







AMERICAN LEGACY LAND CO

FOR SALE

MULTIUSE PROPERTY

Todd County, MN

93.80 +/- Acres

OFFERED AT:

$475,000

ABOUT THIS PROPERTY:

93.8 acres located between Motley and Staples, offering an excellent combination of recreational use, agricultural potential, and future building opportunities. The property features approximately 2,000 feet of river frontage, tillable acreage, mature oak timber, and scenic views. Todd County is well known for producing quality whitetails, and the combination of river bottom cover, mature timber, and established bedding areas provides excellent wildlife habitat. Add a trail system and strategically placed stands to make the most of the hunting opportunities.

AMERICAN LEGACY LAND CO

More About this Property:

With Highway 10 right nearby, this property offers convenient access and an excellent location for building a home, cabin, hobby farm, or business. Existing fencing is already in place for those looking to run cattle. Opportunities to own acreage with this much river frontage are hard to find. They aren't making more land, especially riverfront property!

Directions: Located off HWY 10 on the right hand side coming from Motley, just west of address 32100.
Address: TBD US 10 Staples, MN 56479
Legal Description: GOVT LOT 7 & SE4 LYING N OF HY 10 EX W 437.10 FT THEREOF LYING N OF HY 10, EX, legal to govern - Todd County, MN

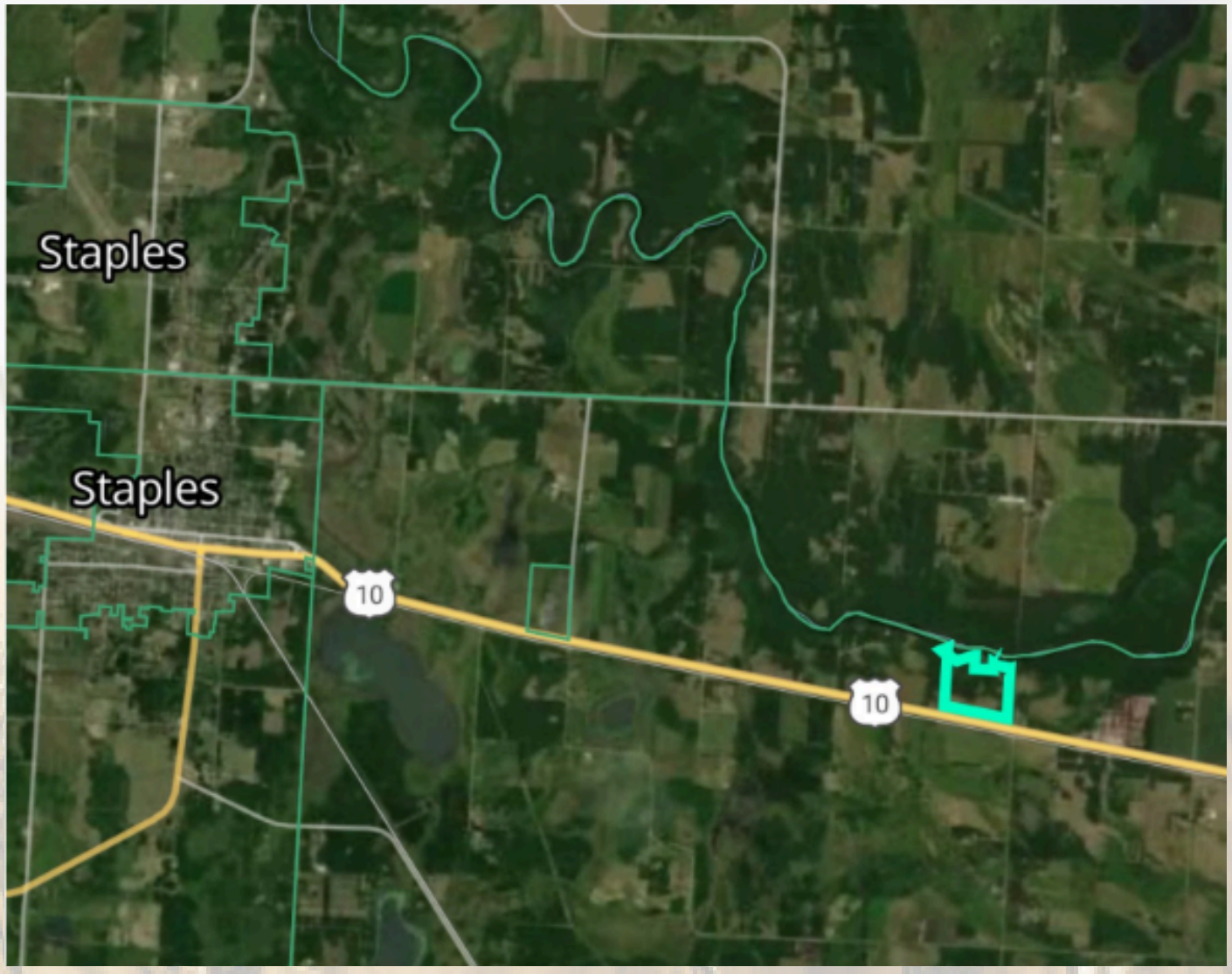
Taxes: $2,306
Income Potential: Hunting lease, field rent

