

MIDWEST LAND GROUP PRESENTS

23 ACRES IN

PINE COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

23 +/- PRIVATE ACRES ALONG THE SNAKE RIVER

Located in the very private Mid-River Estates just outside Pine City, Minnesota, this 23 +/- acre property is the ideal place to build your dream home, start a hobby farm, have vacation rental homes, or hunt, fish, and play. Set back at the end of your own 600 foot private drive, which itself begins at the end of a quiet dead-end road, this property is as peaceful and unbothered as they come. And with approximately a quarter mile of frontage on the Snake River, the scenery and recreation opportunities are unbeatable. The property consists of an approximately 8 +/- acre field currently in hay production, about 2 +/- acres of wooded ground separating the field from the

river on the south side, and a mature tree line providing a subtle privacy screen from the river to the east. A great combination of timber and bottom on the north end of the property offers great hunting opportunities for deer, bear, and turkey. Almost 1 +/- acre constitutes the private drive off Craft Lane. 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.



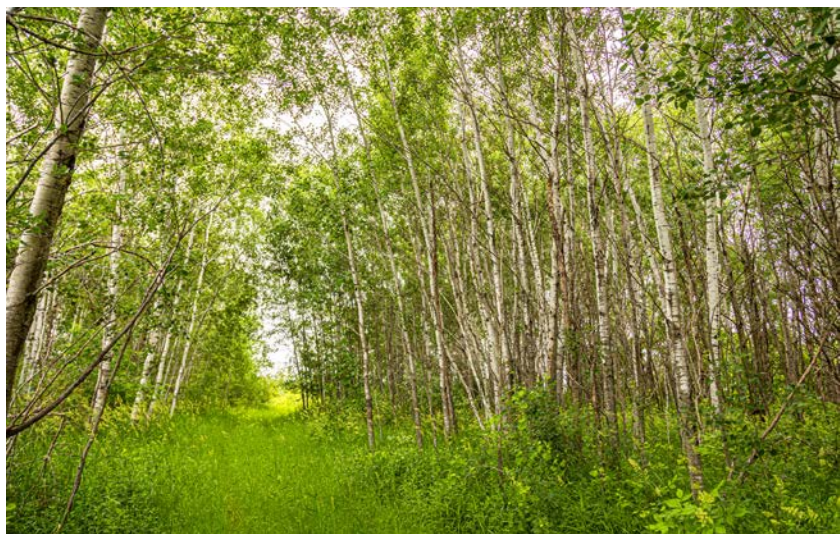
PROPERTY FEATURES

PRICE: **\$500,000** | COUNTY: **PINE** | STATE: **MINNESOTA** | ACRES: **23**

- Approximately 1/4 mile of Snake River frontage
- Beautiful views and ample privacy
- Building potential
- Own private drive
- Great hunting for deer, bear, and turkey
- 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



