

MIDWEST LAND GROUP PRESENTS

60.2 ACRES IN

ISANTI COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE MULTI-USE PROPERTY ON STRATTON LAKE

Located in Southern Isanti County, between Isanti and Bethel, Minnesota, is this incredible opportunity to hunt, recreate, or build your dream home on a beautifully diverse 60.2 surveyed acres. Consisting of a great mix of open grassland, dense cover, timber, wetland, small ponds, and over ¼ mile of frontage on Stratton Lake, this property offers excellent hunting for a wide variety of species from deer, turkey and bear to small game and waterfowl. A trail runs south from the gated entrance for more than half a mile offering ease of access to all your favorite stand locations as well as ATV and snowmobile

opportunities. Stratton Lake is a 161-acre lake with no public access.

Between the approximately 10 acres of open ground, blacktop frontage on 261st Avenue, and available electric, there is the potential to choose from multiple scenic and secluded build sites. With easy access to Highway 65 and a 45-minute drive to the Twin Cities, it is the perfect location to have your dream home, hobby farm, and hunting oasis all in one place without being too far from all the action.



PROPERTY FEATURES

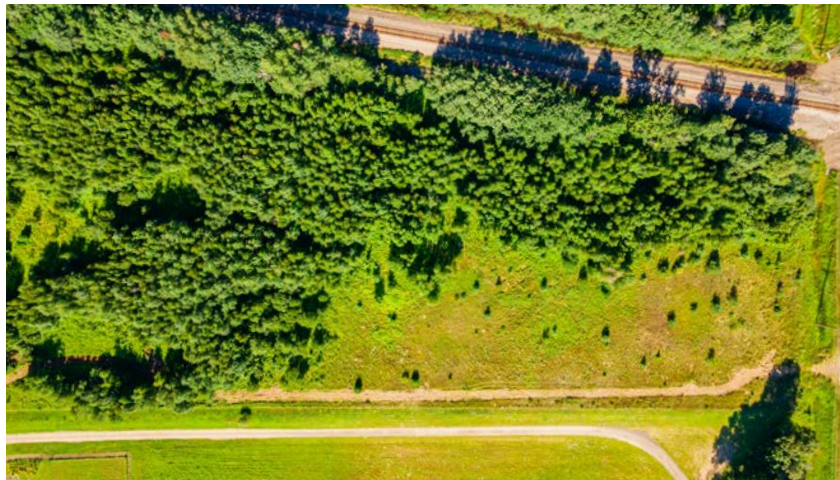
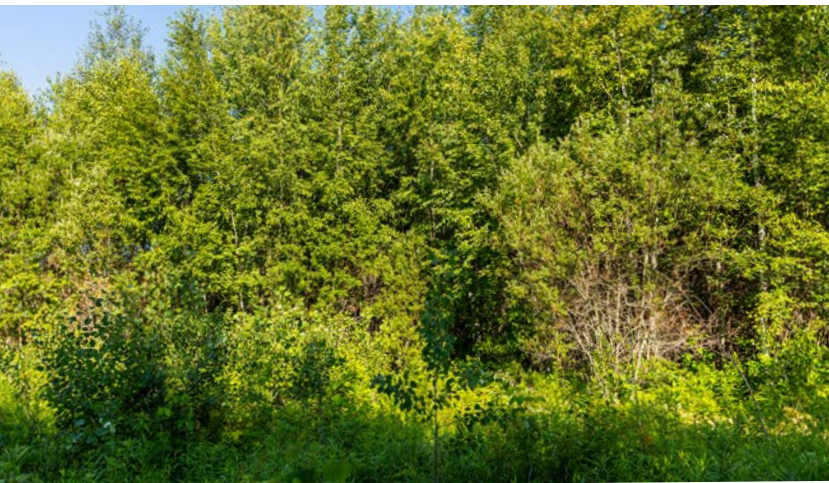
PRICE: **\$395,000** | COUNTY: **ISANTI** | STATE: **MINNESOTA** | ACRES: **60.2**

- 10+/- acres of native grasses
- 30+/- acres of timber
- Diverse habitat
- Mix of hardwoods and mature pines
- Quarter mile frontage on Stratton Lake
- Half mile riding trail
- Excellent hunting opportunities
- Fencing and gate at road
- Blacktop road frontage
- Multiple potential build sites
- Electric service available
- 3 miles to Isanti, Minnesota
- 25 miles to Blaine, Minnesota
- 40 miles to Minneapolis, Minnesota
- Cambridge-Isanti Schools



