

MIDWEST LAND GROUP PRESENTS

1.57 ACRES IN

PINE COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

1.57 ACRE BUILDING LOT WITH SNAKE RIVER ACCESS

Block 1, Lot 6. This beautiful 1.57-acre building lot is set in the very private Mid-River Estates just outside Pine City, Minnesota. At the end of Mid-River Road, you will find this quiet river neighborhood and nothing else. Entirely buildable and beautifully wooded, this site is set up perfectly for your dream home with space to be creative.

Included in the purchase of this lot, if desired, you may

also receive a fractional share of Outlot-A, merely steps away. Outlot-A is located on the Snake River, offering easy access to all that the river offers. The Snake River offers excellent fishing for walleye, northern pike, smallmouth, and catfish. It is also one of the few Minnesota rivers to hold lake sturgeon. 1,521-acre Pokegama Lake and 925-acre Cross Lake are each only a short boat ride away and offer even more fishing opportunities for muskie, largemouth, crappie, panfish, and more.



PROPERTY FEATURES

PRICE: **\$65,000** | COUNTY: **PINE** | STATE: **MINNESOTA** | ACRES: **1.57**

- 1.57 +/- acres
- Access to the Snake River
- Incredibly peaceful and private
- Buildable
- Short walk to the river
- Excellent fishing
- Easy access to Pokegama and Cross Lakes
- 3 miles to Pine City, MN
- Less than 1 hour to Twin Cities metro
- 50 minutes to Mille Lacs
- Pine City Schools