FEATURES:

- **93.80 +/- acres**
- **Multiuse property**
- **Massive River frontage on the Crow Wing River**
- **Multiple build spots**
- **21 +/- acres of tillable**
- **Multiple access points**
- **Mature oaks**
- **Diverse habitat**



TODD COUNTY,
MINNESOTA

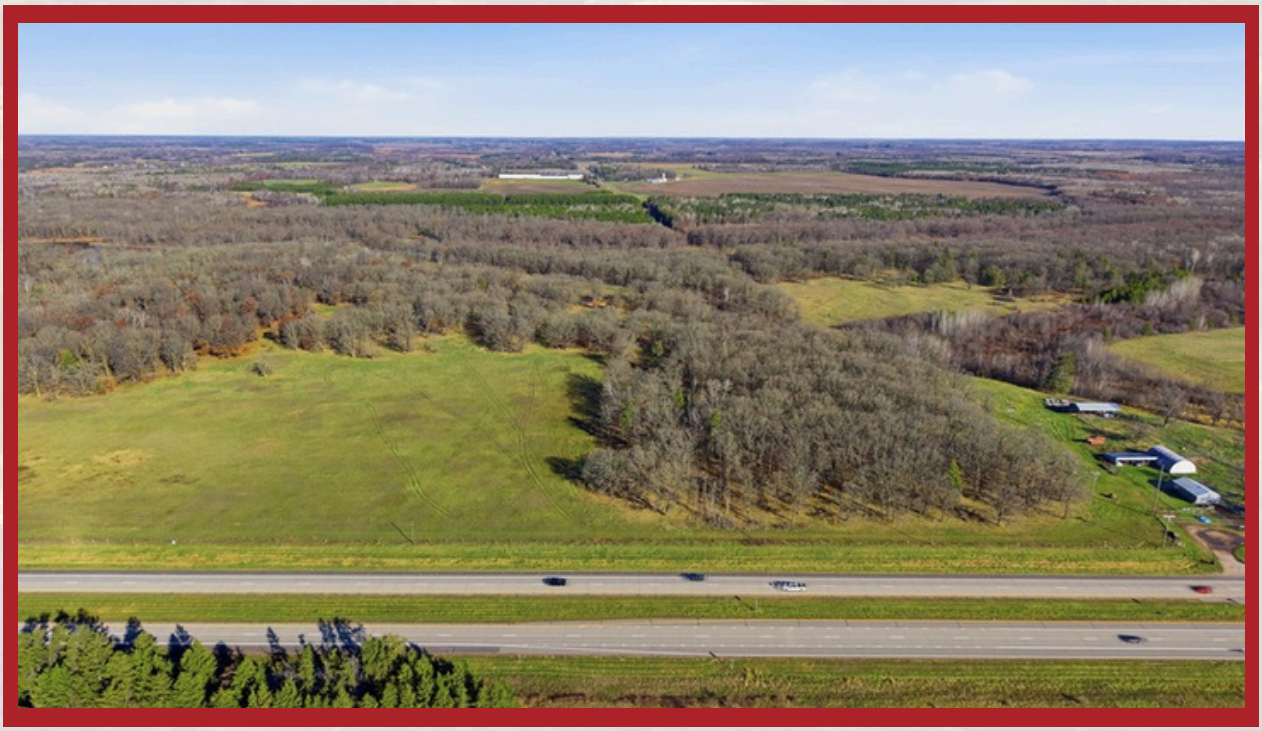


AMERICAN LEGACY LAND CO
HELPING YOU BUY AND SELL LAND

AMERICAN LEGACY LAND CO







AMERICAN LEGACY LAND CO









AMERICAN LEGACY LAND CO









AMERICAN LEGACY LAND CO









AMERICAN LEGACY LAND CO

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

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.