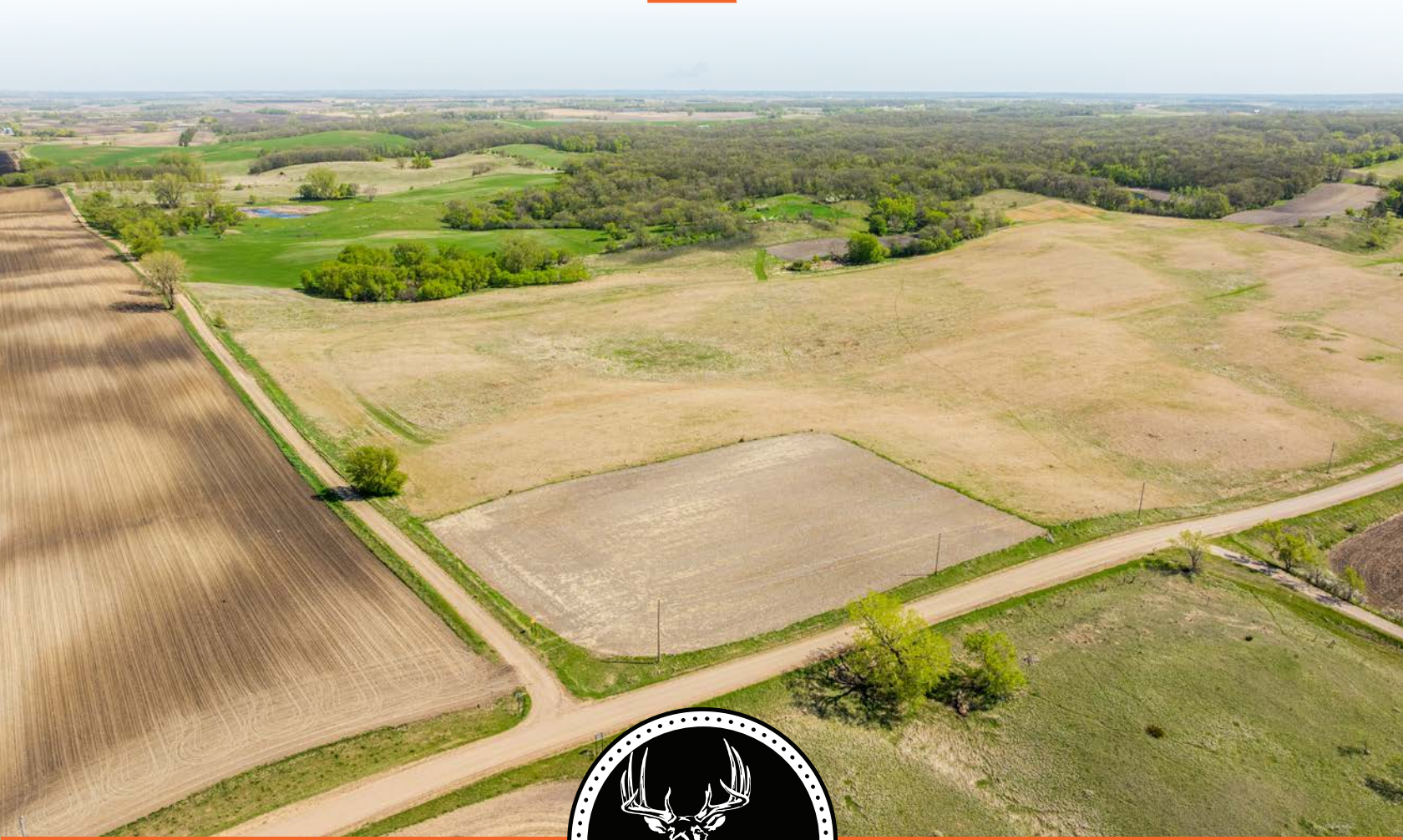


MIDWEST LAND GROUP PRESENTS

20 ACRES IN

POPE COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 20 +/- ACRE TRACT WITH BUILD SITE SOUTH OF LAKE MINNEWASKA

Discover your own slice of Minnesota serenity with this gorgeous 20 +/- acre property in Pope County. Situated just 10 minutes south of Lake Minnewaska, 20 minutes from Glenwood, and 45 minutes from the Alexandria Lakes area, this acreage offers the perfect blend of peaceful seclusion. It has a 2 +/- acre lot to build on in the country while also being in close proximity to an abundance of amenities.