DIVERSE HABITAT

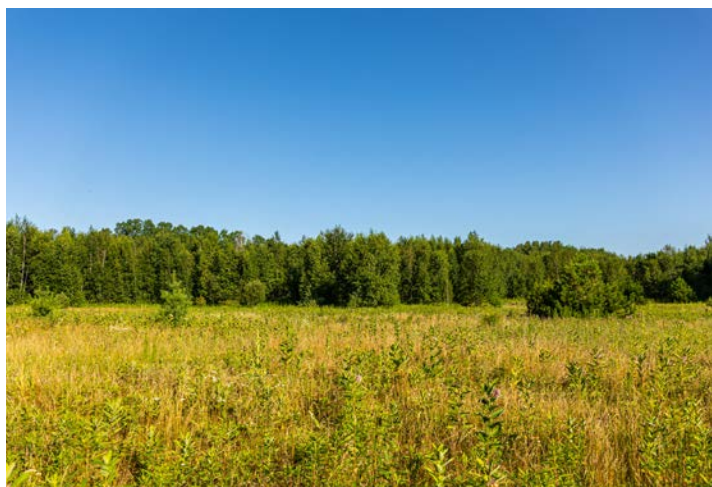
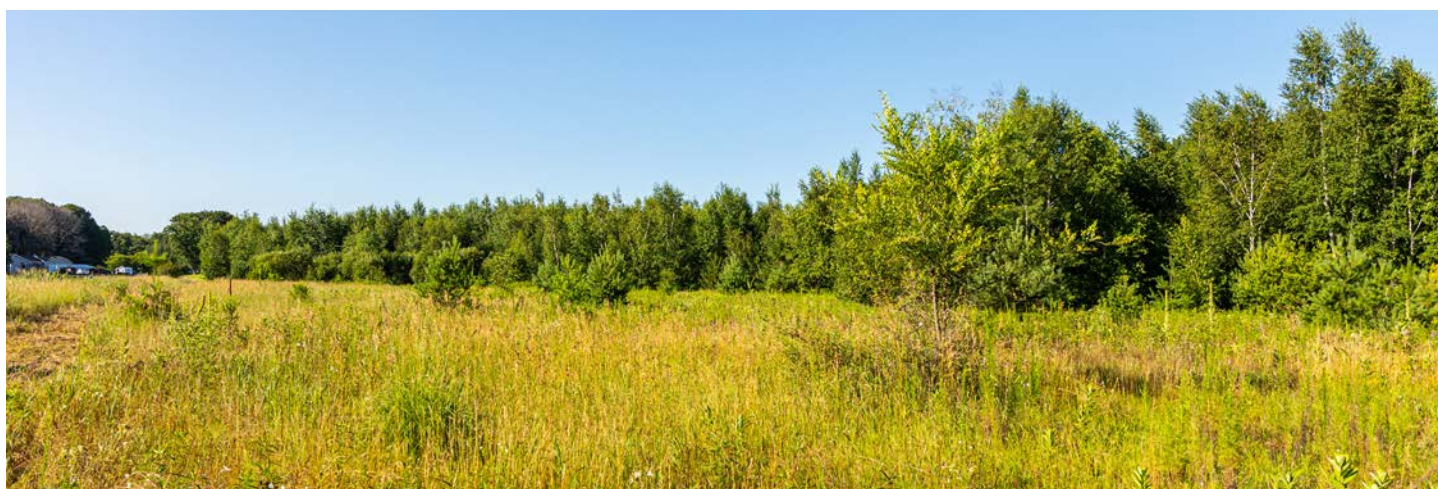
Consisting of a great mix of open grassland, dense cover, timber, wetland, and small ponds, this property offers excellent hunting for a wide variety of species from deer, turkey and bear to small game and waterfowl.



