

MIDWEST LAND GROUP PRESENTS

255 ACRES IN

MORRISON COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY 255 +/- ACRE HUNTING CAMP, MAPLE SYRUP OPERATION, AND ORCHARD

Welcome to the Hungry Beaver Sugar Camp! This 255 +/- acre, completely turn-key property is unlike anything on the market. For 11 years, this camp has been meticulously maintained for forestry, wildlife, and many years of making memories. After a long day of filling tags with friends and family, you can head back to camp for dinner and stories. Tucked off the road through gated access, the camp consists of a 48'x30' pole building, built in 2013, that provides storage for all your toys and a 16'x30' living bunk room and kitchen. The bunk room is set up with 8 bunks and room to sleep up to 12, with a fridge, stove, and microwave. The camp has electric service and LP while water is brought in. There is also a detached toilet and shower facility. Everything on the property goes with the property! This includes a Kubota 3034 tractor with a brush hog and many other attachments, Polaris Ranger 800 with tracks, 16' tandem axle aluminum trailer, gas log splitter, gas grill, maple syrup stove, and all equipment, decoys, 11 permanent stands (some enclosed, some platform stands), additional ladder stands, and far more than can reasonably be included in this listing. Ask for an entire list of all inclusions! The land, maintained by a former forestry professional, is immaculate. With over 9

miles of wide trails, each with a name and road sign, one can easily spend a whole day seeing the entire property without ever venturing off the grounds. The deer, bear, turkey, and waterfowl hunting are outstanding, and the harvest log at camp shows the successful history. The 11 permanent stands on the property are strategically placed for safety, while the trails themselves make for outstanding shooting lanes and the large hay fields make for a perfect place to implement food plots. The property boasts two lakes, Twin Lake (6 +/- acres) and Corner Lake (17 +/- acres), and two ponds, "Hungry Beaver Pond" and "Pretty Pond" (2.5 +/- acres each). Twin Lake holds bass and crappie, while the lakes and ponds all provide excellent duck hunting. At the southeast corner of the grounds is your very own shooting range, equipped with shooting benches, targets, and a trap thrower. Fishtrap Lake and Lake Alexander are right down the road, both offering excellent fishing. The Hungry Beaver Sugar Camp offers far too much to possibly mention here, so call Dan Mozdren at (952) 563-9809 to see it for yourself and be sure to visit hungrybeaversugarcamp.com to see many more photos and stories from the seller, spanning more than a decade!



