

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

MILLE LACS COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

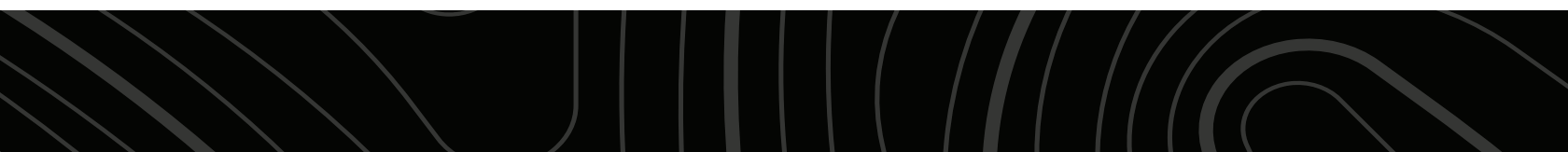
HOME AND 30 +/- ACRES OFF OF COVE BAY ON MILLE LACS LAKE

Located within walking distance of the Cove Bay boat launch on the south side of The Big Pond, this very private and charming home on 30 +/- acres offers everything you could want, from starting your hobby farm to filling a buck tag in the morning and then catching your limit on the water by lunch.

The 3 bedroom, 1 bathroom home sits tucked back off of Highway 27, surrounded by a spacious yard and well-hidden from the road by a screen of large pines. With new flooring, light fixtures, water softener, filtration system, as well as fresh paint inside and out,

the home is move-in ready. A full, unfinished, walk-out basement with laundry offers additional room and the opportunity to create more living space. There is a 24'x40' detached garage and a 24'x36' pole barn for all your storage.

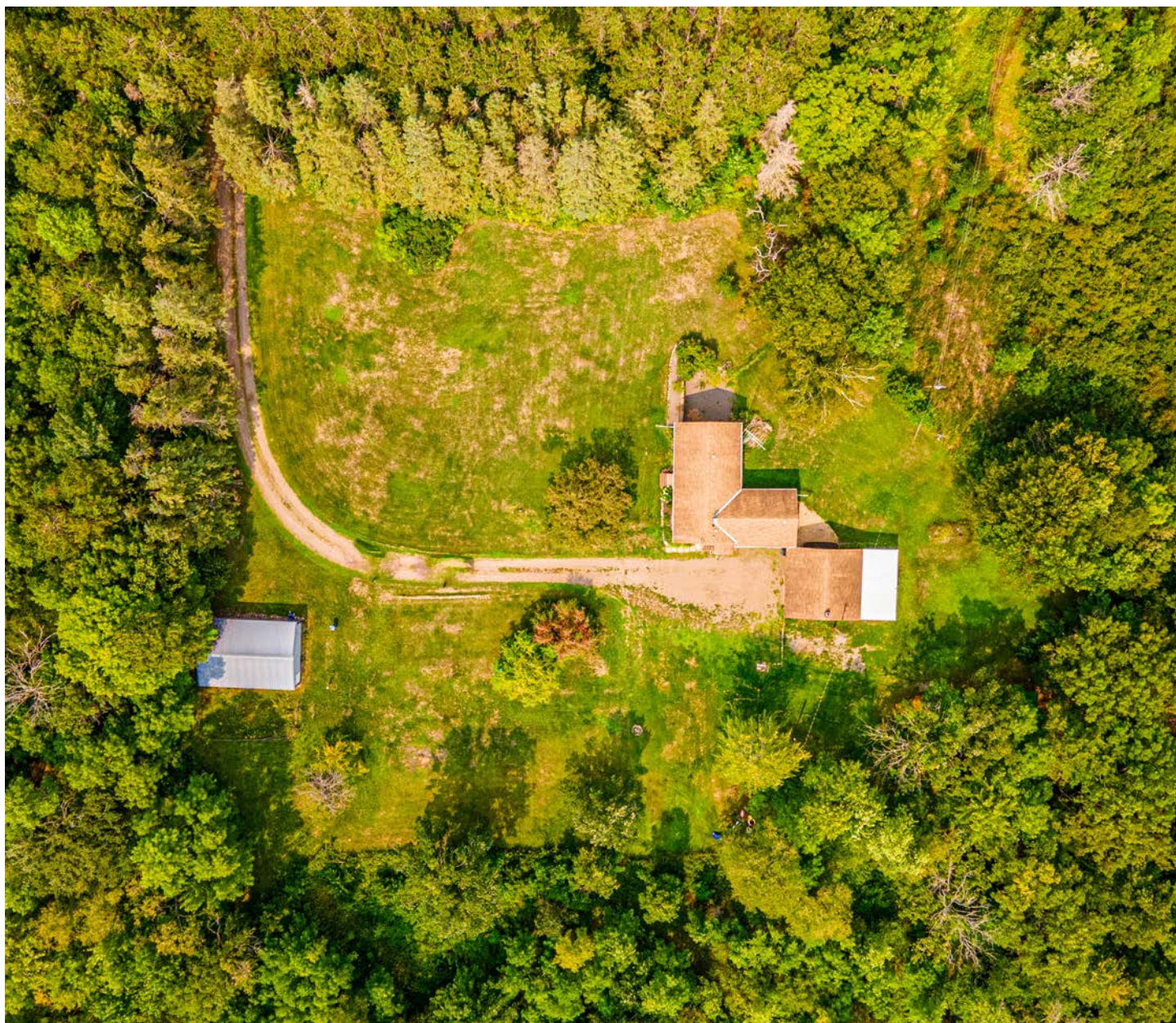
The 30 +/- acres, primarily wooded and dry with dense cover and a water source just off the west property line, provide outstanding habitat and excellent hunting opportunities for deer and bears right out your back door. Trails provide convenience and ease of access to the majority of the property.