GATED ENTRANCE

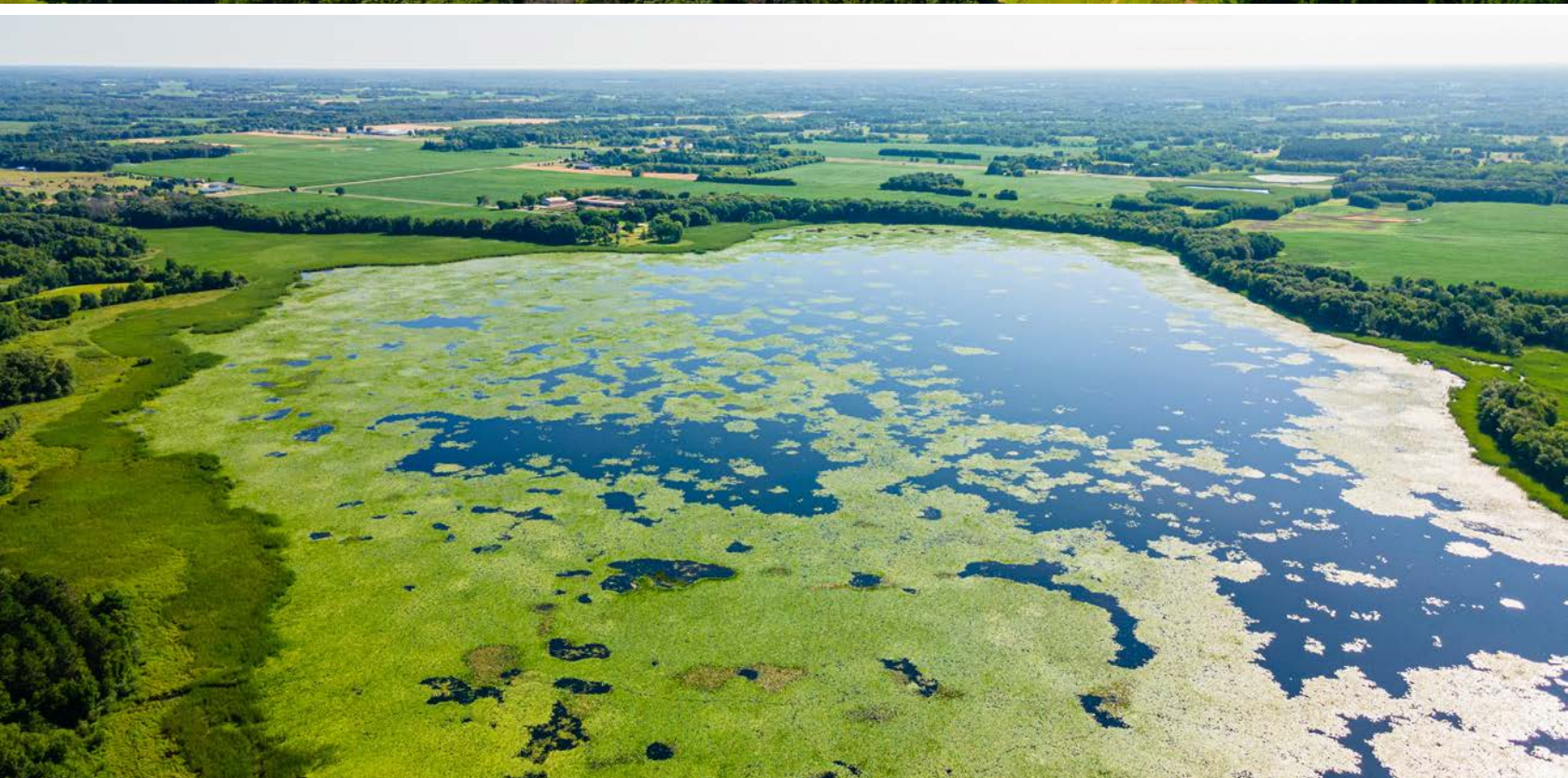


10 ACRES OF NATIVE GRASSLAND



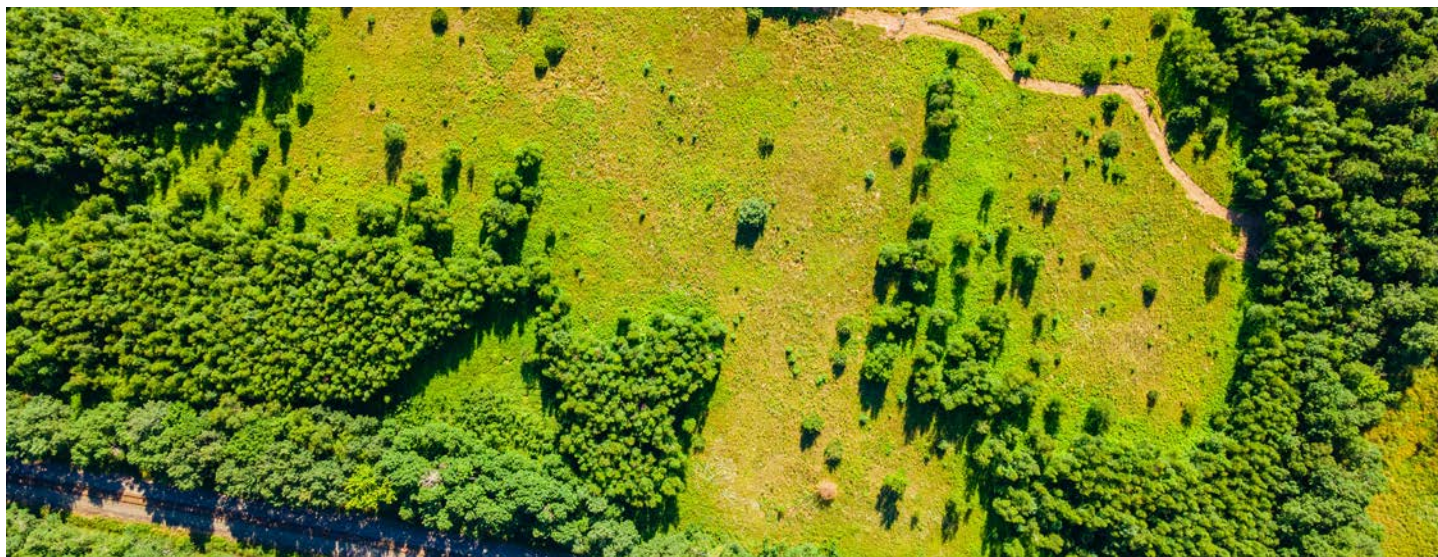
STRATTON LAKE

This property has over 1/4 mile of frontage on Stratton Lake, a 161 acre lake with no public access.

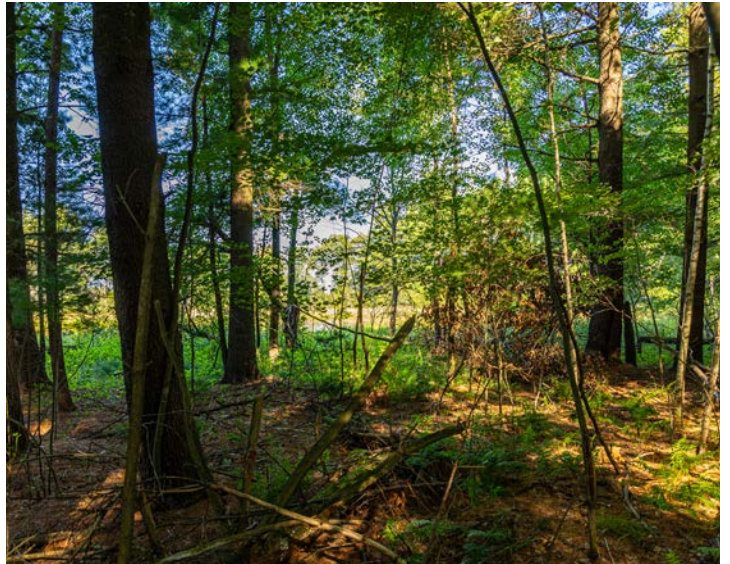


MULTIPLE BUILD SITES

Between the approximately 10 acres of open ground, blacktop frontage on 261st Avenue, and available electric, there is the potential to choose from multiple scenic and secluded build sites. With easy access to Highway 65 and a 45-minute drive to the Twin Cities, it is the perfect location to have your dream home, hobby farm, and hunting oasis all in one place without being too far from all the action.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 45° 26' 13.5, -93° 15' 26.15

0ft 648ft 1297ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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18-34N-23W
Isanti County
Minnesota



7/8/2024

WETLANDS MAP



State: **Minnesota**
 Location: **18-34N-23W**
 County: **Isanti**
 Township: **Athens**
 Date: **7/8/2024**



