

AMERICAN LEGACY LAND CO

FOR SALE

LAKE FRONTAGE

Aitkin County, MN

123.7 +/- Acres

OFFERED AT:

\$1,100,000

ABOUT THIS PROPERTY:

Introducing the Ball Bluff Lake Legacy. This 120 +/- acre property features a once in a lifetime opportunity to own property and the potential to create a resort or development on, not on just one lake but two! The property is situated between Ball Bluff Lake and Little Ball Bluff Lake. Both offer clear, peaceful lakes located in Aitkin County not far from Jacobson. Instantly you'll be greeted by a bridge that allows access across both the lakes. You'll find a road and trails put in all throughout the property. Mature trees boast throughout with a diverse mix of timber and topography.



More About this Property:

The further back you go into the property the higher the elevation, offering bluffs and gorgeous views of the lake. With the massive amount of frontage on the eastern side of the lake, the property covers almost the whole side of the lake, with also frontage on the SW corner of Little Ball Bluff Lake. The next owners will appreciate the road and trails cut throughout the property, allowing access to everywhere. There is nothing but opportunity with this property, allowing a potential resort, development, or place to build a dream house or cabin! Electric has already been brought into the property, as well as an official survey with possible lots. Like nothing else of its kind, take advantage of this opportunity to own a large parcel and have access to two lakes!

Directions: From Jaconson head south on HWY 65, turn left onto 640th st and follow the road until the end of the cul-de-sac. The property starts there.

Legal Description: PT GOVT LOTS 1 & 2 (TRACT U) DOC 346694, LOT 10 (SE NE) LESS PT IN TRACT S1, S2 & TRACT U DOC 346694, LOT 8 (SE SE) DOC 338483, LOT 9 (NE SE) DOC 338483, Section 9, Range 23, Township 51 Aitkin County, MN