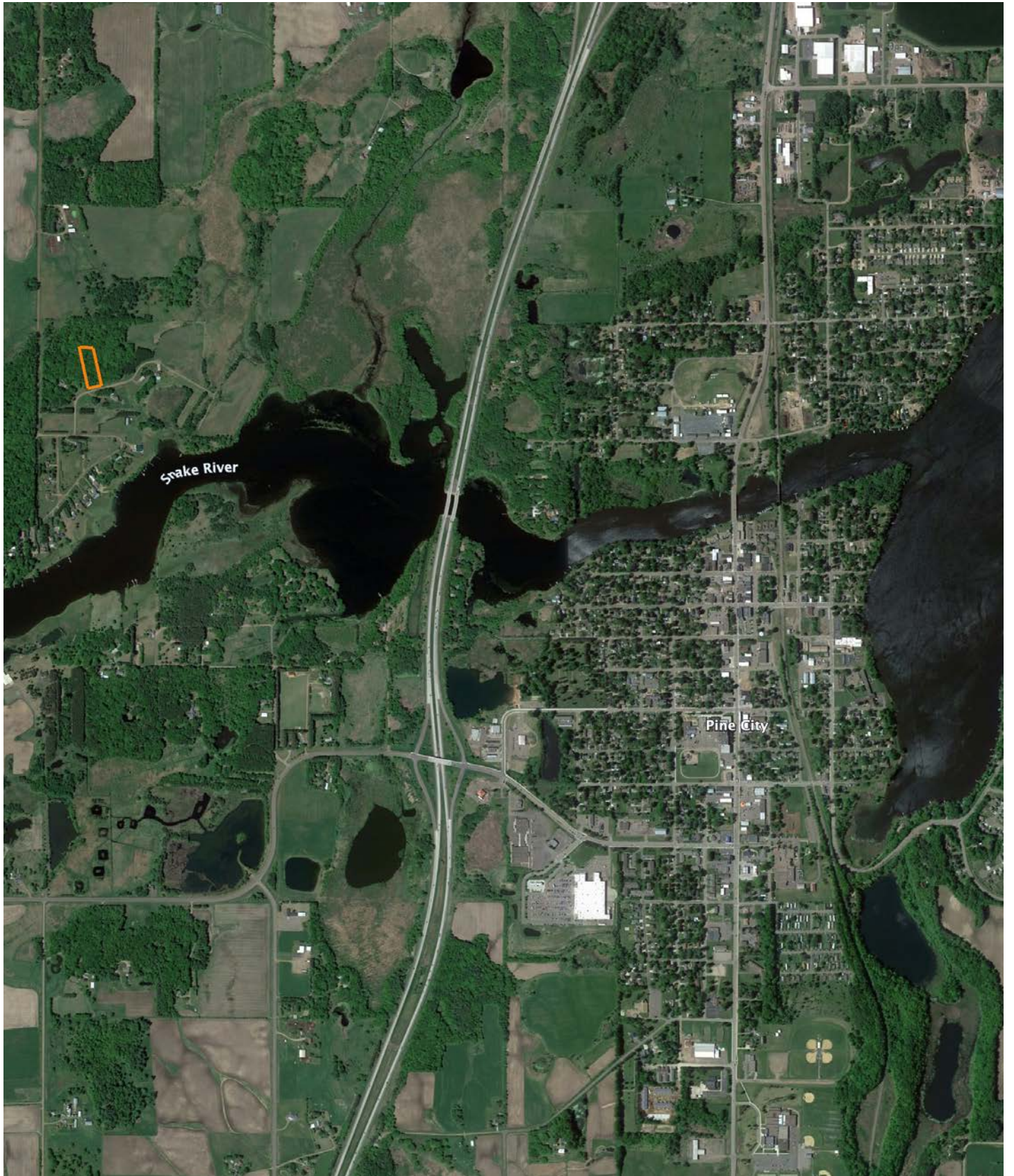
1.57 +/- ACRES



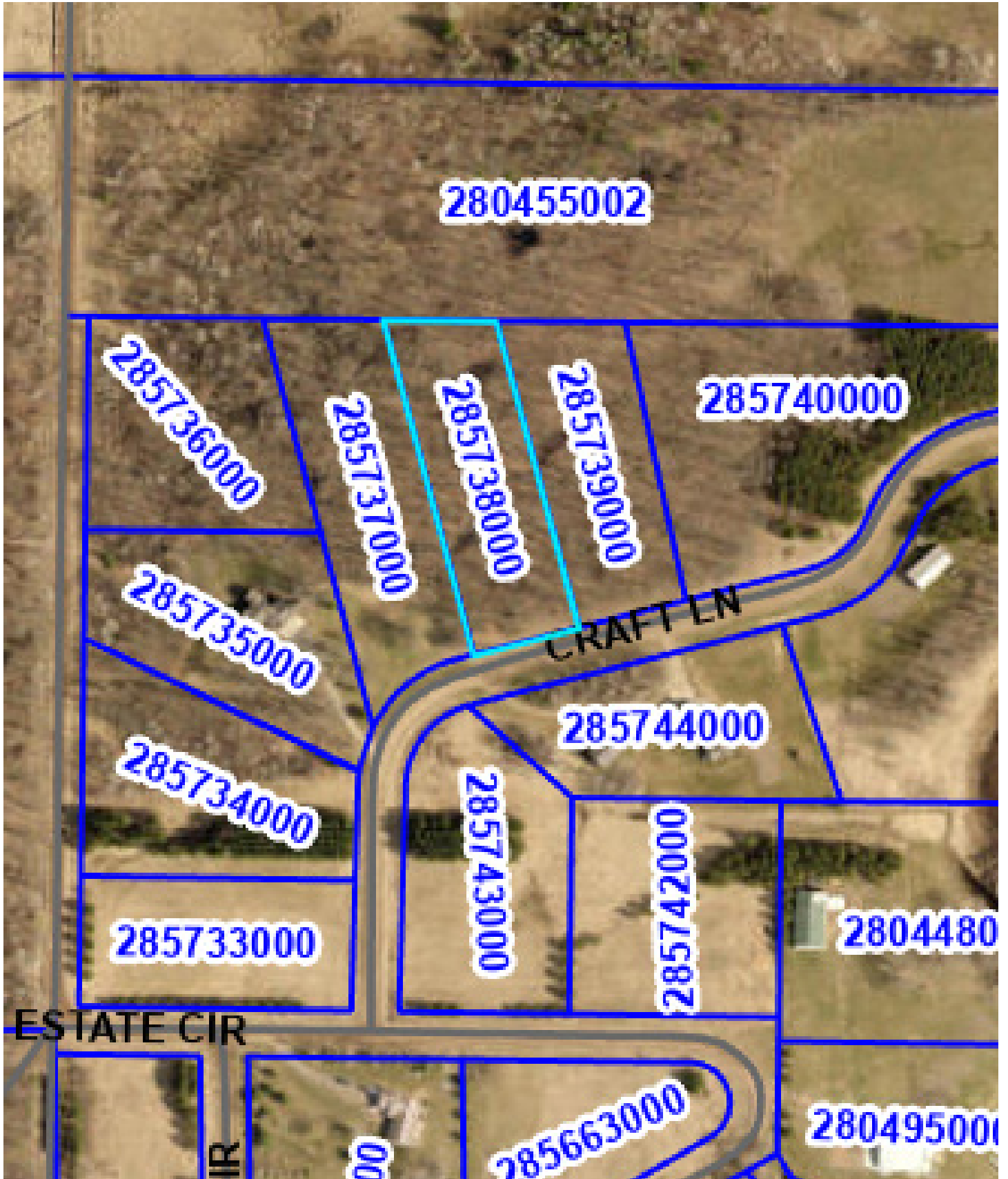
AERIAL MAP



OVERVIEW MAP



LOT MAP



AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel, and son, Isaac. If you're in the market to buy or sell Western Wisconsin, be sure to give Dan a call.



DAN MOZDREN, LAND AGENT
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