PROPERTY FEATURES

PRICE: **\$323,000** | COUNTY: **MILLE LACS** | STATE: **MINNESOTA** | ACRES: **30**

- Private and densely wooded
- Walking distance to Mille Lacs Lake
- 3 bed, 1 bath home
- Many updates
- Full, unfinished walkout basement
- 2 car detached garage
- 24'x36' pole barn
- Large yard
- Excellent hunting steps from your door
- Natural gas
- Tower blind
- Onamia Schools
- 4 miles to Cove Bay Boat Launch
- 4 miles to Onamia, MN
- 7 miles to Isle, MN



3 BED, 1 BATH HOME

With new flooring, light fixtures, water softener, filtration system, as well as fresh paint inside and out, the home is move-in ready. A full, unfinished, walk-out basement with laundry offers additional room and the opportunity to create more living space.



24'X36' POLE BARN

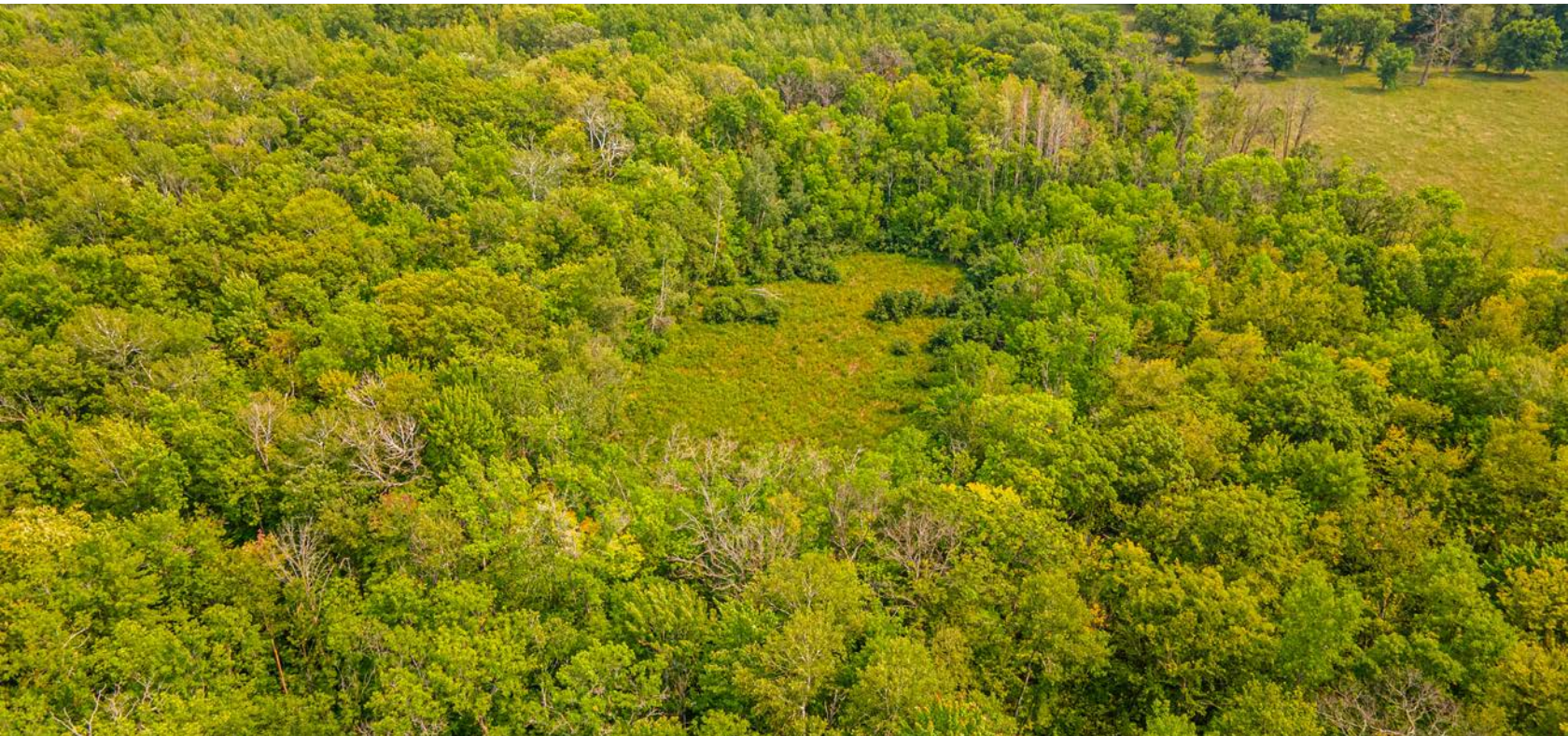


WALKING DISTANCE TO MILLE LACS LAKE

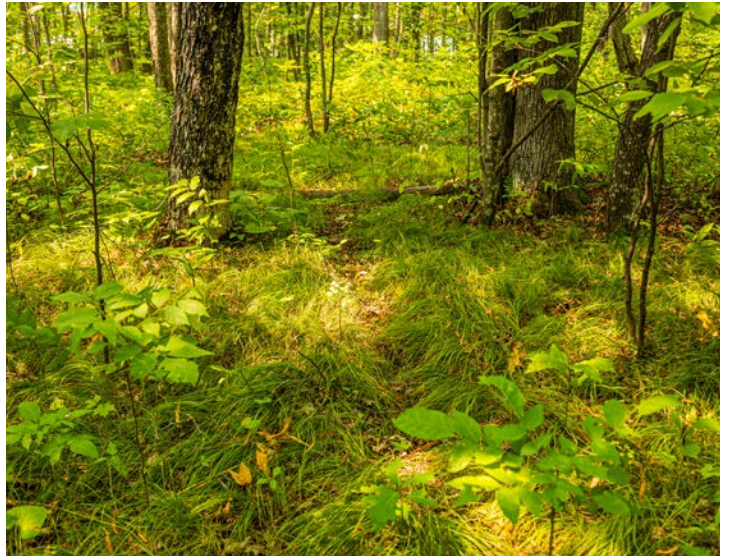


PRIVATE AND DENSELY WOODED

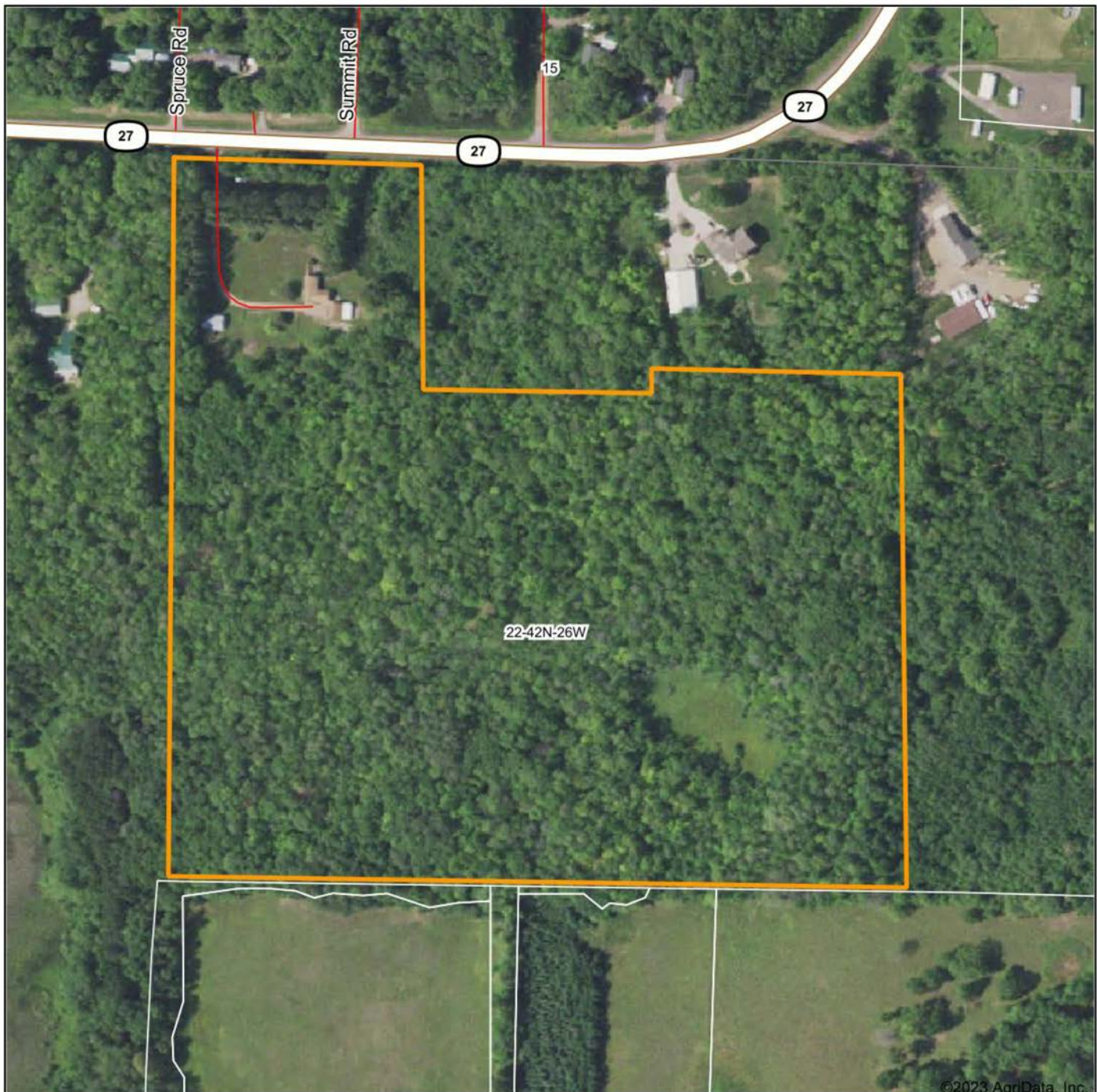
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 46° 6' 36.64, -93° 36' 21.47