The land itself is what ties this quiet haven together. The views from the build site are stunning, overlooking an additional 18 +/- acres of tranquil rolling hills of prairie and native grasses. The land has been meticulously cared for and managed to sustain this exceptional view right out your back door. 13.5 +/- acres of these prairie grasses are enrolled in WRP, while another 4.5 +/- acres bordering the north side of the property present native grasses enrolled in RIM. A grazing program has also been approved.

In addition to a great location and cinematic views, this property also presents hunting opportunities for multiple species. There is a proven, strong deer history here with the north side acting as a heavily traveled corridor and bedding area as it borders agricultural ground, managed food plots, a variety of ponds, and one of the largest tracts of timber in the area. Pheasants are also evident throughout the property, with the prairie and native grasses management practices put in place, and there is a healthy amount of waterfowl utilizing the ponds adjacent to the property.

Don't miss out on this incredible opportunity to own this stunning property. This 20 +/- acre property is the perfect canvas for the next chapter in your story, whether you're looking for a peaceful acreage to build, your next go-to hunting spot with great history, or to escape "city life" all within proximity to an abundance of amenities.



PROPERTY FEATURES

PRICE: **\$65,000** | COUNTY: **POPE** | STATE: **MINNESOTA** | ACRES: **20**

- 20 +/- total acres
- 2 +/- acre build site
- Cinematic views of rolling prairie
- Peaceful setting
- Power and fiber optics are adjacent to property
- Great deer history
- Excellent pheasant habitat
- Just 10 minutes south of Lake Minnewaska
- 20 minutes from Glenwood, Minnesota
- Within 45 minutes of the Alexandria Lakes area