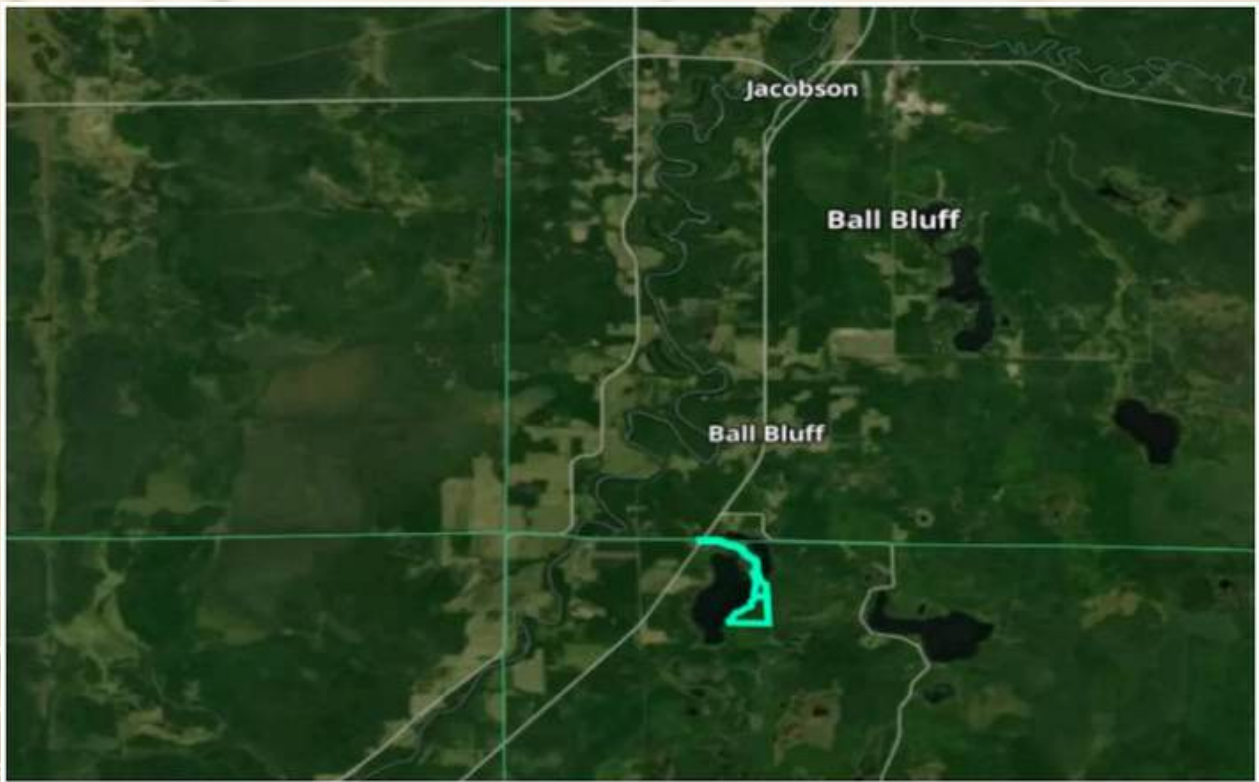
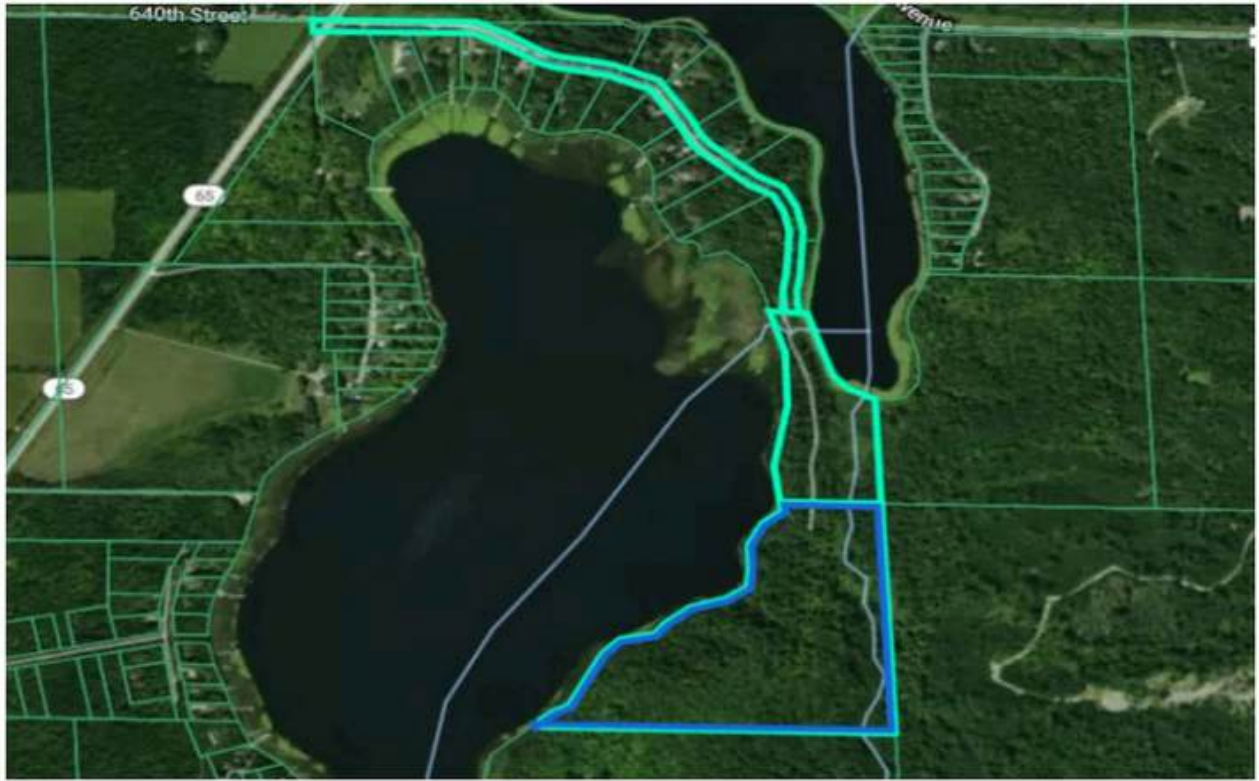
Taxes: \$2,760

Income Potential: Resort, development, short term rental

FEATURES:

- 123.7 +/- Acres
- Access to two lakes
- Resort/development opportunity
- Surveyed and electric present
- Cut trails throughout
- Bridge and road brought to property

**AITKIN COUNTY,
MINNESOTA**







**AMERICAN
LEGACY**
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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



