



FOR SALE

HOBBY FARM

Itasca County, MN

120 +/- Acres

OFFERED AT:

\$460,000

ABOUT THIS PROPERTY:

Situated just west of Talmoon awaits this charming 120 +/- acre hobby farm. There is a newly updated and renovated 3 bedroom home all on one level. Throughout the home you'll find stainless steel appliances, T&G, new flooring, custom cabinetry and trim, and new windows; these are just a few of the recent updates. Enjoy the outdoors with the new deck and fencing in the front yard. There is tons of storage for equipment with a 40 x 80 pole shed, a 40 x 60 barn and storage shed, and a 12 x 24 heated garage and workshop.



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More About this Property:

This beautiful land has a fenced in pasture for cattle and horses, along with over 45 acres of tillable in hay, and a sandpit for potential income. Two permanent deer stands overlook the big field where hunting success can be found. A healthy deer herd, bears, turkeys, and grouse can be hunted all out the back door. A bonus of 160 and 40 acres of state land butts up to the property. Close to Deer River, Grand Rapids, and many excellent lakes!

Directions: From Talmoon head west on County Rd 4. The property is on the right hand side just before the corner, two drives on the property.

Address: 46182 County 4 Talmoon, MN 56637

Legal Description: Section 26, Township 148, Range 25, SW NW, SE NW, SW NE Itasca County, MN

Taxes: \$1594

Income Potential: Field rent, cattle, sand pit

FEATURES:

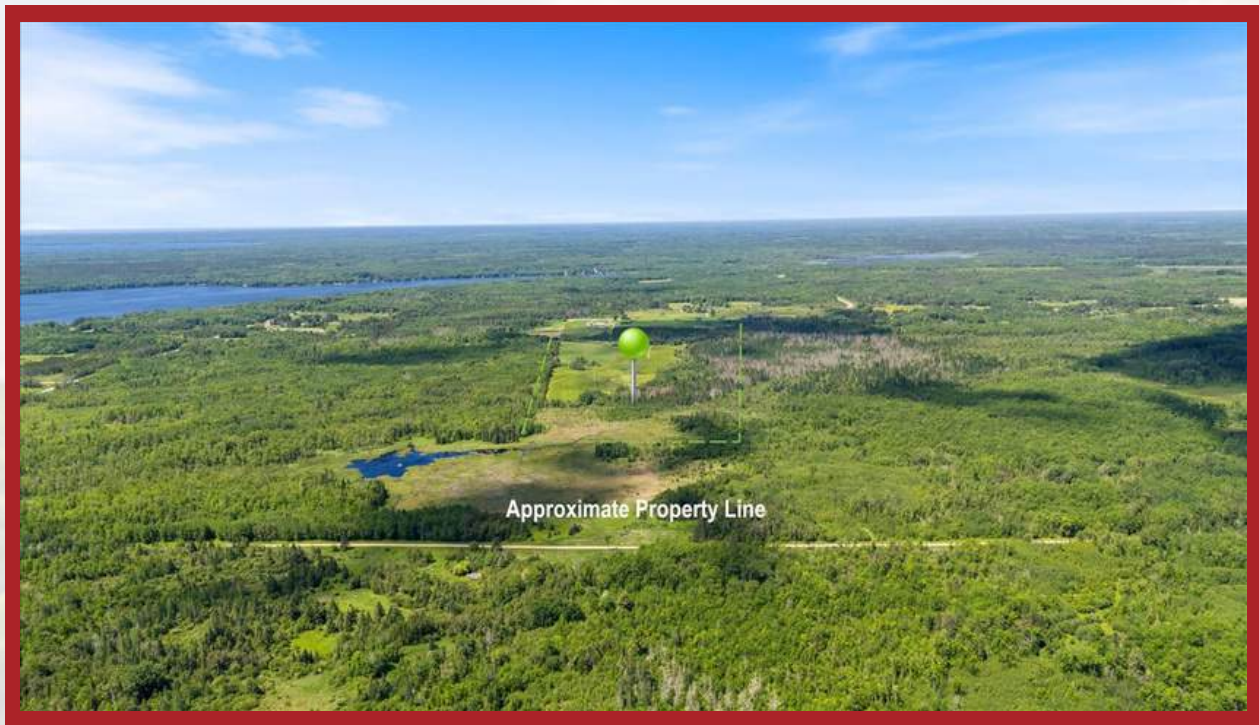
- 120 +/- Acres
- Turnkey hobby farm
- Tillable ground
- Fenced in pasture
- Tons of wildlife present
- Close to many lakes

ITASCA COUNTY,
MINNESOTA





AMERICAN LEGACY LAND CO.



Approximate Property Line



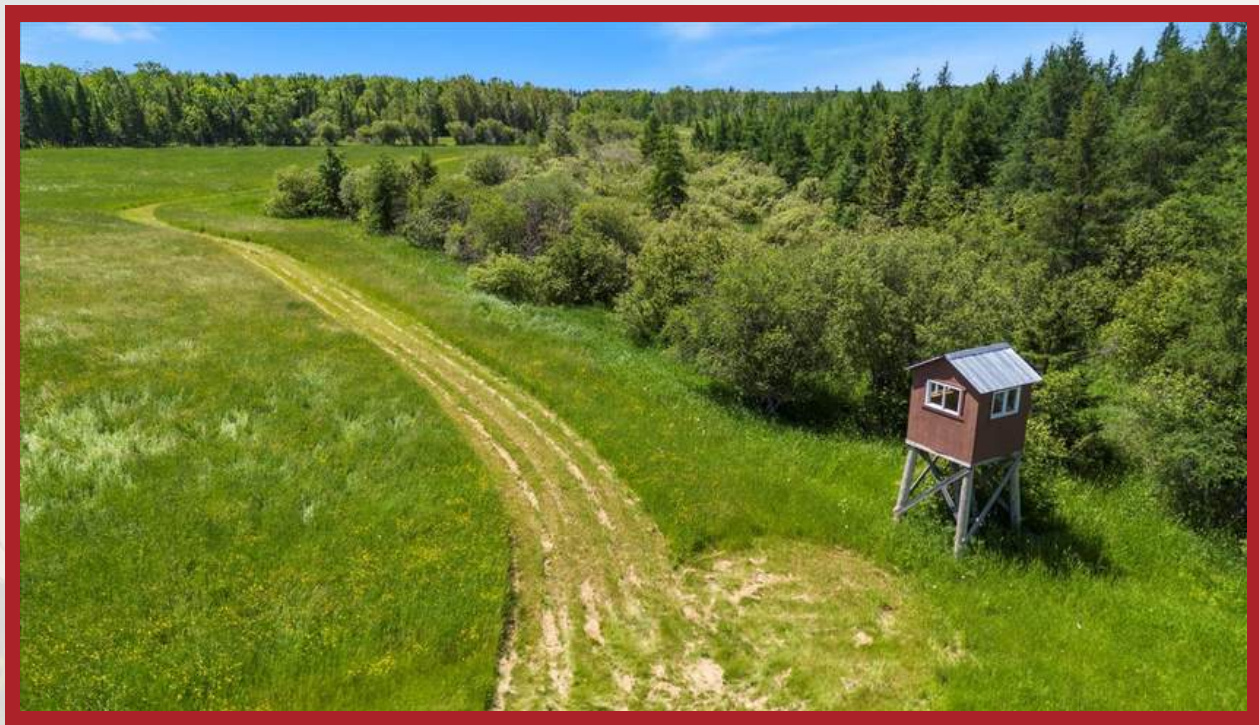
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HUNTING • DEVELOPMENT**



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 , LAND AGENT



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