23 +/- ACRES



OWN PRIVATE DRIVE



BUILDING POTENTIAL



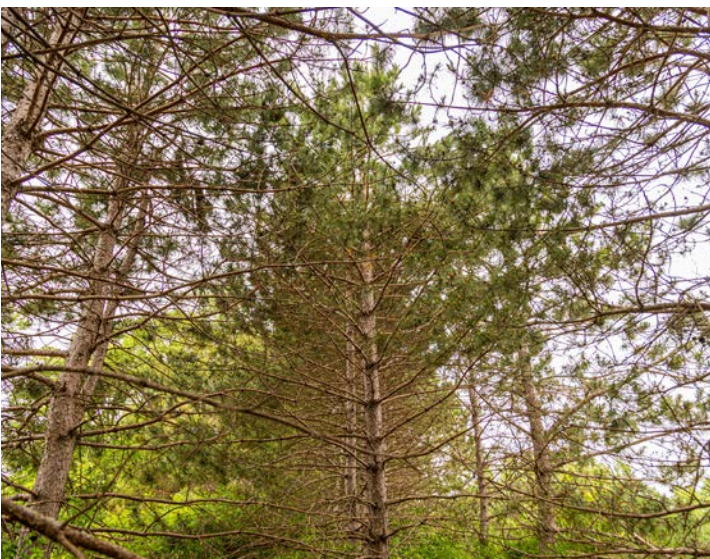
BEAUTIFUL VIEWS



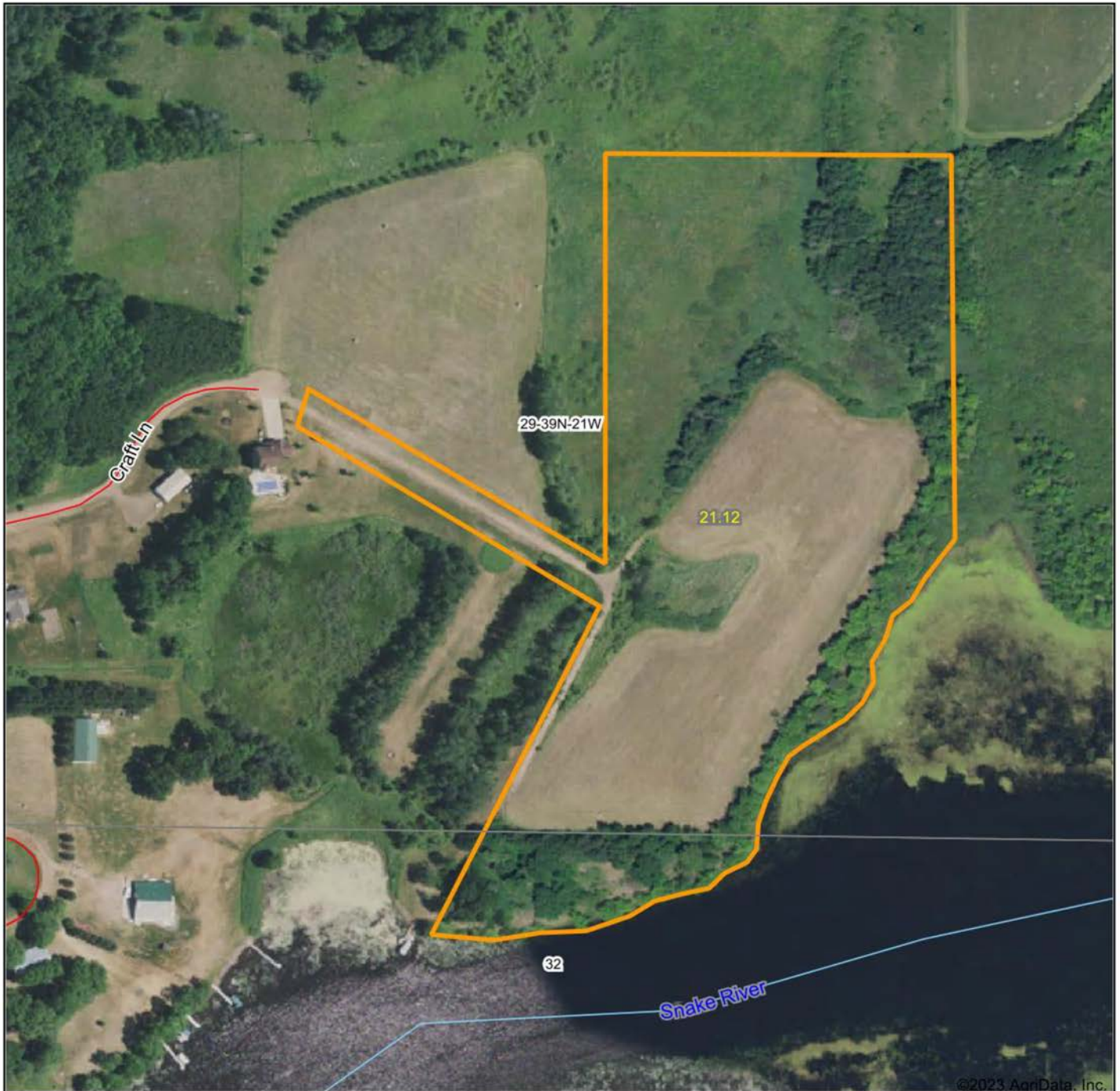
AMPLE PRIVACY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Map Center: 45° 50' 0.11, -92° 59' 38.81

