

MIDWEST LAND GROUP PRESENTS

42 ACRES IN

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# CHISAGO COUNTY MINNESOTA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 42 STUNNING LAKEFRONT ACRES IN NORTH BRANCH, MINNESOTA

Located on the west edge of the North Branch city limits, this incredible property that includes most of Mud Lake is the perfect setting for your dream home or multiple homes to be built overlooking the quiet water. Offering a great mix of open grass field, mature trees, and of course the water, this property is anything but short on scenery.

Whether building a single home or multiple, the opportunity to live and recreate all in one place is incredibly attractive. This property offers hunting, nature observation, and year-round private enjoyment

of beautiful Mud Lake all right out your own back door. With dry ground all the way to the lake shore, you can keep your boats and paddles stored for enjoying an anytime paddle during spring, summer, and fall, and you can walk right out for a skate or hockey game in the winter.

With access off Highway 95, available electric, and sitting less than two miles from the heart of North Branch, this piece of land epitomizes rural country feel with plenty of convenience. Just 19 minutes to the I35 split means that anywhere in the Twin Cities Area is just a short commute away.



# PROPERTY FEATURES

PRICE: **\$499,000** | COUNTY: **CHISAGO** | STATE: **MINNESOTA** | ACRES: **42**

- Incredible scenery
- Over 2 acres of grass field
- Over 6 acres of woods
- Mature trees
- ¼ mile of shore
- Multiple lakefront build sites
- Endless at-home recreation
- Hwy 95 access
- Available electric
- Less than 2 miles to the heart of North Branch
- 12 minutes to Cambridge
- 19 minutes to I35 Split
- Easily commutable
- North Branch Area Schools



# MULTIPLE LAKEFRONT BUILD SITES

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With access off Highway 95, available electric, and sitting less than two miles from the heart of North Branch, this piece of land epitomizes rural country feel with plenty of convenience.



# HUNTING

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# HIGHWAY 95 ACCESS

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# 1/4 MILE OF SHORELINE

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With dry ground all the way to the lake shore, you can keep your boats and paddles stored for enjoying an any-time paddle during spring, summer, and fall, and you can walk right out for a skate or hockey game in the winter.



