,GOV'T LOT 5 18.82 ACRES, legal to govern - Todd County, MN
Address: 32100 US 10 Staples, MN 56479
Taxes: $1466
Income Potential: Hunting lease, field rent

FEATURES:

- **57.60 +/- acres**
- **Multiuse property**
- **In an excellent deer area**
- **Outbuildings**
- **20 +/- acres of tillable**
- **River frontage on the Crow Wing River**
- **Mature oaks**
- **Diverse habitat**

TODD COUNTY,
MINNESOTA



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HELPING YOU BUY AND SELL LAND

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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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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.