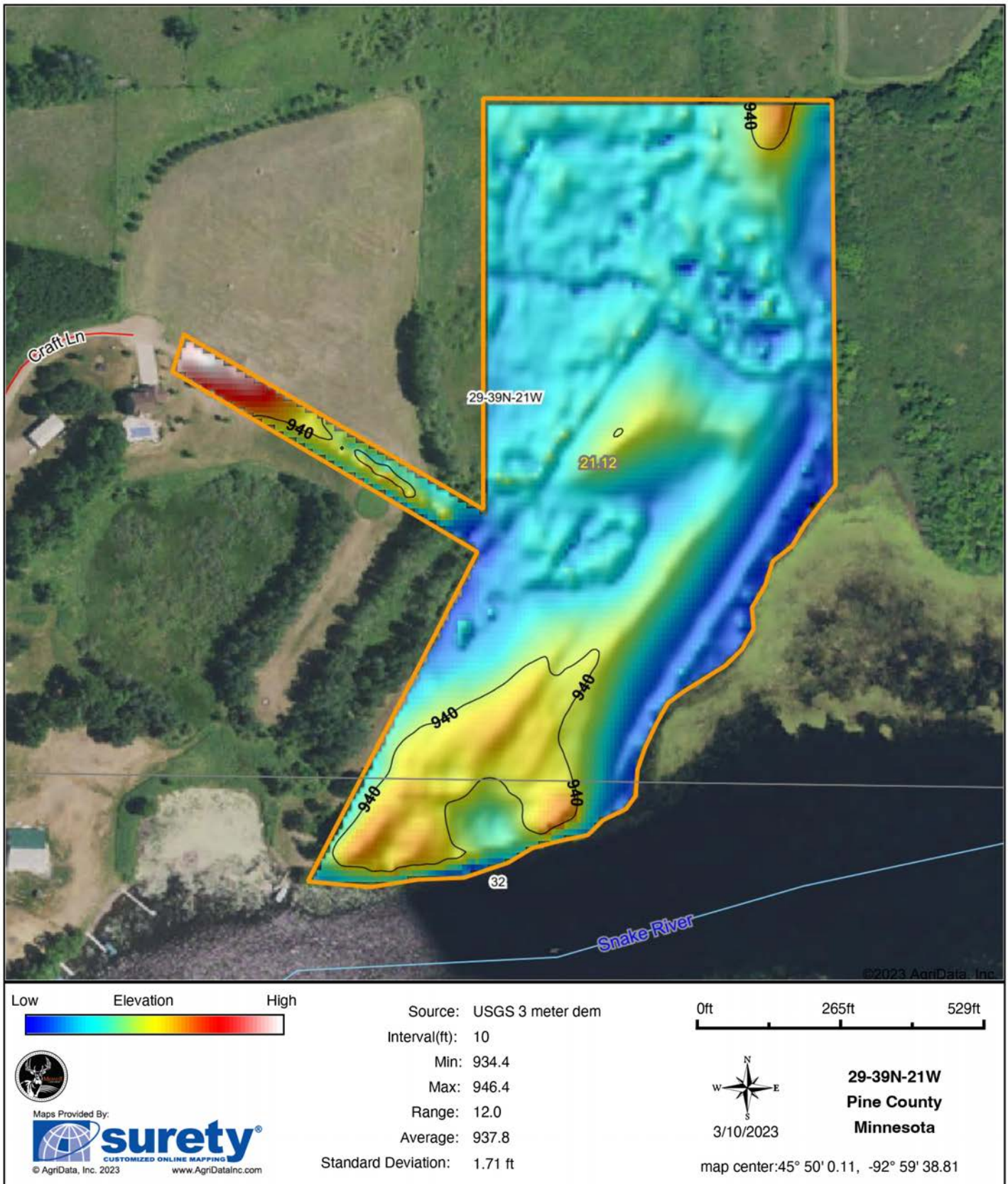
0ft 296ft 592ft

29-39N-21W
Pine County
Minnesota

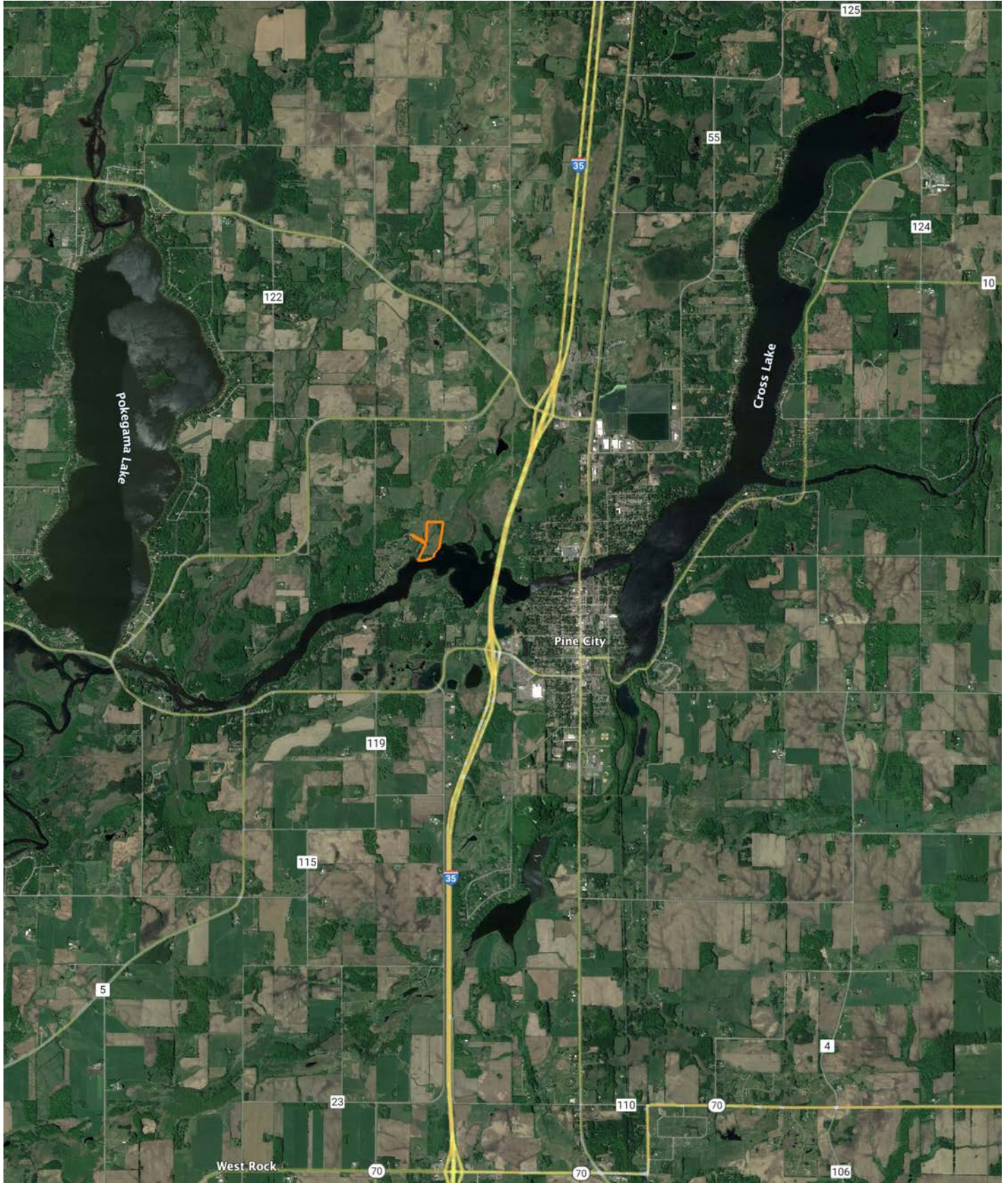


3/10/2023

HILLSHADE MAP



OVERVIEW 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.



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