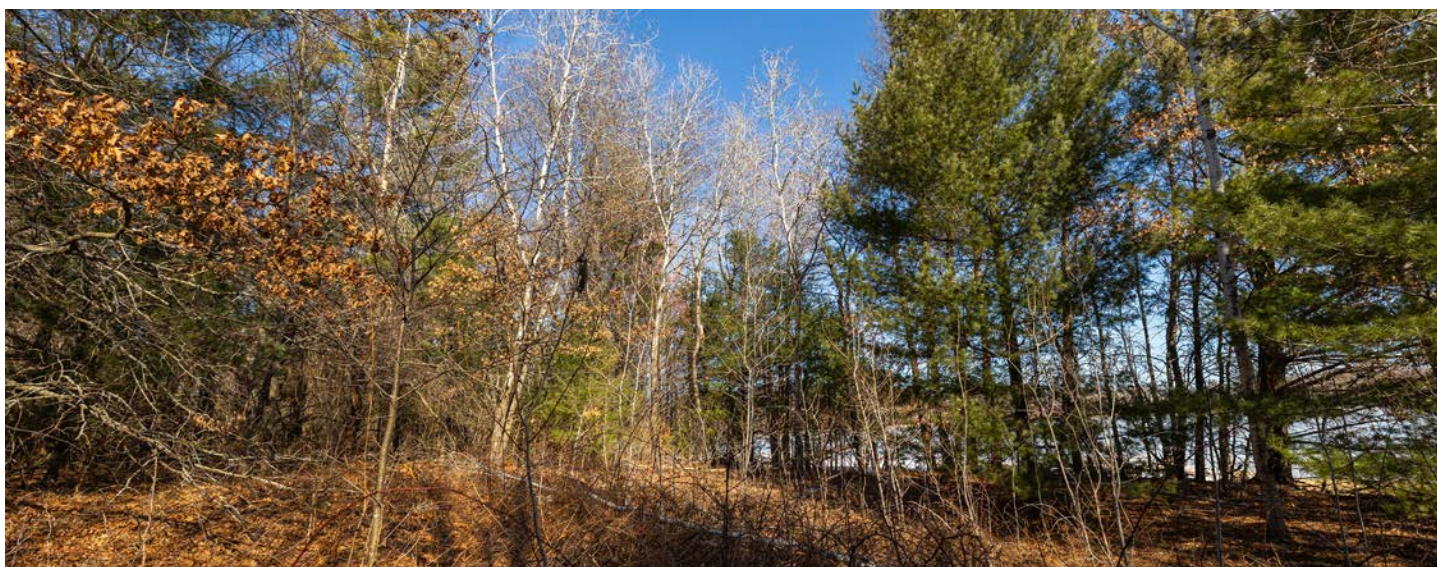
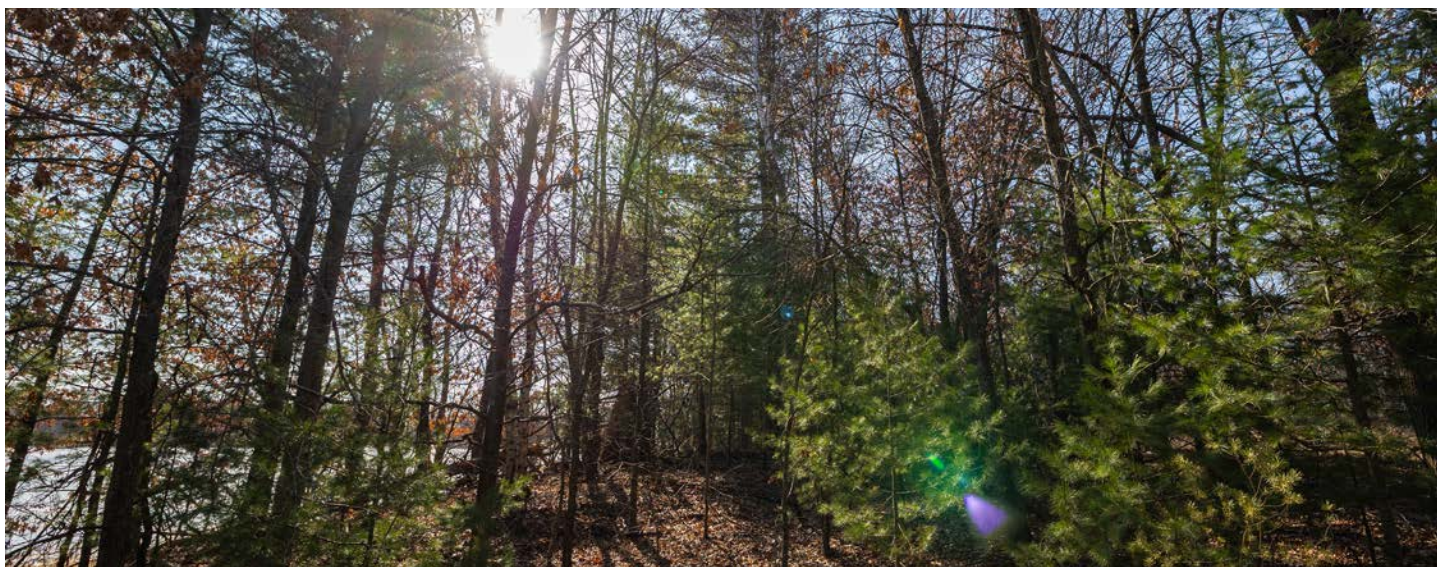
# 2 ACRES OF GRASS FIELD

