

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**ULTIMATE UP NORTH
ESCAPE**

Crow Wing County, MN

120 +/- Acres

OFFERED AT:

\$455,000

ABOUT THIS PROPERTY:

Welcome to your ultimate Up North escape — 120 acres of hardwood-rich wilderness, winding creek frontage, and unmatched peace and privacy. Nestled deep in the heart of cabin country, this property is a dream come true for those who love the outdoors and the Northwoods lifestyle.

The land is a haven for wildlife, with mature hardwoods, thick cover, and open meadows creating the perfect habitat for whitetail deer, black bear, turkey, and grouse. Well-worn game trails wind throughout the property, making it a proven spot for hunting and outdoor recreation year-round.



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More About this Property:

The main cabin is a charming, comfortable Northwoods-style retreat designed for four-season use. A separate guest quarters adds flexibility for visiting friends and family, or offers an excellent opportunity to generate income as a short-term rental in a high-demand area.

A large garden near the home is ready for your green thumb, and miles of trails make it easy to explore the land on foot, ATV, or snowmobile.

Whether you're chasing big bucks in the fall, relaxing by the creek in the summer, or hosting guests in a vacation rental, this property checks every box. Privacy, potential, and the best of the Northwoods—all in one remarkable place.

Directions: From Emily head east on County Rd 1, follow County Rd 1 until you get to Little Pine Rd, take a left and follow the road until you see fire address 41863.

Legal Description: NW1/4 OF NE1/4 22 138 25, SE1/4 OF SE1/4, NE1/4 OF NE1/4 22 138 25 Crow Wing County, MN

Taxes: \$1,230

FEATURES:

- 120 +/- Acres
- Cabin with guest quarters
- Creek running through property
- Huge short term rental potential
- Groomed trails throughout
- Located in lakes country

