

MIDWEST LAND GROUP PRESENTS

45 ACRES IN

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# BENTON COUNTY MINNESOTA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DIVERSE HABITAT ON 45 +/- ACRE PROPERTY WITH ABUNDANCE OF WILDLIFE AND BUILD SITE

Exceptional 45 +/- acre recreational property with build site and 7 acres tillable potential on Highway 23-NE in Benton County, Minnesota. Turning off the blacktop into the property you will find a quality-maintained driveway that takes you well off the road. This property has a great mix of trails, tall grass, timber, and brush that supports an abundance of wildlife for anyone who appreciates the outdoors. For water sources, there is a small creek and Estes Brook on the eastern border,

which is a decent-sized creek to give you a distinct line from the neighboring property. While walking the property it is easy to come across a ton of deer trails and turkey sign. Standing in the serenity of the property you will most likely hear waterfowl sounds, pheasants cackling, and grouse drumming. It really is an abundant escape. If you are looking for a hunting property, build site or both about an hour from Twin Cities this is a great opportunity.



# PROPERTY FEATURES

PRICE: **\$291,900** | COUNTY: **BENTON** | STATE: **MINNESOTA** | ACRES: **45**

- Deer and turkey signs throughout the entire property
- Pheasant and grouse on the property
- Diverse habit
- Build site
- Well-maintained driveway with gate
- Potential for 7 +/- acres tillable
- Small moving creek through the property and Estes Brook to the east
- Trails throughout
- Located on blacktop
- About an hour from Twin Cities
- 30 minutes from St. Cloud



45 +/- ACRES

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# DEER AND TURKEY SIGNS THROUGHOUT

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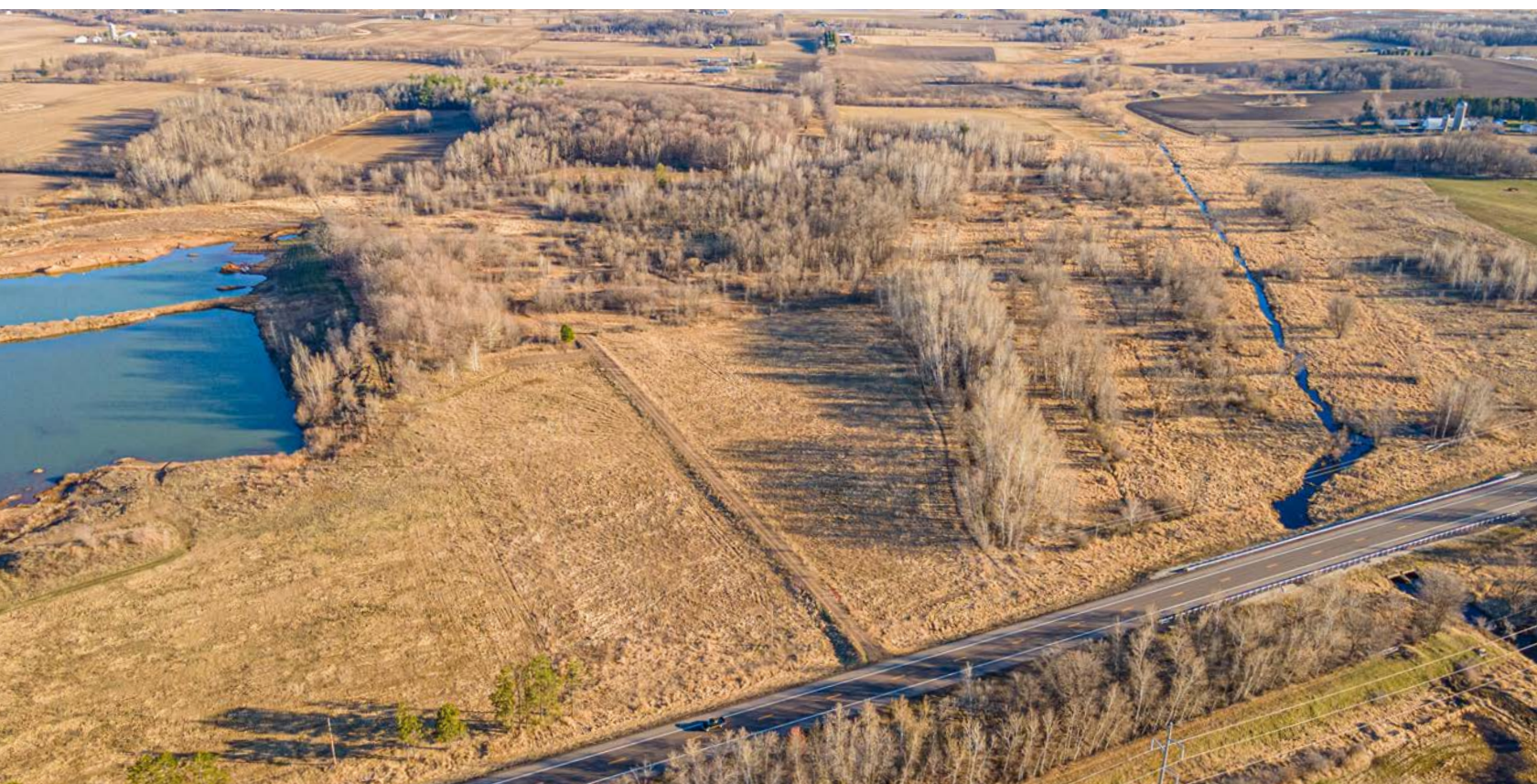
## DIVERSE HABITAT

