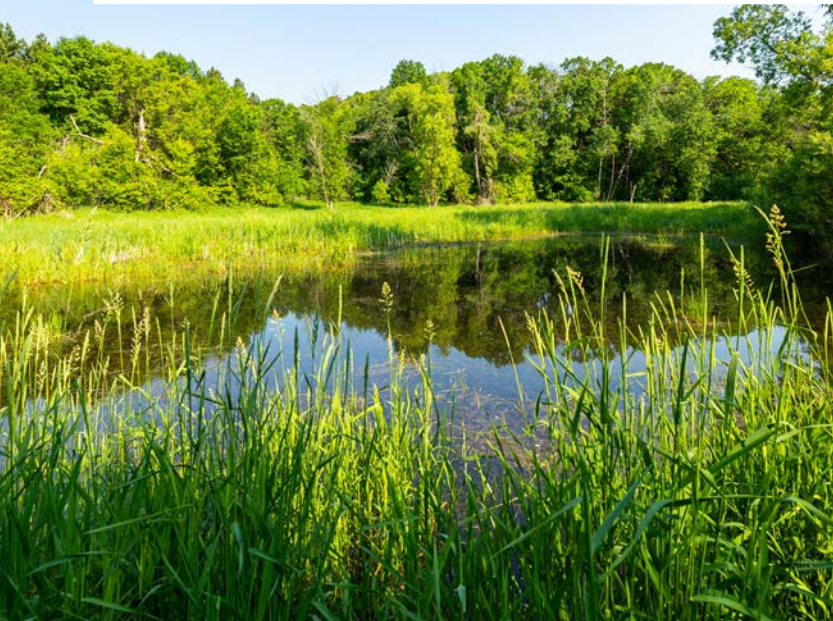


MIDWEST LAND GROUP PRESENTS



54 ACRES
STEARNS COUNTY, MN

17910 27th Avenue, Clearwater, Minnesota, 55320



MIDWEST LAND GROUP IS HONORED TO PRESENT

SECLUDED 54 +/- ACRE RECREATIONAL TRACT WITH BEAUTIFUL LOG HOME

This 54 +/- acre property is a wildlife mecca with pristine opportunities for solid Minnesota whitetail, turkeys, and the occasional pheasant. Located just west of Clearwater, Minnesota, and only an hour from the Twin Cities, this recreational tract sits in a very convenient location secluded at the end of a quiet dead-end road. Winding through the property is a well-maintained trail system for easy access. An artesian well trickles through the property offering a year-round water source for wildlife represented as a highly desirable feature due to the abundance of deer and turkey sign bordering the stream all year long. The staggered terrain presents great bedding areas for deer. Acorn-producing oak trees offer an additional food source for wildlife as well as perfect roost trees for turkeys. On top of this, a couple of areas throughout the property allow the ability to plant concealed food plots to add another beneficial element to this tract. With all of the essential elements for wildlife combined with extremely low hunting pressure on the property over the last decade, this property is truly a rare hidden gem!

At the end of the long private drive sits the beautiful lodge-style log home, custom built in 2004, presenting a variety of opportunities whether you want to utilize it as a luxurious hunting lodge, to raise your family, or to start a new chapter of your life - the possibilities are

endless. With over 2,200 square feet, the main floor boasts towering vaulted ceilings in the living room with a magnificent 2-story fireplace ready to be custom-finished to your preference. The kitchen has beautiful granite countertops and custom Amish-built cabinets with the open-concept leading into the dining room allowing for multiple seating locations around the table or high-top counter. The main floor bathroom is also located in a great spot for privacy adjacent to the common areas. As you head upstairs you will be met with a wrap-around catwalk and a loft holding the master bedroom with windows overlooking the garden and wooded backyard, the master bathroom, and a walk-in closet. The unfinished basement has an open floor plan with a large walkout area, a laundry room, a canning room preserving vegetables, fruits, etc. from the garden, as well as a door connecting to the single-stall garage. Large windows surround the home bringing in an abundance of natural light and allowing you to view the tranquil outdoor setting and wildlife all day long. If you want another bedroom, the covered deck was built as a foundation for an additional bedroom if you wish to add on. When the weather is nice, head outside to the covered wrap-around deck to enjoy the wildlife and peaceful setting. This property is genuinely one-of-a-kind and one you won't want to miss out on!