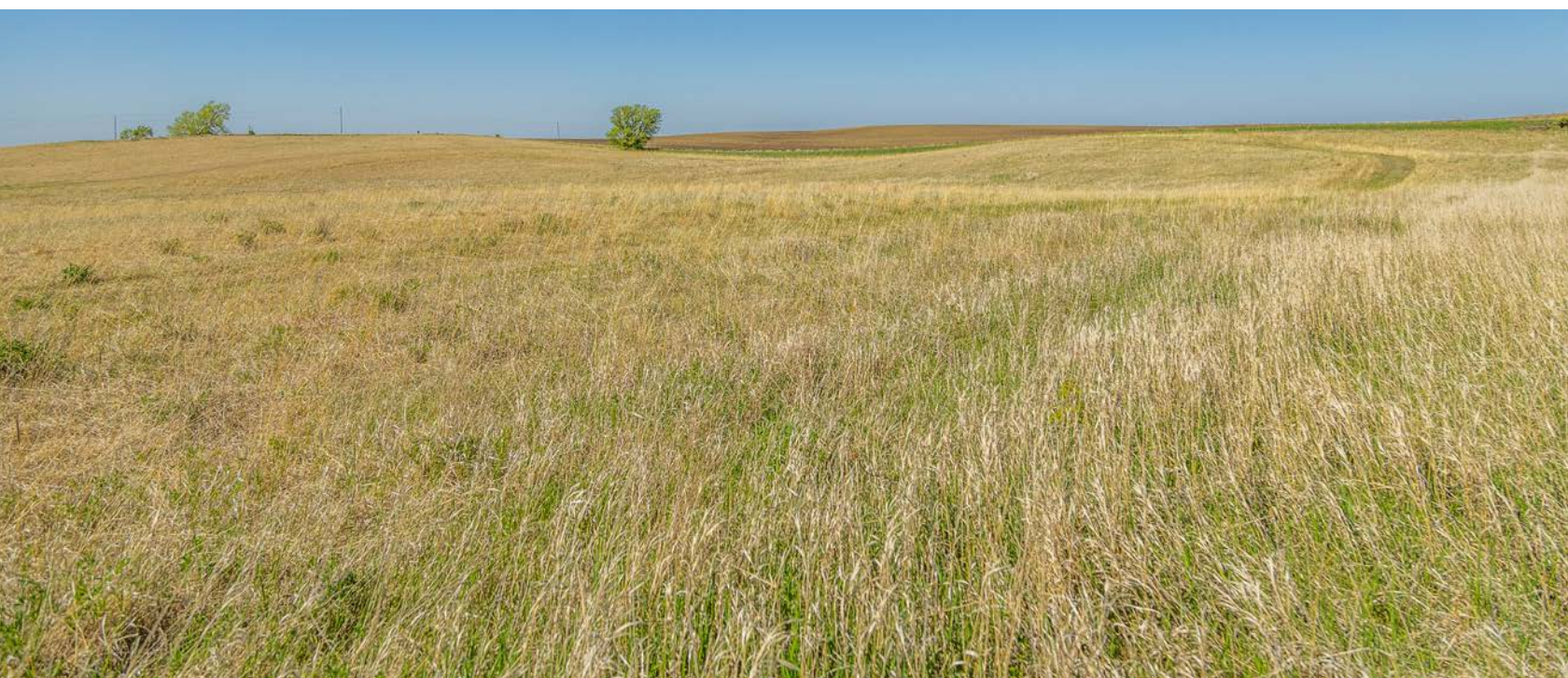


2 +/- ACRE BUILD SITE

The land itself is what ties this quiet haven together. It has a 2 +/- acre lot to build on in the country while also being in close proximity to an abundance of amenities.



CINEMATIC VIEWS OF ROLLING PRAIRIE



POWER AND FIBER OPTICS

In the property's southwest corner lies the build site on high ground with power and fiber optic lines already running adjacent to the property.



10 MINUTES FROM LAKE MINNEWASKA



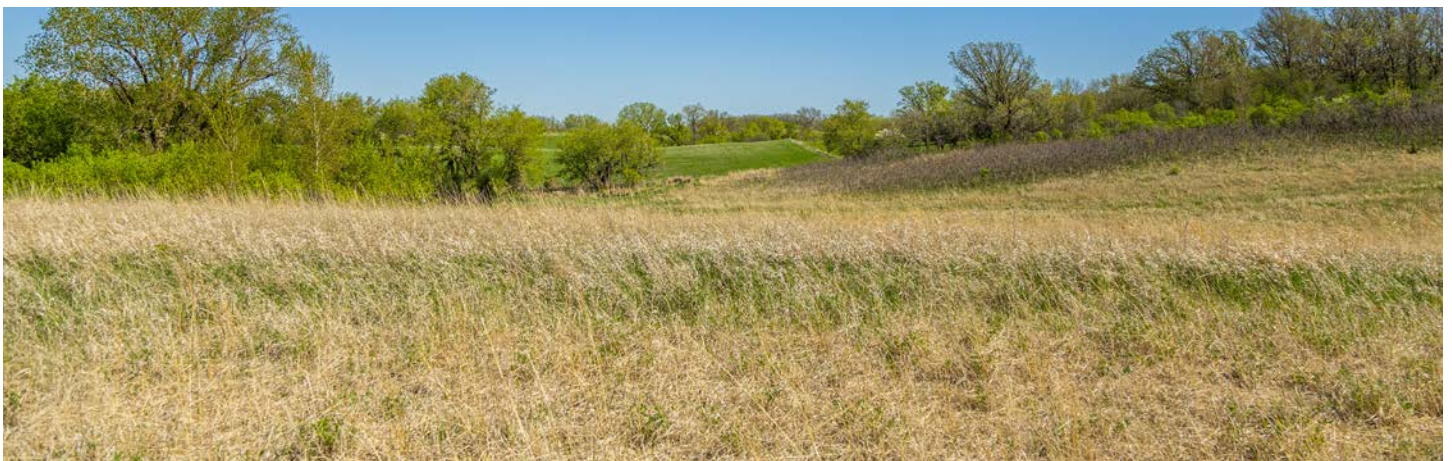
GREAT DEER HISTORY

There is a proven, strong deer history here with the north side acting as a heavily traveled corridor and bedding area as it borders agricultural ground, managed food plots, a variety of ponds, and one of the thickest patches of timber in the area.