PROPERTY FEATURES

PRICE: **\$1,225,000** | COUNTY: **MORRISON** | STATE: **MINNESOTA** | ACRES: **255**

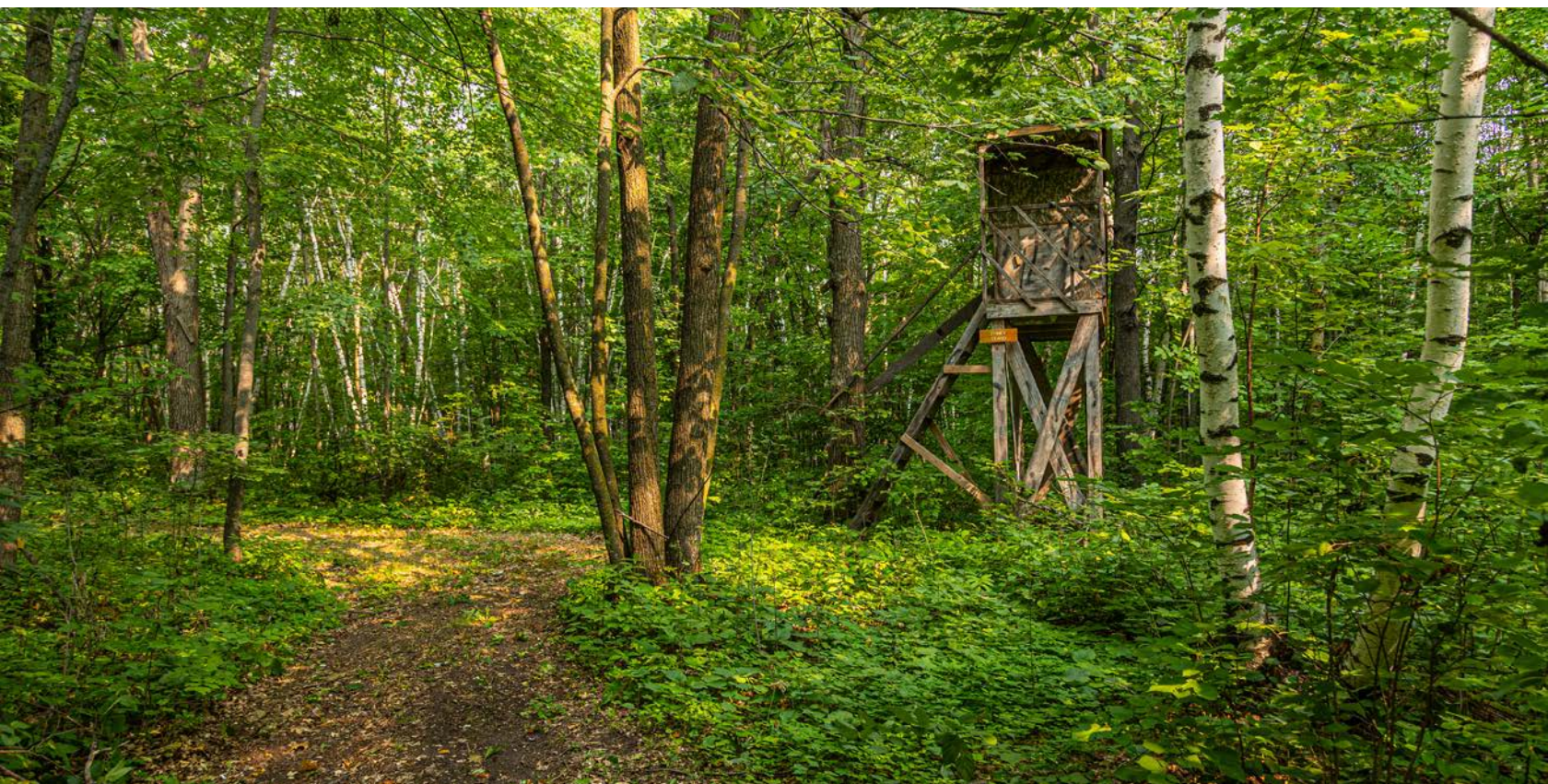
- Completely turn-key operation
- 9+ miles of trails
- Pole building and bunk house
- Sleeping for up to 12
- Electric and LP
- Full maple syrup operation
- Apple orchard with 10 varieties
- Excellent hunting for many species
- Two lakes
- Two ponds
- 11 permanent stands
- Large hay fields
- Expertly managed forest
- Private shooting range with benches
- Gated access
- Long list of included items
- Fishtrap Lake and Lake Alexander nearby