PROPERTY FEATURES

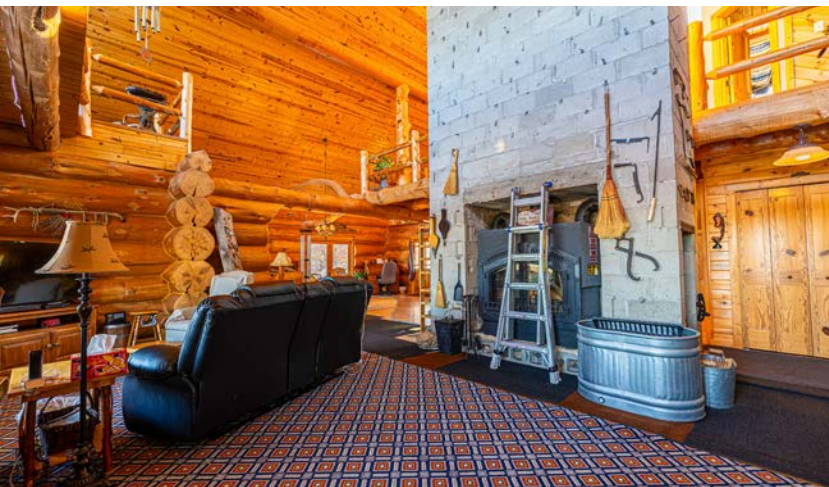
PRICE: **\$776,000** | COUNTY: **STEARNS** | STATE: **MINNESOTA** | ACRES: **54**

- 54 +/- acres
- Abundance of deer and turkeys
- Additional opportunities for pheasant
- Rarely hunted in the last decade
- Maintained trail system
- Food plot potential
- Multiple ponds
- Year-round open creek
- Lodge-style log home
- Secluded private drive
- Existing garden area
- 25 minutes from Saint Cloud
- 15 minutes from Clearwater
- 1 hour from the Twin Cities



LOG-STYLE HOME

With over 2,200 square feet, the main floor boasts towering vaulted ceilings in the living room with a magnificent 2-story fireplace ready to be custom-finished to your preference.



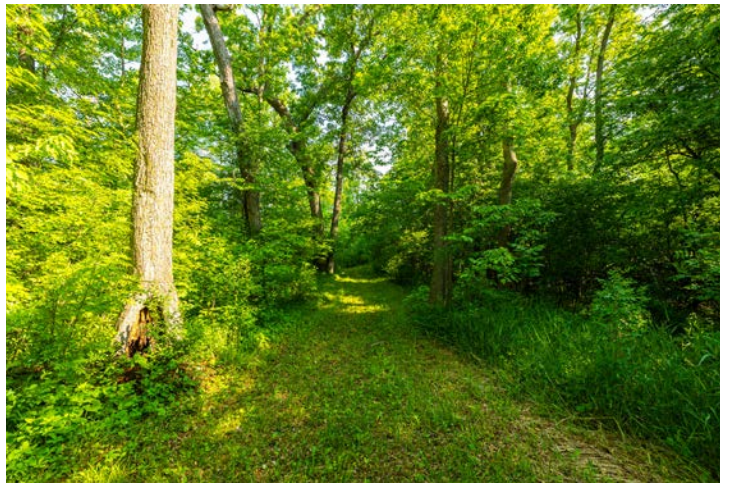
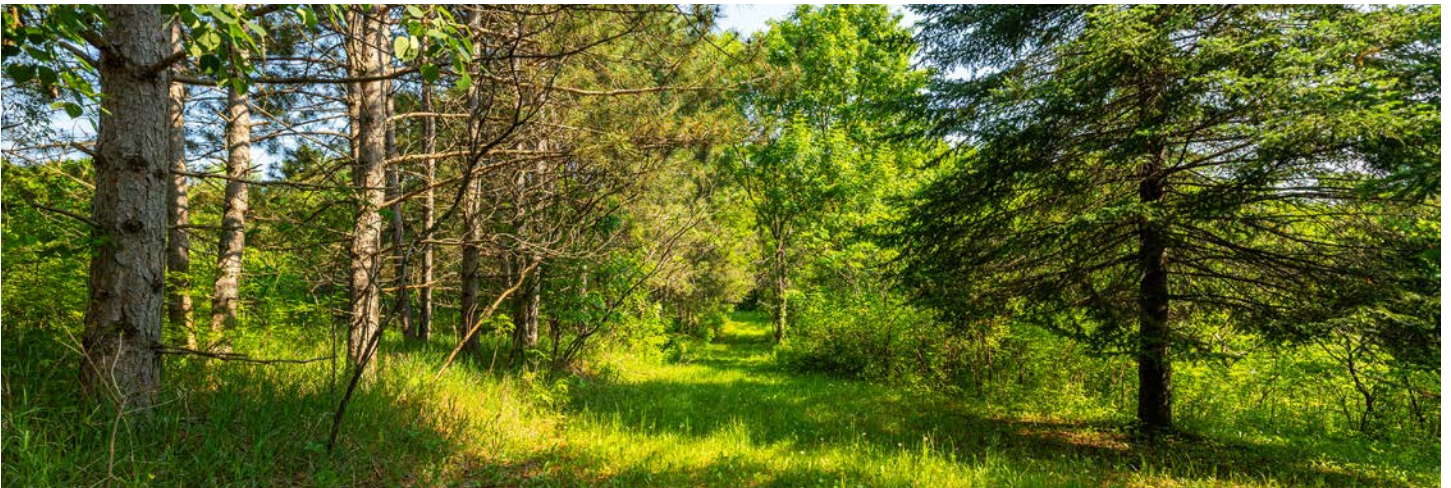
ADDITIONAL INTERIOR PHOTOS