Maps Provided By:



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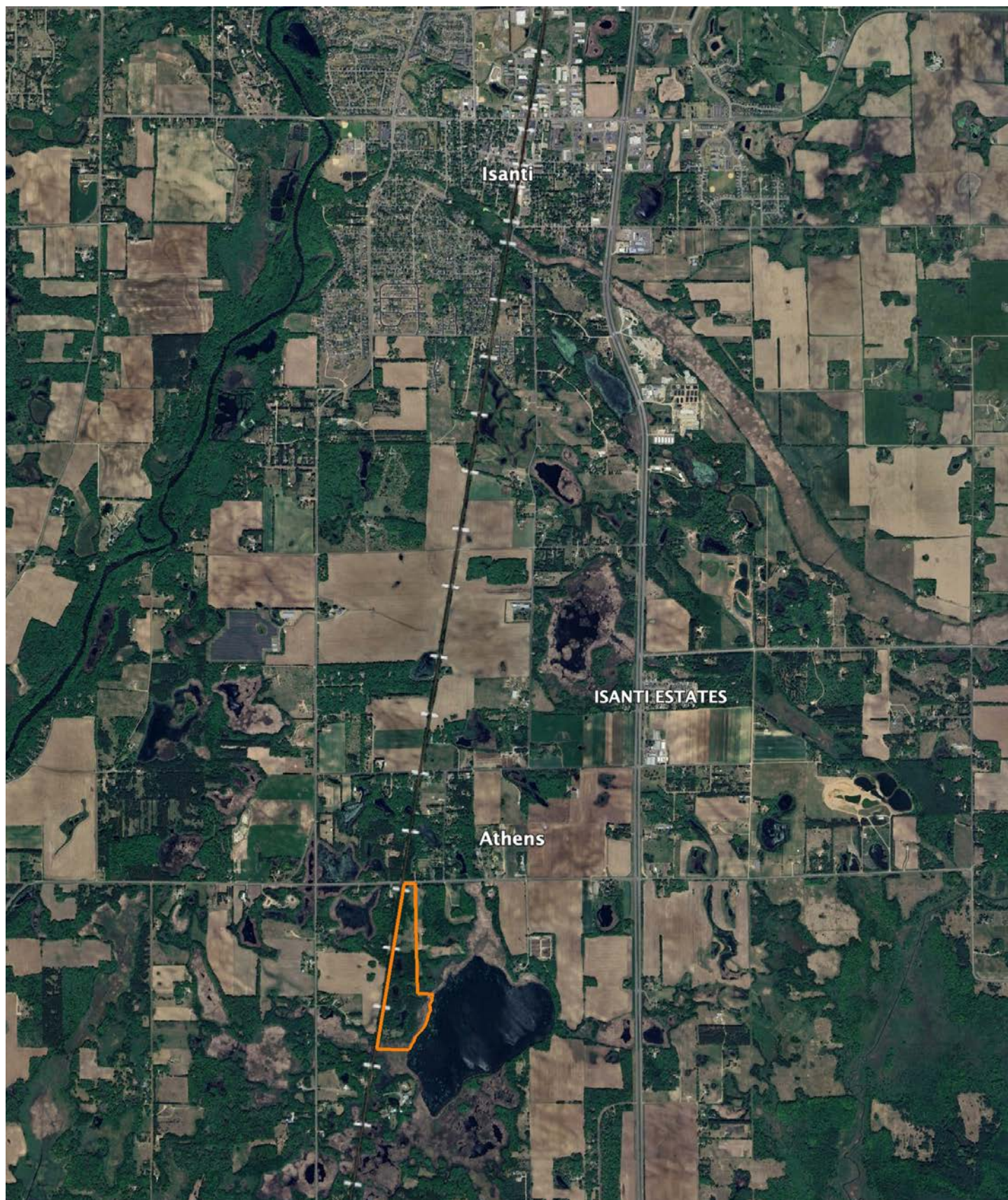


0ft 934ft 1869ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	10.21
PEM1A	Freshwater Emergent Wetland	8.35
PEM1F	Freshwater Emergent Wetland	1.18
PUBF	Freshwater Pond	0.94
PFO1A	Freshwater Forested/Shrub Wetland	0.20
L2ABH	Lake	0.19
	Total Acres	21.07

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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