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# WELL-MAINTAINED DRIVEWAY WITH GATE

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# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center: 45° 43' 7.85, -93° 46' 22.38



Maps Provided By:



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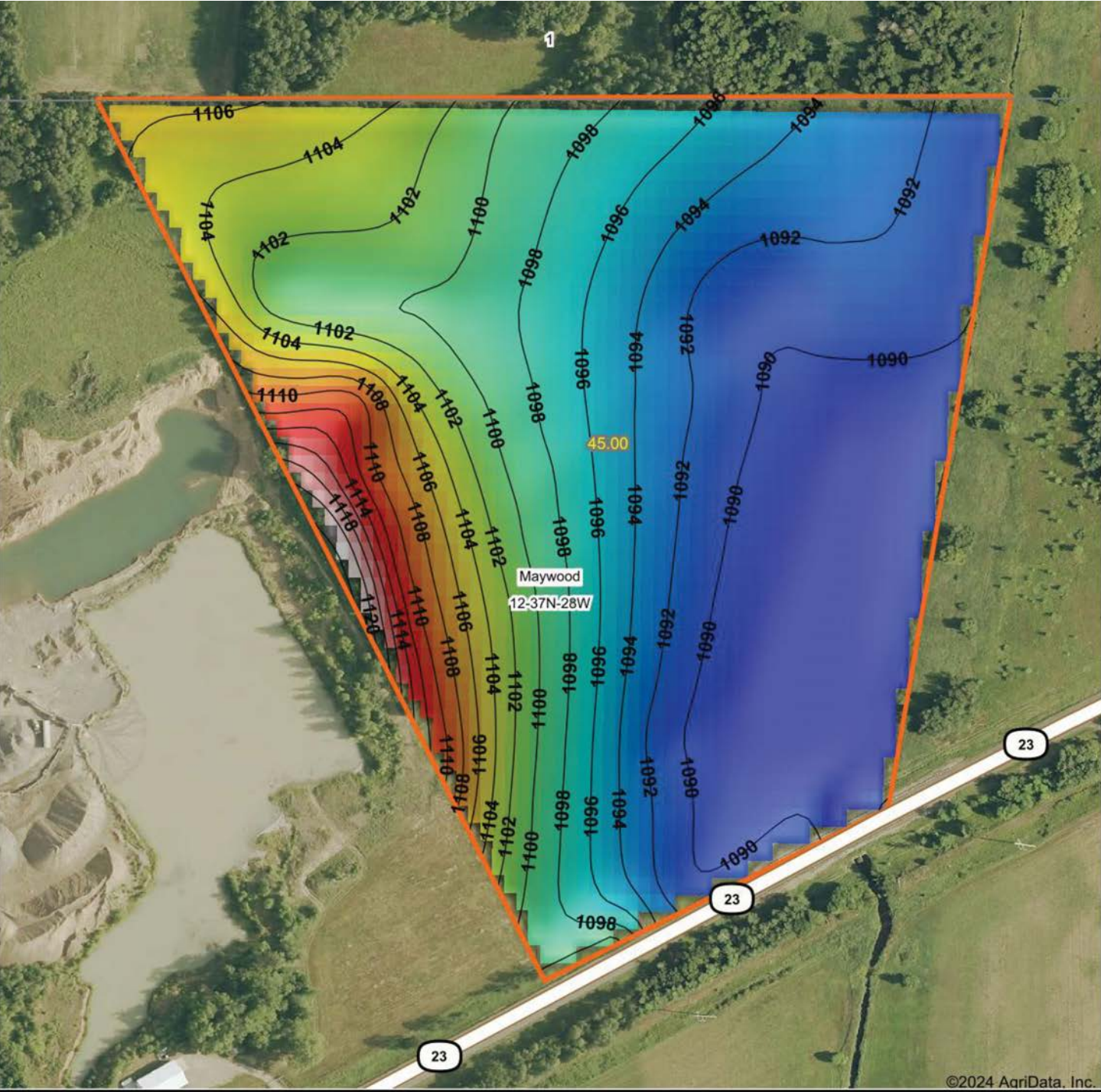
**12-37N-28W**  
**Benton County**  
**Minnesota**