255 +/- ACRES



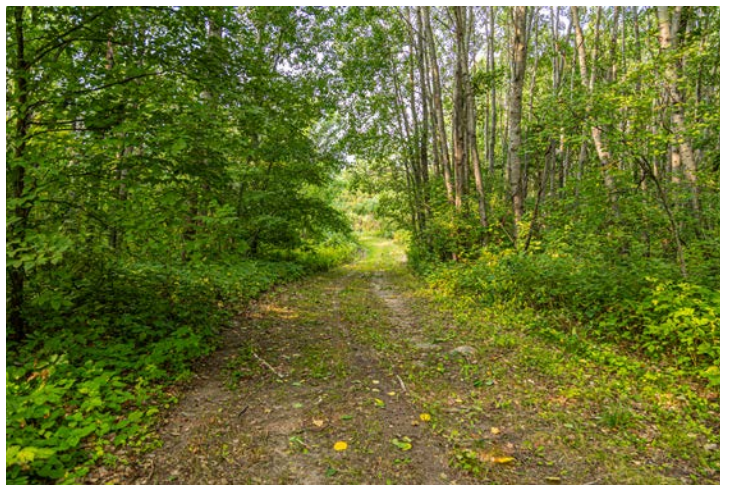
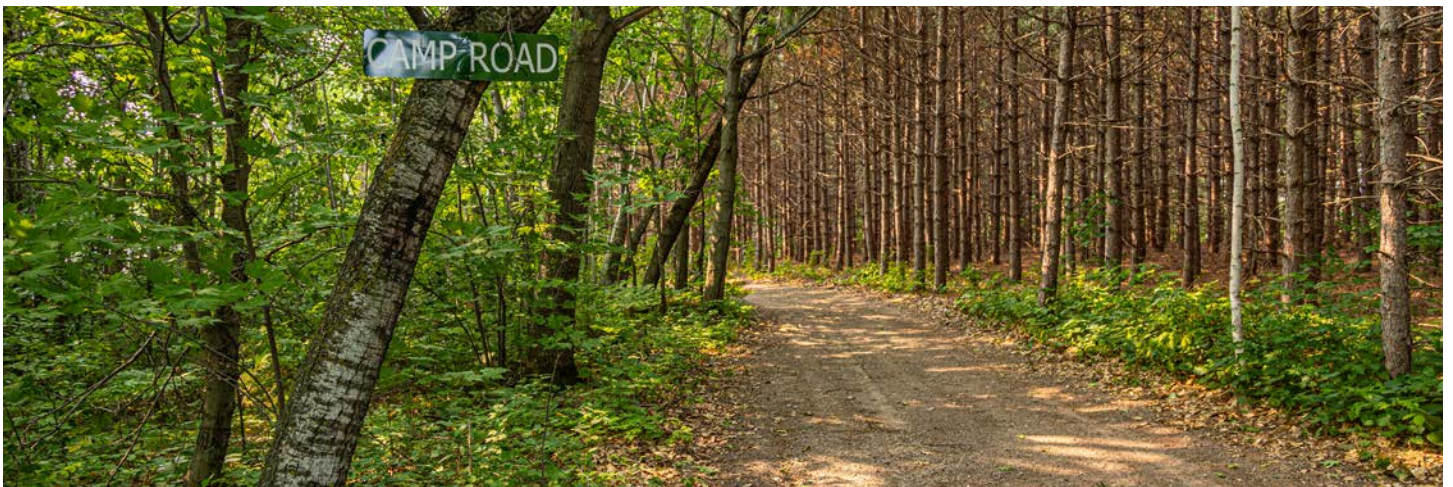
11 PERMANENT STANDS