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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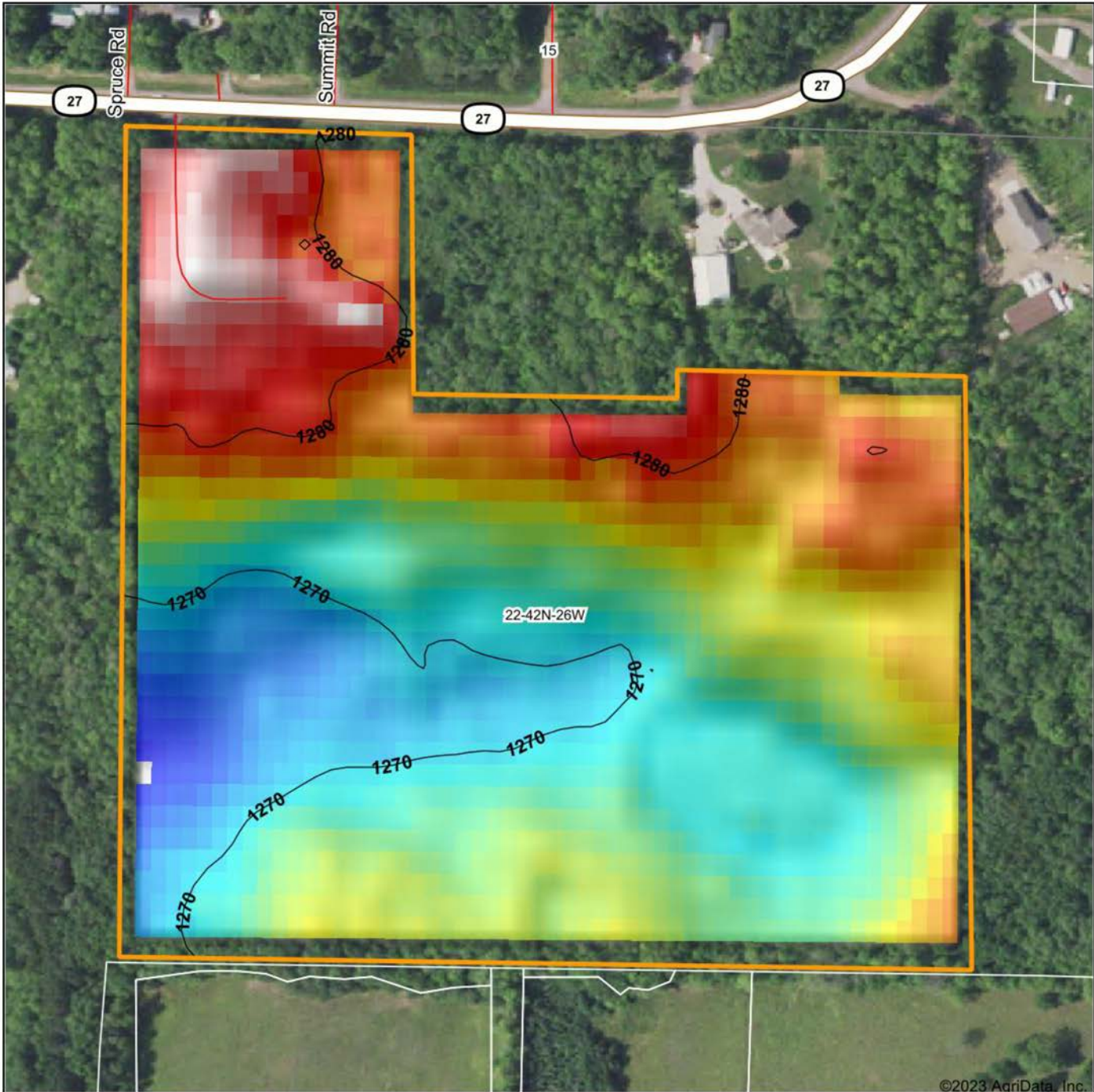
22-42N-26W
Mille Lacs County
Minnesota



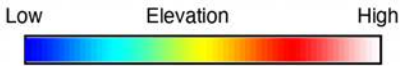
8/3/2023

Field borders provided by Farm Service Agency as of 5/21/2008

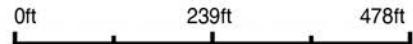
HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,265.4
 Max: 1,286.0
 Range: 20.6
 Average: 1,274.6
 Standard Deviation: 4.53 ft



22-42N-26W
Mille Lacs County
Minnesota

Boundary Center: 46° 6' 36.64, -93° 36' 21.47



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP



State: **Minnesota**
 Location: **22-42N-26W**
 County: **Mille Lacs**
 Township: **South Harbor**
 Date: **8/3/2023**



Maps Provided By:



0ft 391ft 783ft

Classification Code	Type	Acres
PSS1D	Freshwater Forested/Shrub Wetland	2.08
PEM1D	Freshwater Emergent Wetland	1.54
PFO1A	Freshwater Forested/Shrub Wetland	0.46
PSS1C	Freshwater Forested/Shrub Wetland	0.13
Total Acres		4.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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 their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



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