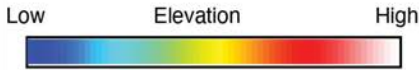
4/15/2024



# HILLSHADE MAP



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Source: USGS 10 meter dem  
 Interval(ft): 2  
 Min: 1,088.2  
 Max: 1,121.9  
 Range: 33.7  
 Average: 1,096.8  
 Standard Deviation: 6.99 ft



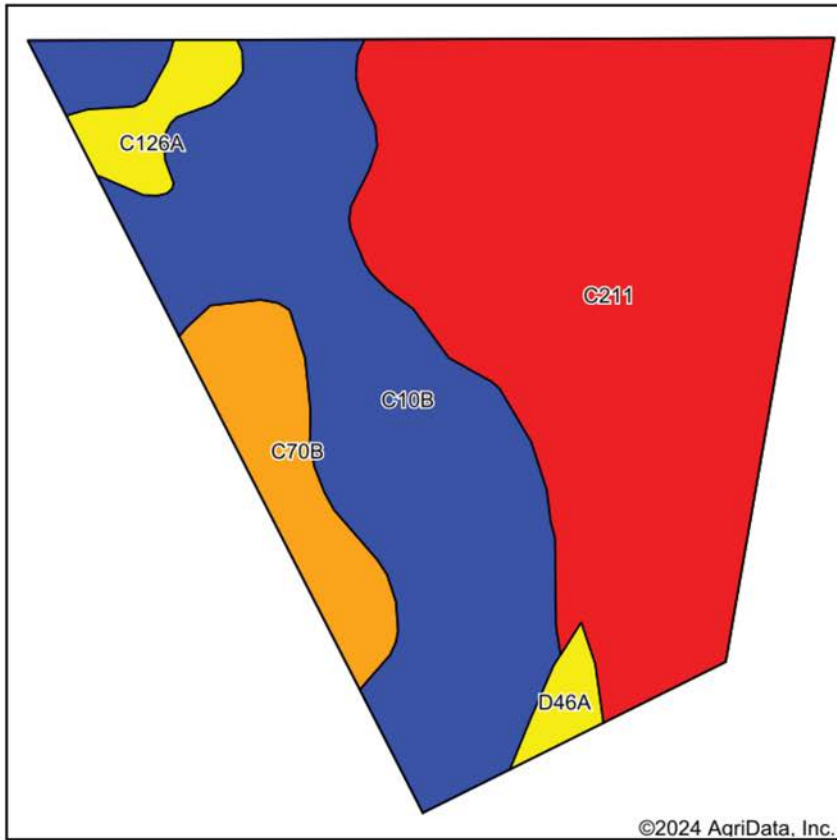
Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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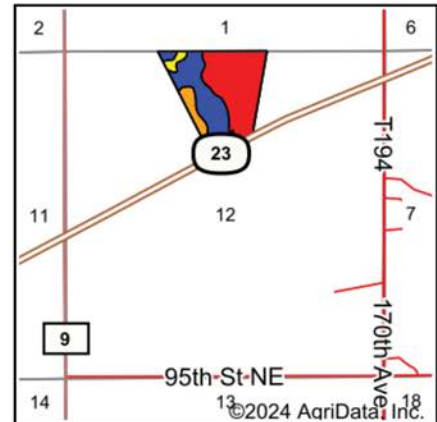
**12-37N-28W**  
**Benton County**  
**Minnesota**

Boundary Center: 45° 43' 7.85, -93° 46' 22.38

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Benton**  
 Location: **12-37N-28W**  
 Township: **Maywood**  
 Acres: **45**  
 Date: **4/15/2024**