YEAR-ROUND OPEN CREEK

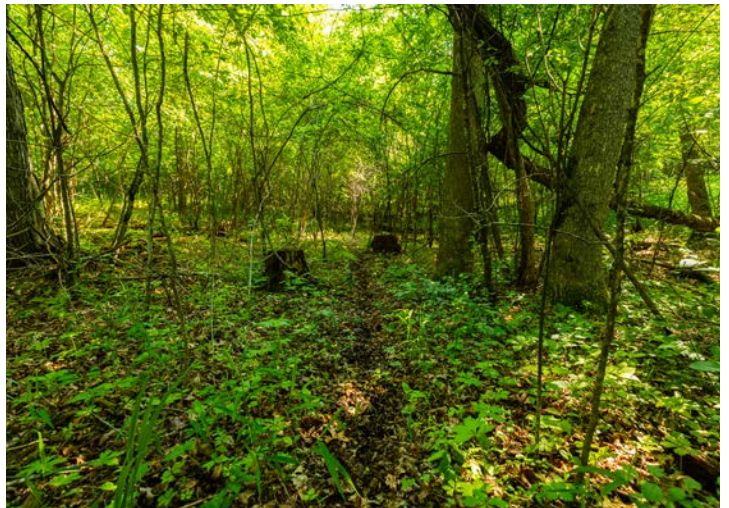


MAINTAINED TRAIL SYSTEM



HUNTING OPPORTUNITIES

A couple of areas throughout the property allow the ability to plant concealed food plots to add another beneficial element to this tract. With all of the essential elements for wildlife combined with extremely low hunting pressure on the property over the last decade, this property is truly a rare hidden gem!



AERIAL MAP



Maps Provided By:



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www.AgriDataInc.com

Boundary Center: 45° 22' 48.27, -94° 10' 1.68

14-122N-28W
Stearns County
Minnesota

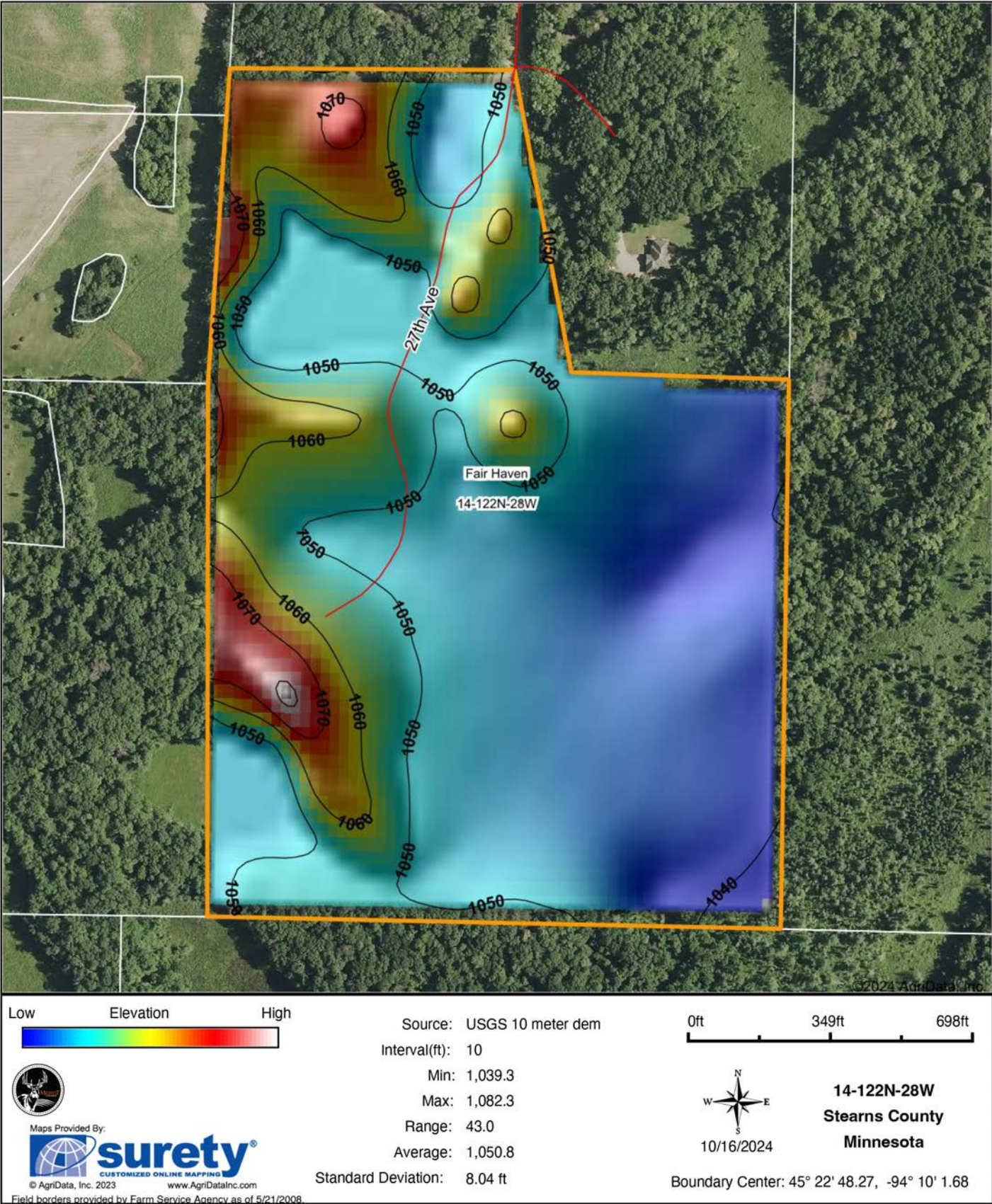
0ft 447ft 895ft



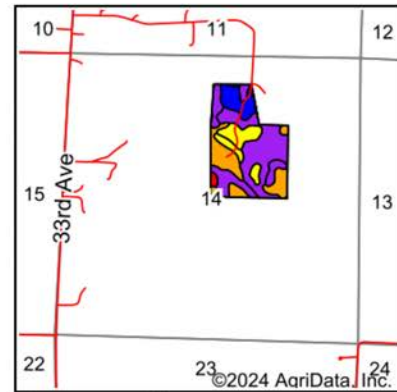
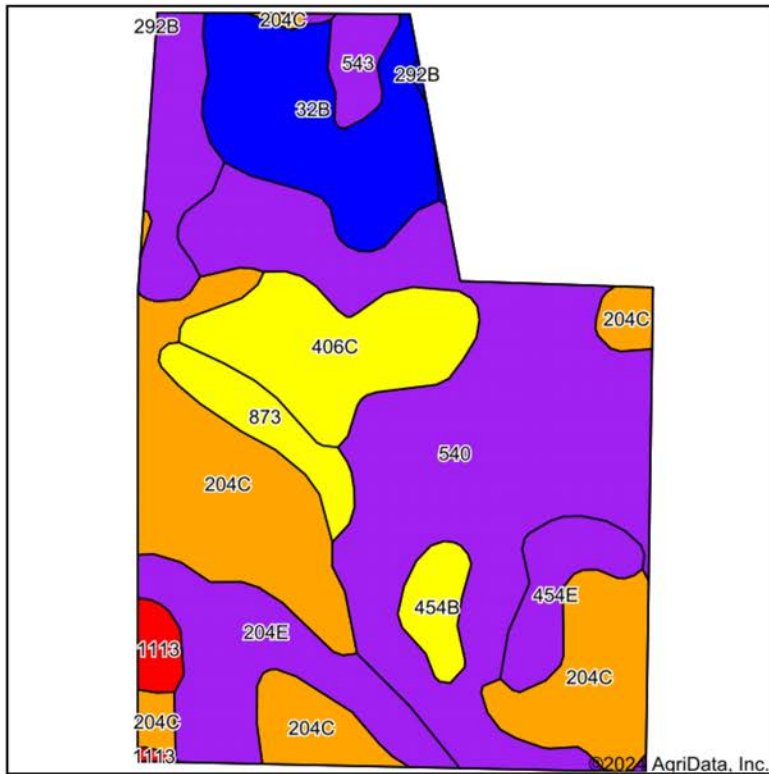
10/16/2024

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

HILLSHADE MAP



SOILS MAP



State: **Minnesota**
 County: **Stearns**
 Location: **14-122N-28W**
 Township: **Fair Haven**
 Acres: **58**
 Date: **10/16/2024**



Maps Provided By:



Area Symbol: MN145, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	19.06	32.8%		> 6.5ft.	VIw	42	28	42	34
204C	Cushing sandy loam, 8 to 15 percent slopes	12.97	22.4%		> 6.5ft.	IIIe	64	64	55	50
204E	Cushing sandy loam, 15 to 25 percent slopes	7.75	13.4%		> 6.5ft.	VIe	57	57	45	42
32B	Nebish loam, 1 to 8 percent slopes	6.30	10.9%		> 6.5ft.	Ile	61	60	60	61
406C	Dorset sandy loam, 6 to 12 percent slopes	5.04	8.7%		> 6.5ft.	IVe	45	45	43	27
454E	Mahtomedi loamy coarse sand, 15 to 25 percent slopes	2.02	3.5%		> 6.5ft.	VIIs	18	18	18	18
873	Prebish-Nokay complex	1.85	3.2%		4.1ft. (Densic material)	IVw	47	47	38	45
454B	Mahtomedi loamy coarse sand, 2 to 8 percent slopes	1.20	2.1%		> 6.5ft.	IVs	26	24	26	23
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.01	1.7%		> 6.5ft.	VIw	47	15	47	19
1113	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	0.72	1.2%		> 6.5ft.	VIIIw	13	4	13	3
292B	Alstad sandy loam, 1 to 4 percent slopes	0.08	0.1%		> 6.5ft.	Ile	73	73	56	52