EXCELLENT PHEASANT HABITAT

Pheasants are also evident throughout the property, with the prairie and native grasses management practices put in place, and there is a healthy amount of waterfowl utilizing the ponds adjacent to the property.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 45° 28' 5.67, -95° 33' 1.01

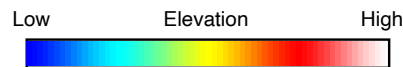
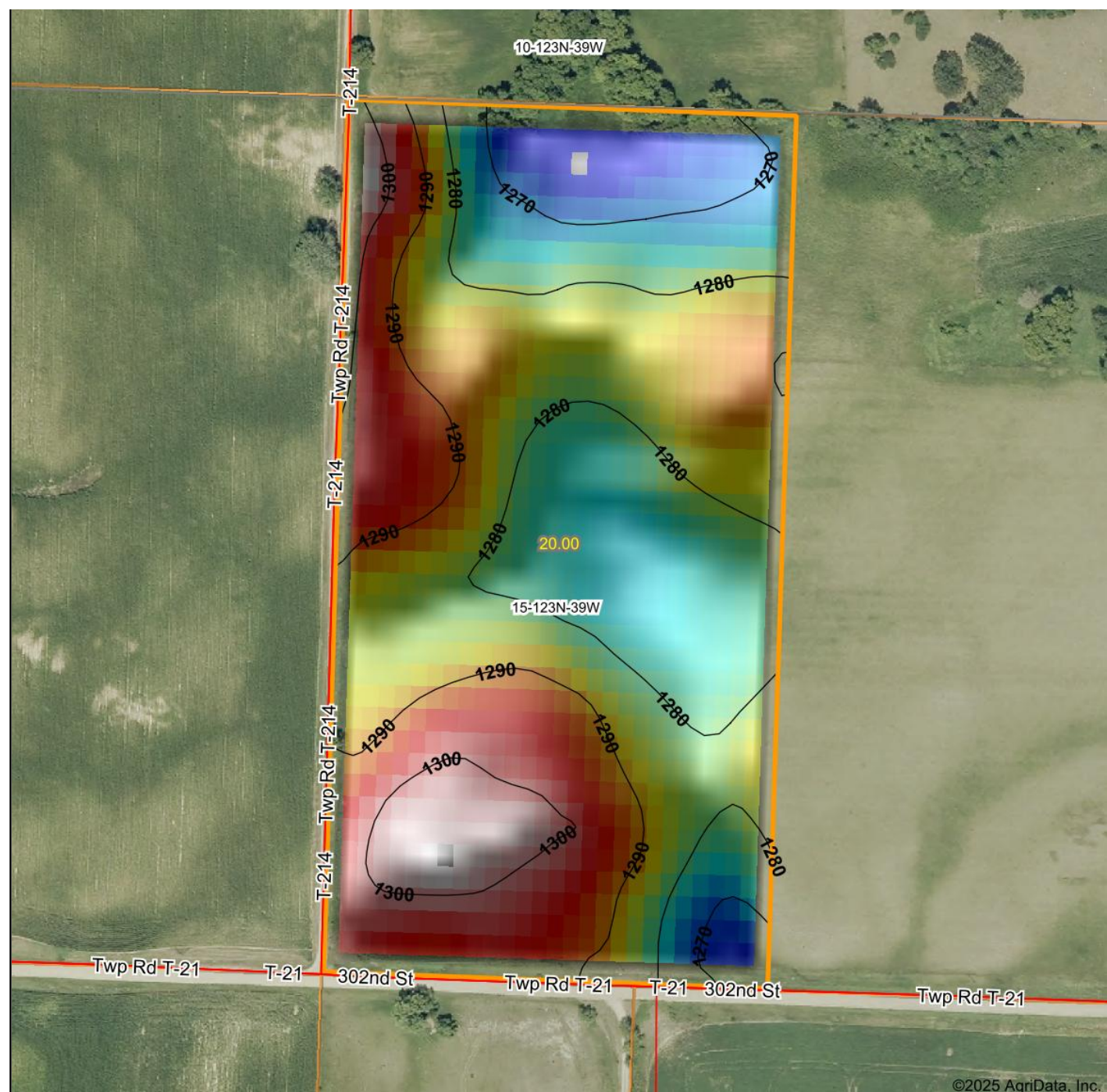
15-123N-39W
Pope County
Minnesota