**CROW WING COUNTY,
MINNESOTA**



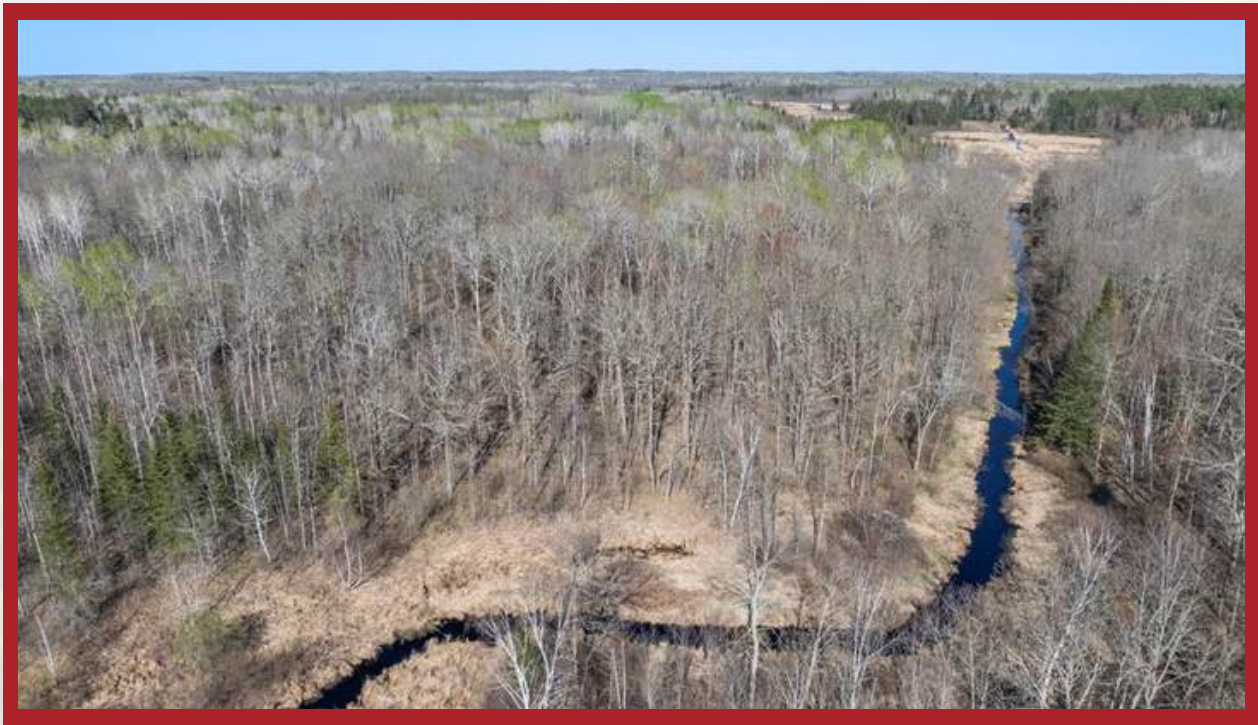
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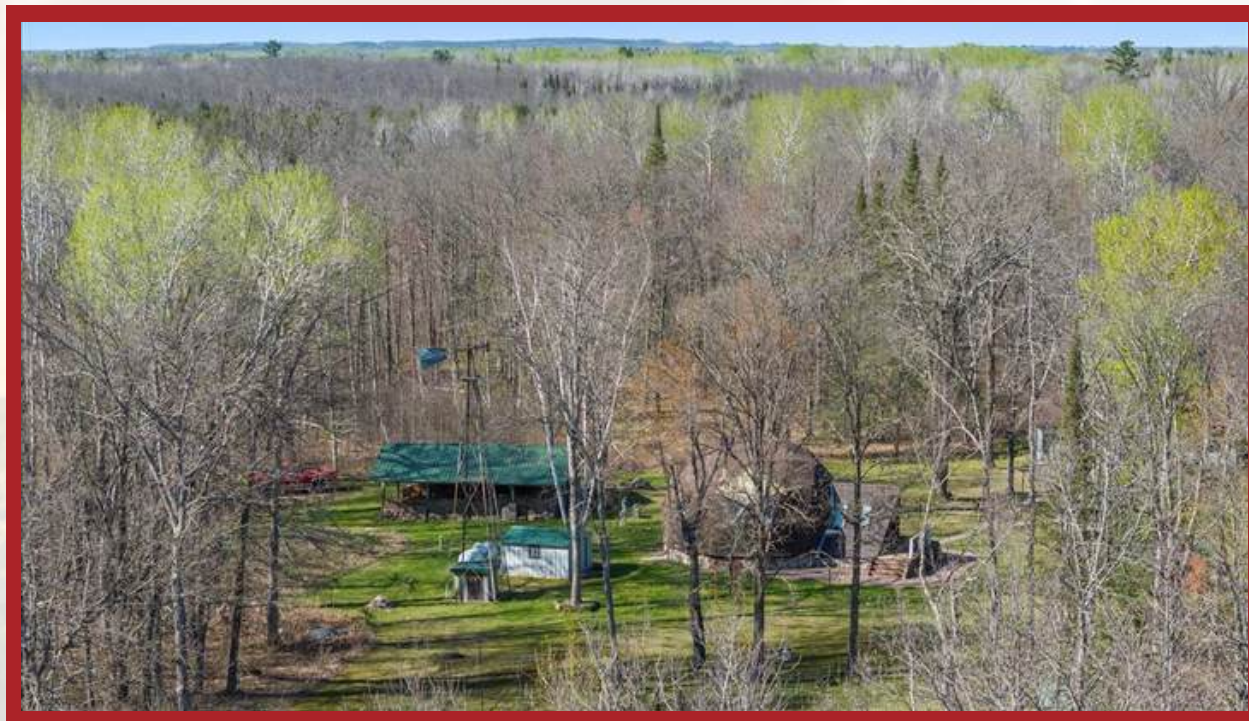
**HELPING YOU BUY
AND SELL LAND**





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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