APPLE ORCHARD WITH 10 VARIETIES



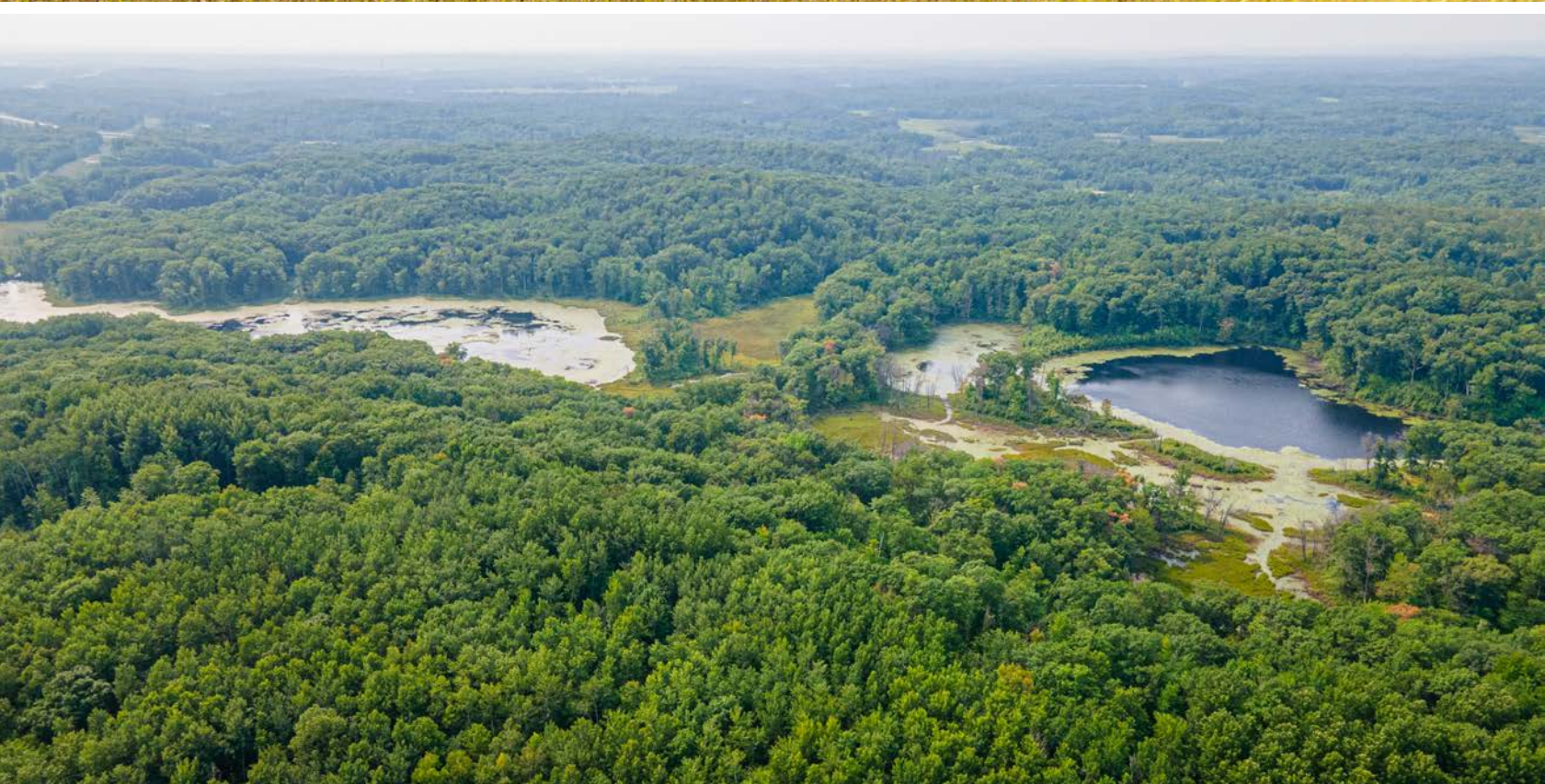
9+ MILES OF TRAILS



POLE BUILDING & BUNK HOUSE



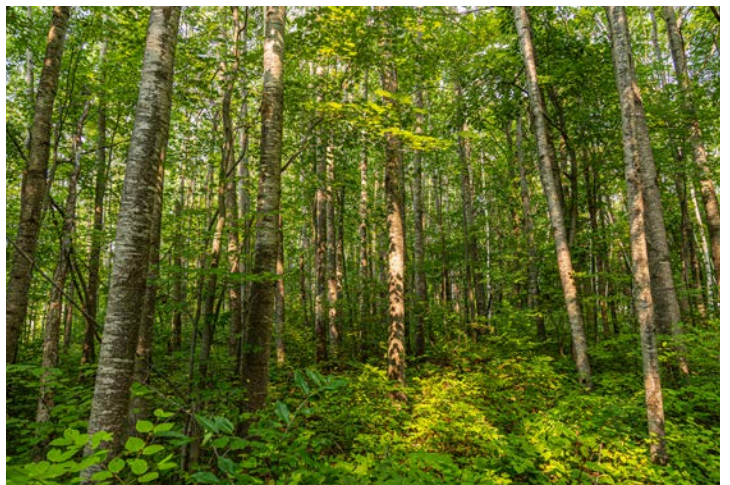
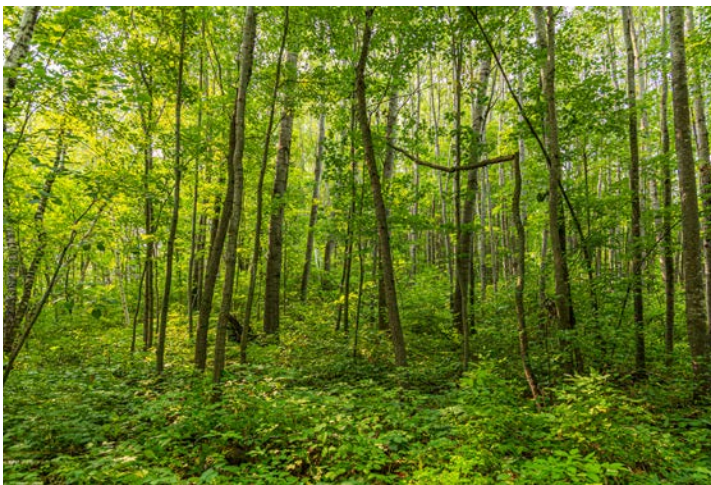
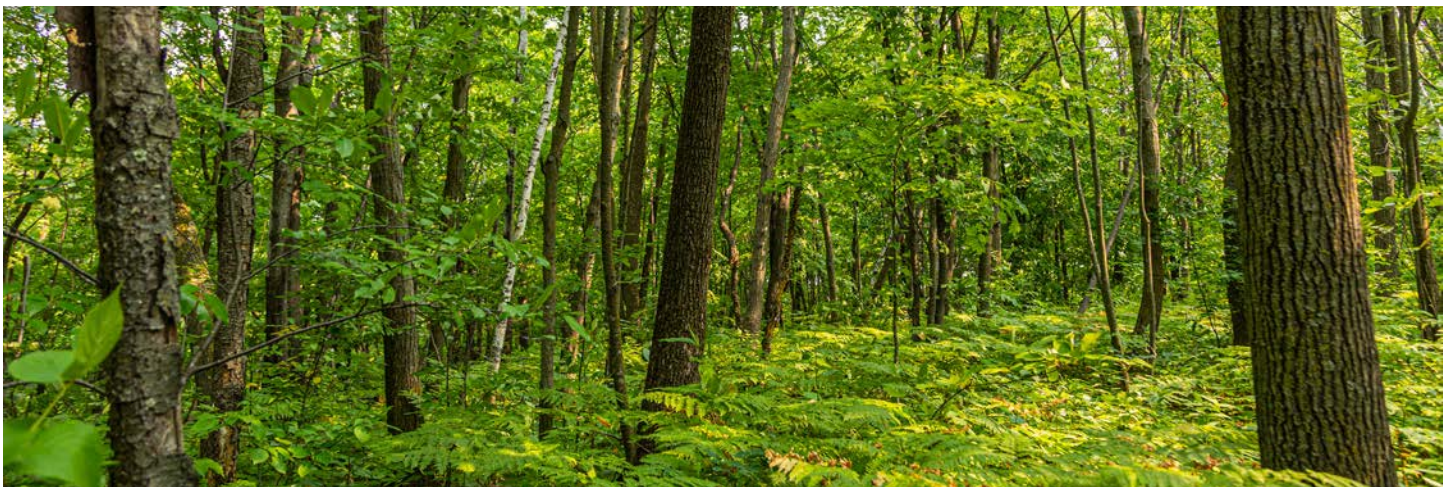
2 PONDS AND 2 LAKES



LARGE HAY FIELDS



EXPERTLY MANAGED FOREST



PRIVATE SHOOTING RANGE WITH BENCHES



LONG LIST OF INCLUDED ITEMS



AERIAL MAP



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Boundary Center: 46° 11' 15.59, -94° 37' 32.22

0ft 1068ft 2136ft

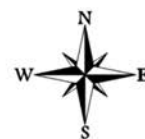


Maps Provided By:



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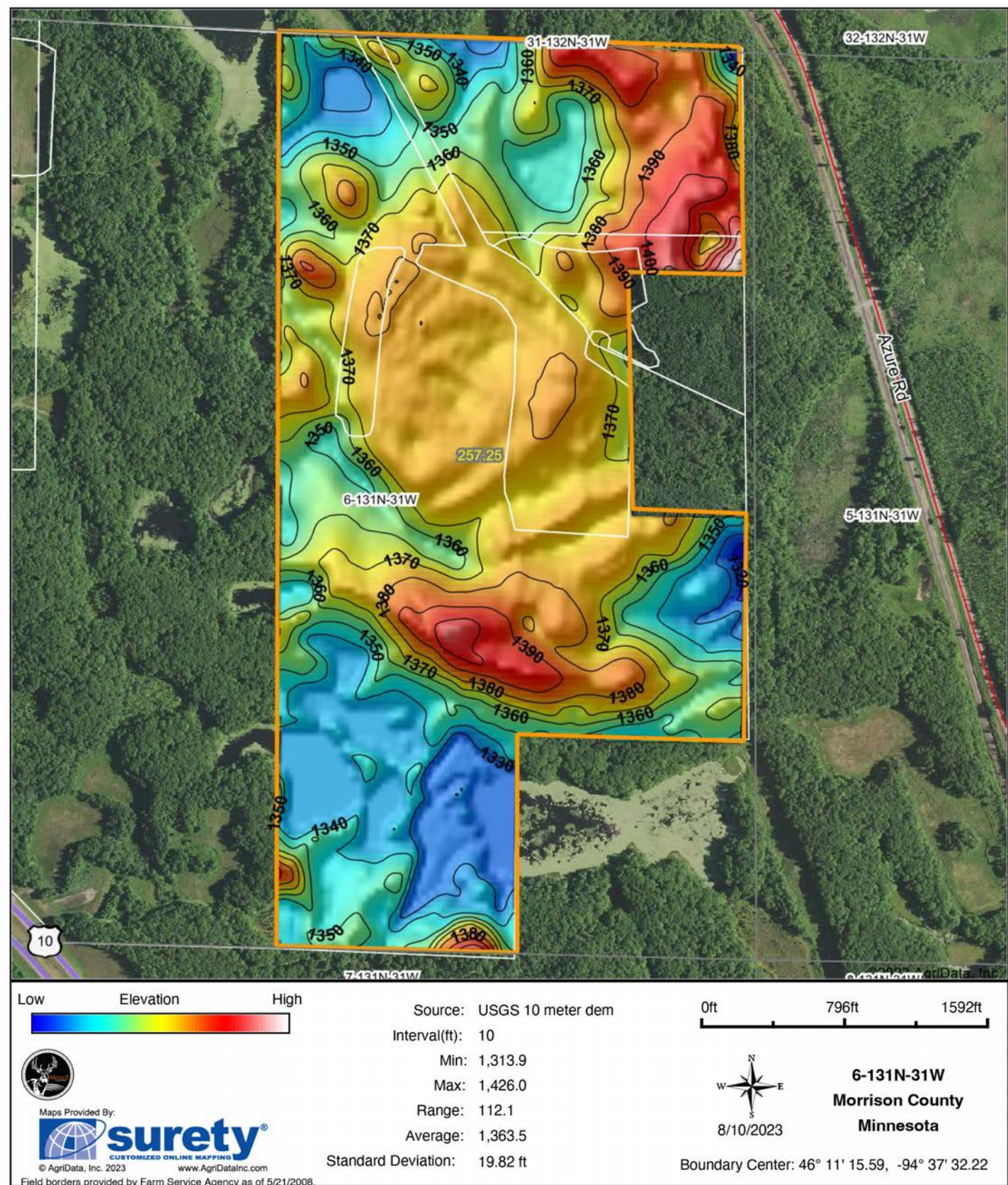
6-131N-31W
Morrison County
Minnesota



8/10/2023

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

HILLSHADE MAP



WETLAND MAP



State: **Minnesota**
 Location: **6-131N-31W**
 County: **Morrison**
 Township: **Cushing**
 Date: **8/10/2023**



Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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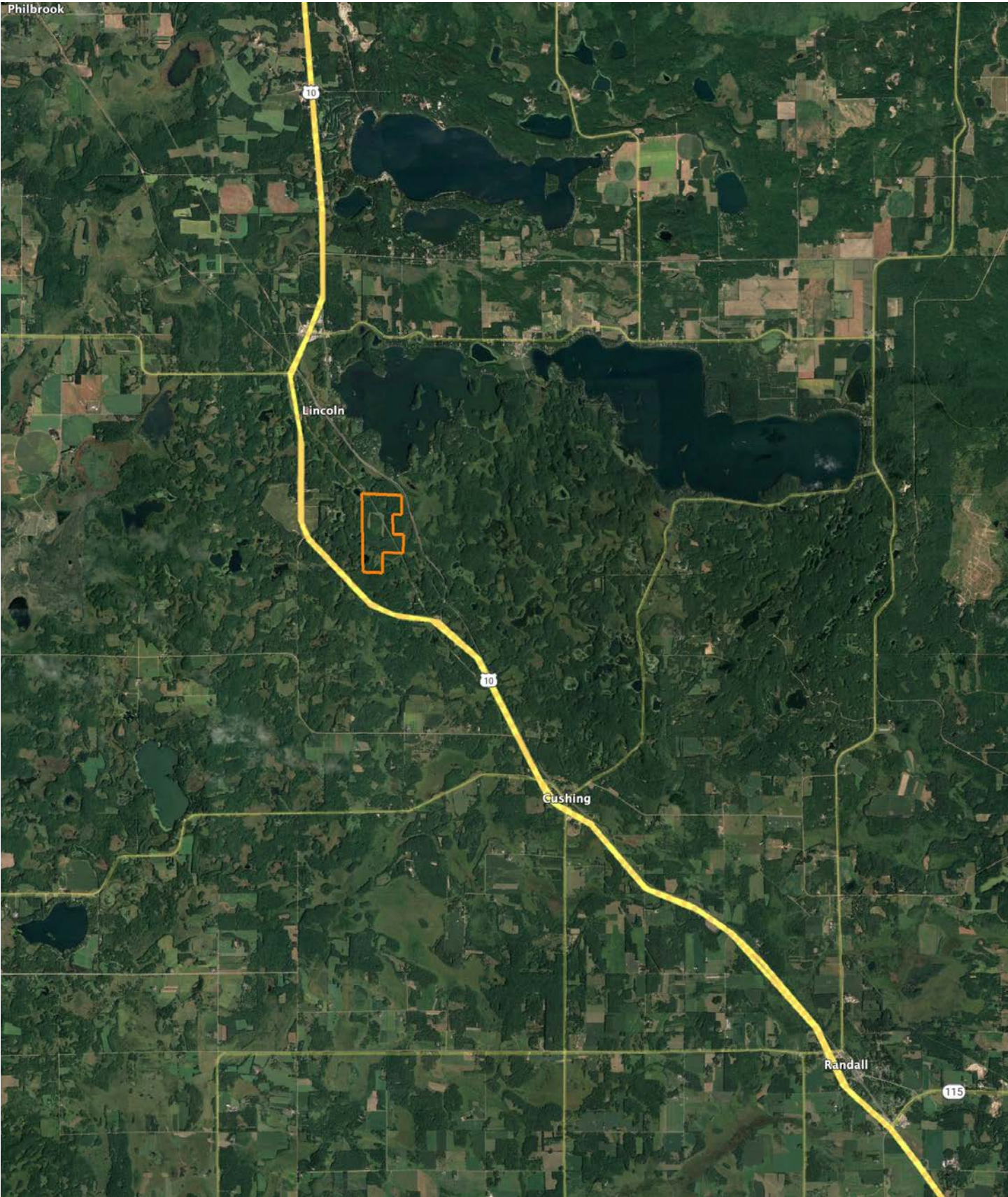


0ft 4777ft 9553ft

Classification Code	Type	Acres
PABH	Freshwater Pond	8.36
PSS3/EM1Dg	Freshwater Forested/Shrub Wetland	5.10
PUBH	Freshwater Pond	4.18
PEM1C	Freshwater Emergent Wetland	3.77
PEM1D	Freshwater Emergent Wetland	2.46
PEM1A	Freshwater Emergent Wetland	0.95
PSS1C	Freshwater Forested/Shrub Wetland	0.62
Total Acres		25.44

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.



DAN MOZDREN, LAND AGENT
952.563.9809
DMozdren@MidwestLandGroup.com



MidwestLandGroup.com

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