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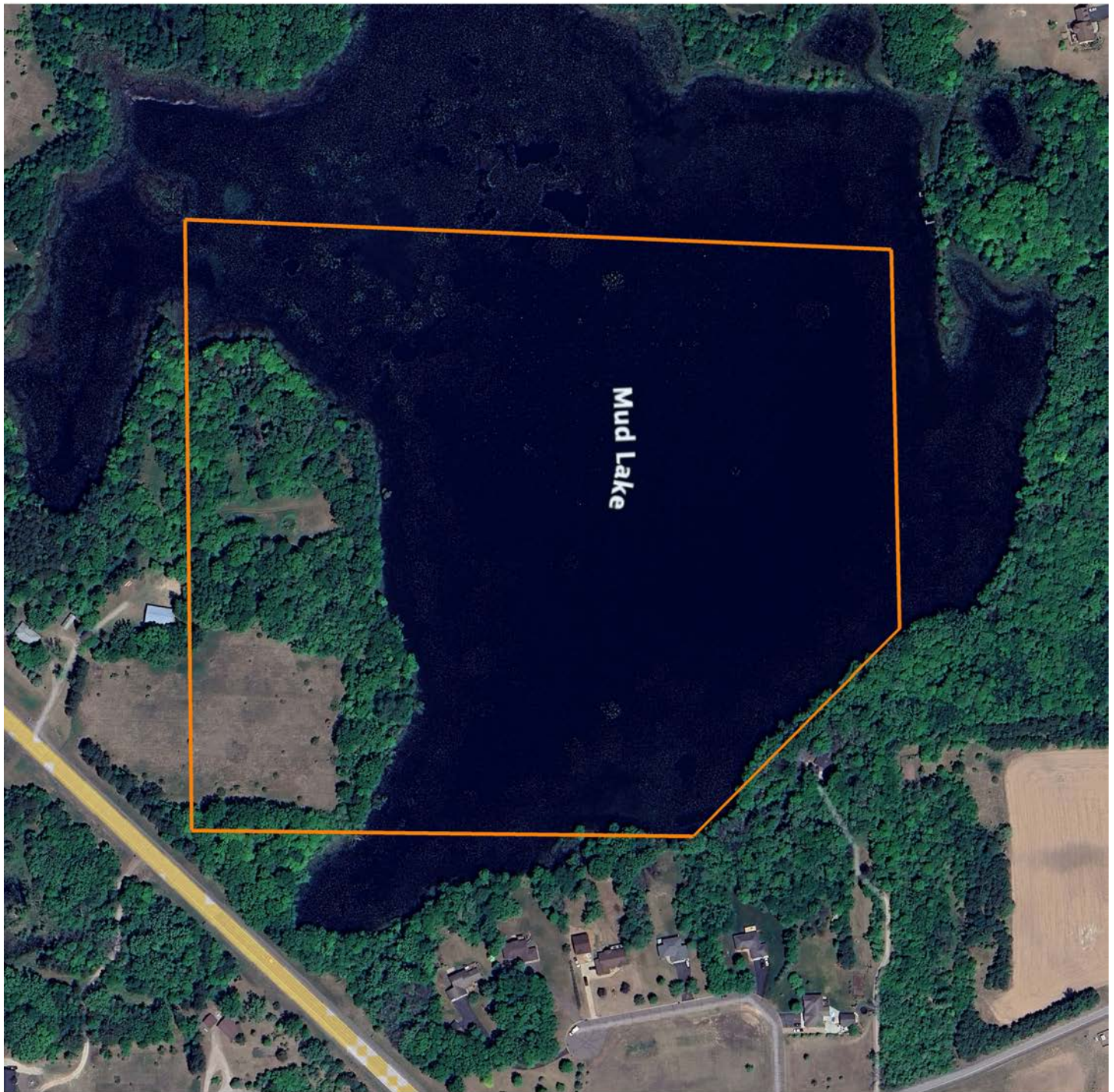
# 6+ ACRES OF WOODS

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# AERIAL MAP



Boundary Center: 45° 31' 9.21, -93° 1' 10.73

0ft 277ft 554ft



Maps Provided By:



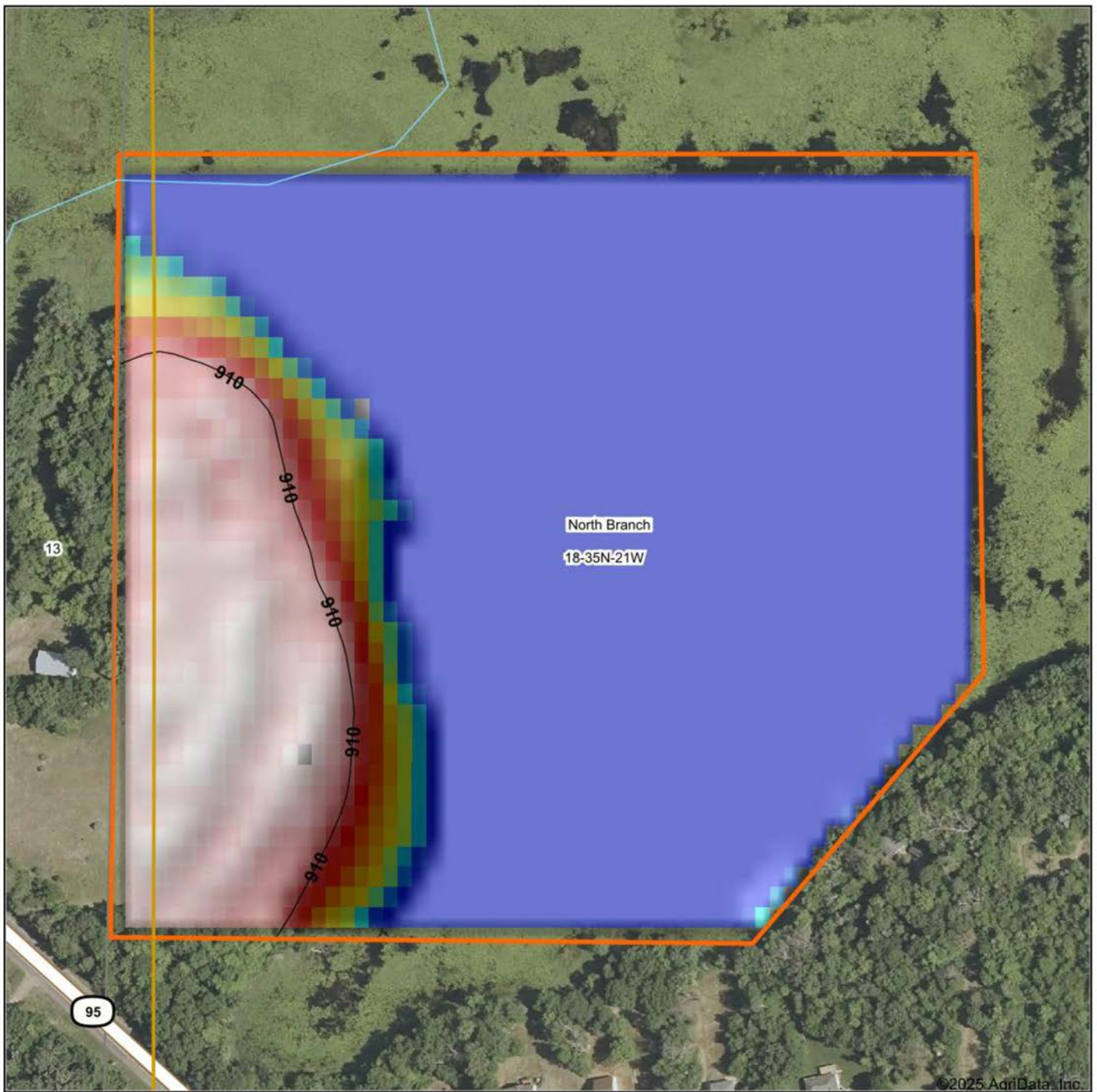
CUSTOMIZED ONLINE MAPPING  
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18-35N-21W  
Chisago County  
Minnesota