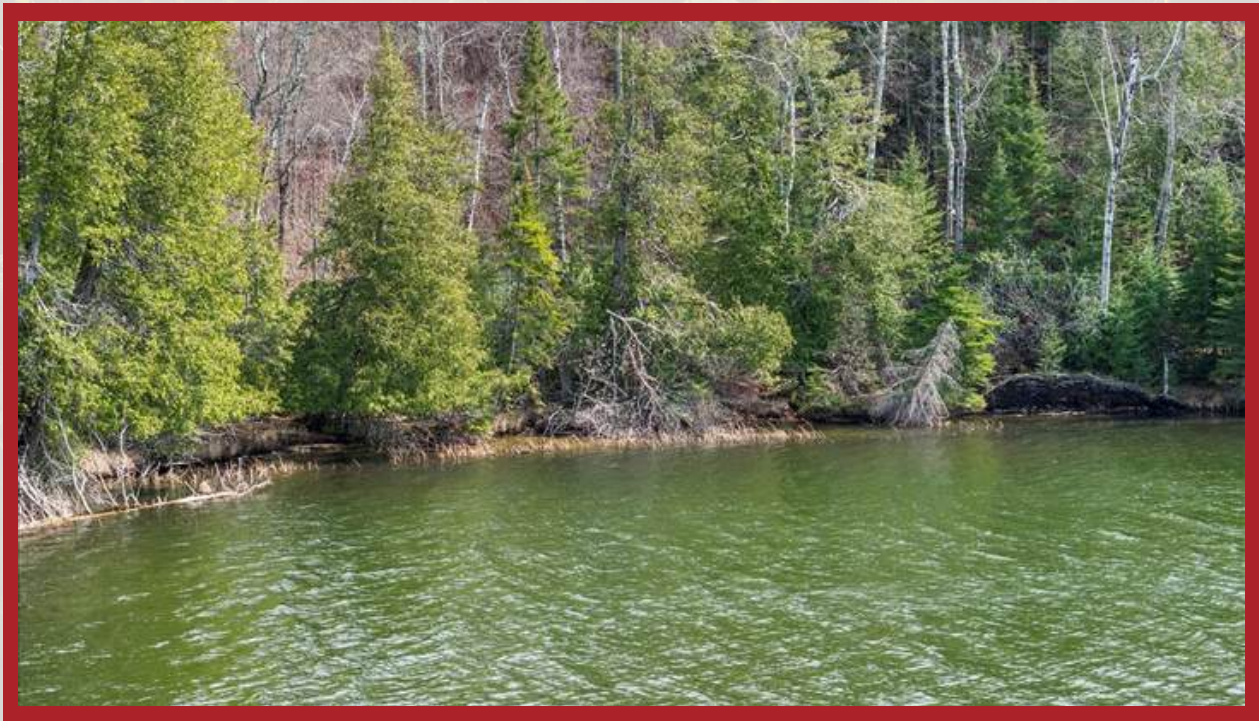
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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**HELPING YOU BUY
AND SELL LAND**



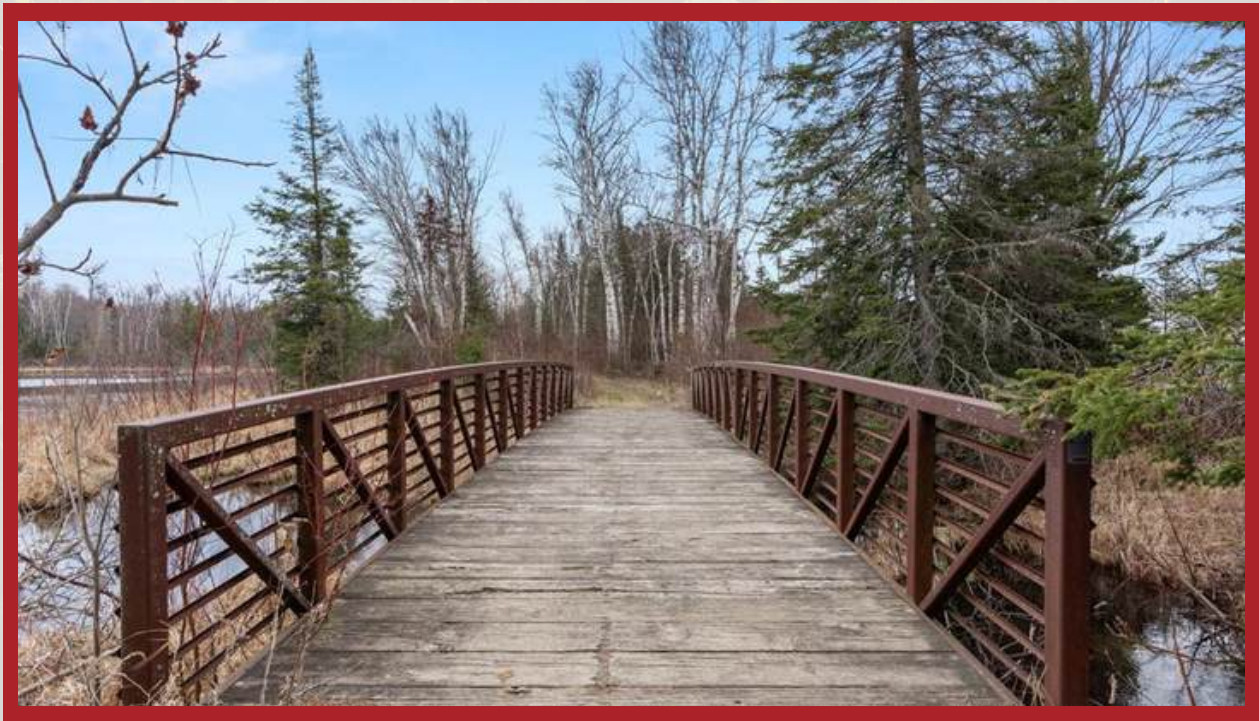
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BUYING • SELLING
AUCTIONS





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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 , LAND AGENT



320-333-8867



Jordan@AmericanLegacyLandCo.com