0ft 483ft 966ft



5/7/2025

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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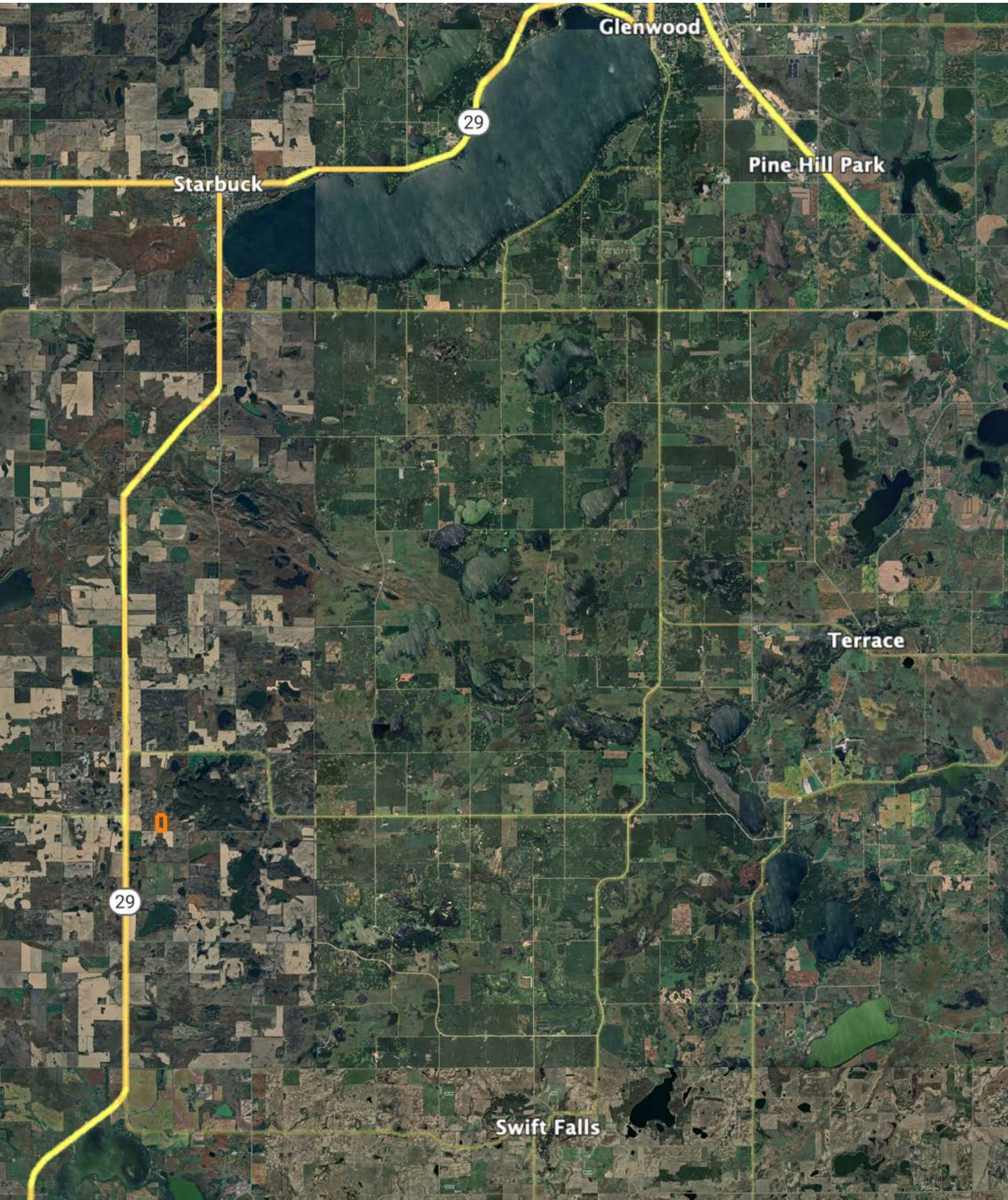
Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,265.2
Max: 1,304.1
Range: 38.9
Average: 1,284.3
Standard Deviation: 9.38 ft



15-123N-39W
Pope County
Minnesota

Boundary Center: 45° 28' 5.67, -95° 33' 1.01

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.



COLE PEPLINSKI, LAND AGENT
320.584.9049

CPeplinski@MidwestLandGroup.com



MidwestLandGroup.com

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