Weighted Average						4.63	*n 50	*n 44.6	*n 45.8	*n 39.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Cole Peplinski's journey into land sales was driven by his profound respect for farmers, ranchers, and landowners, cultivated through extensive hands-on experiences. His roles as a waterfowl hunting guide, turkey outfitter, ranch hand, and experience in agricultural equipment sales have provided him with invaluable insights into land management, farming, and ranching practices, and the importance of strong relationships. The relationships he built while attending the University of Nebraska-Lincoln and following graduation working in Marketing at Bass Pro Shops and Cabela's headquarters in Missouri where he oversaw the company's national hunting pro team have helped him continue to gain experience with various types of landowners and build lasting relationships within the outdoors industry.

A resident of Alexandria, Minnesota, Cole brings a wealth of passion to his role deeply rooted in his love for the outdoors. From his very first hunt, he knew he had found a lifelong passion, which has only grown over the years as he has continually honed his knowledge of various terrains, types of game, and conservation skills. As a professional hunting guide, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

Cole is actively involved with the National Wild Turkey Federation and the National Deer Association. His diverse background, relentless drive, and commitment to continuous learning make him a trusted advisor for clients looking to buy or sell land. Cole's strong work ethic, excellent communication skills, and deep understanding of land values ensure that his clients receive the best possible service and outcomes.



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