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LAND CO

**COMMITTED • DETERMINED
TRUSTED**





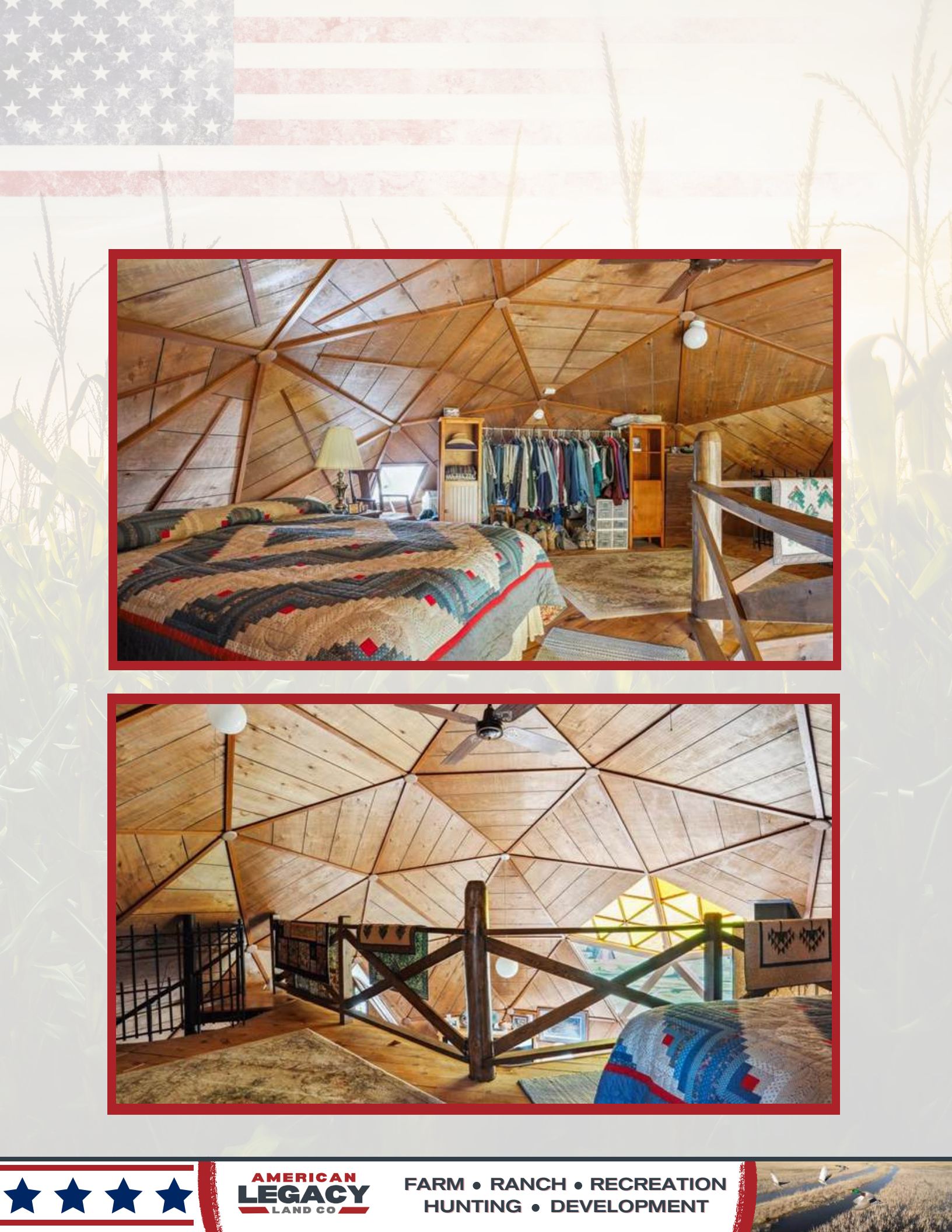


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Listing Agents:

Paul grew up in the Brainerd Lakes Area and brings over 24 years of sales expertise and customer service to the real estate industry. Paul has a deep passion for the outdoors and is a lifelong hunter with extensive knowledge of whitetail deer and land management. Paul specializes in helping his clients find their perfect property and is dedicated to turning his clients' dreams into reality.



Paul Lauer

LAND AGENT
AMERICAN LEGACY LAND CO.
763-732-2937
PaulLauer@AmericanLegacyLandCo.com

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

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