2/24/2025

# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 901.9

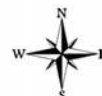
Max: 911.4

Range: 9.5

Average: 904.2

Standard Deviation: 3.48 ft

0ft 259ft 518ft

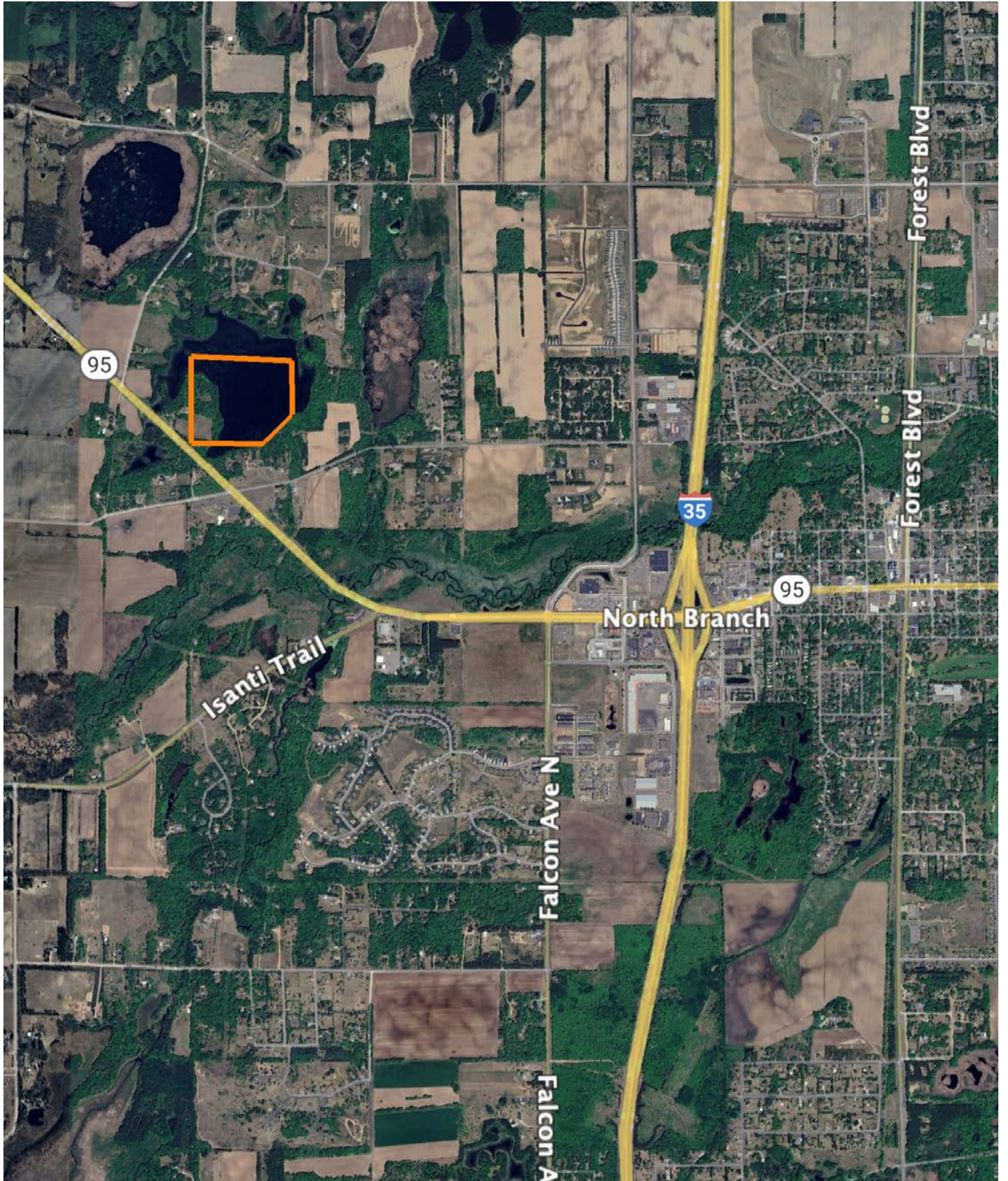


2/24/2025

**18-35N-21W**  
**Chisago County**  
**Minnesota**

Boundary Center: 45° 31' 9.21, -93° 1' 10.73

# 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  
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**MidwestLandGroup.com**

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