Maps Provided By:  
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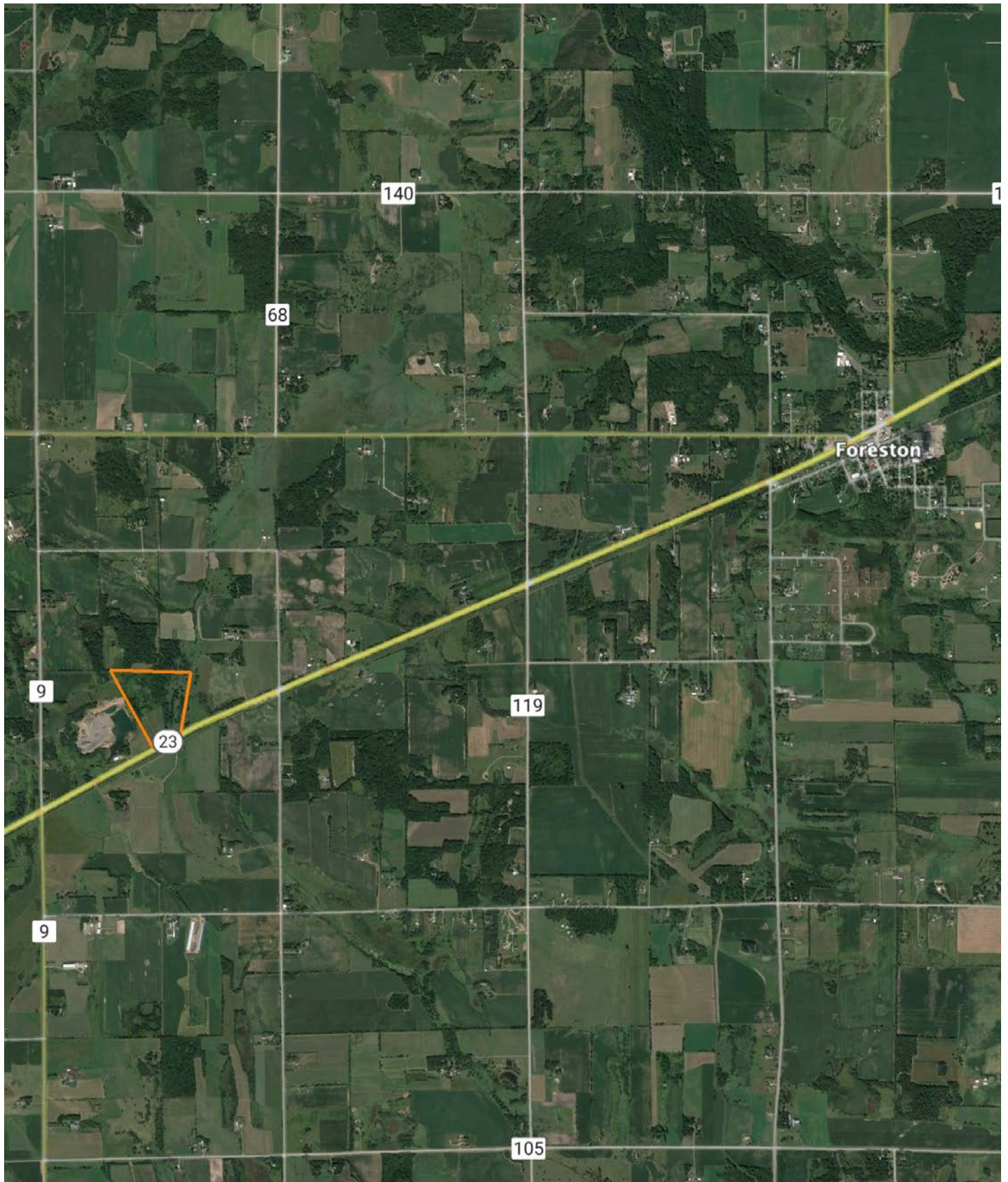
Area Symbol: MN009, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
C211	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	23.26	51.7%		VIIIw	49	16	21
C10B	Brennyville-Freer complex, 1 to 4 percent slopes, stony	16.27	36.2%		Ile	66	66	51
C70B	St. Francis-Mahtomedi complex, 2 to 6 percent slopes	3.43	7.6%		IIle	39	38	18
C126A	Cebana-Giese, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	1.36	3.0%		IVw	64	59	46
D46A	Lino loamy fine sand, 0 to 2 percent slopes	0.68	1.5%		IVs	46	46	24
<b>Weighted Average</b>					<b>5.27</b>	<b>*n 54.8</b>	<b>*n 37.5</b>	<b>*n 32.4</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

A native of Minneapolis and currently rooted in Rogers, Tony Arendt's connection to Minnesota is profound. Those cherished childhood moments hunting and fishing with his father sowed a love for the land that only deepened over time. Educated at Breck School and Indiana University, with a focus on Communications & Culture, Tony seamlessly combines his understanding of land with the art of effective communication and marketing.

His passion for bowhunting, encompassing everything from strategizing food plots to chasing trophy whitetails, showcases Tony's dedication and meticulous approach to land. Leveraging expertise in food plot design, crop rotation, and land optimization, he ensures every parcel reaches its potential.

But what truly sets Tony apart is his genuine dedication to his clients. Drawing from his prior health and wellness background, he champions exceptional service, underscored by attentive listening. He understands the profound legacy of land investment, a wisdom passed down from his grandfather, and mirrors this in his dealings, making him an agent of trust.

As a proud member of The Minnesota Forestry Association and with strong community ties, including his wife Christy and their three children, Tony embodies sustainability and midwestern values.

With Tony Arendt, you're partnering with more than an agent; you're collaborating with a legacy-bearer who lives the land, prioritizes your vision, and commits to realizing your dreams.



**TONY ARENDT**, LAND AGENT  
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Tarendt@MidwestLandGroup.com



## MidwestLandGroup.com

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