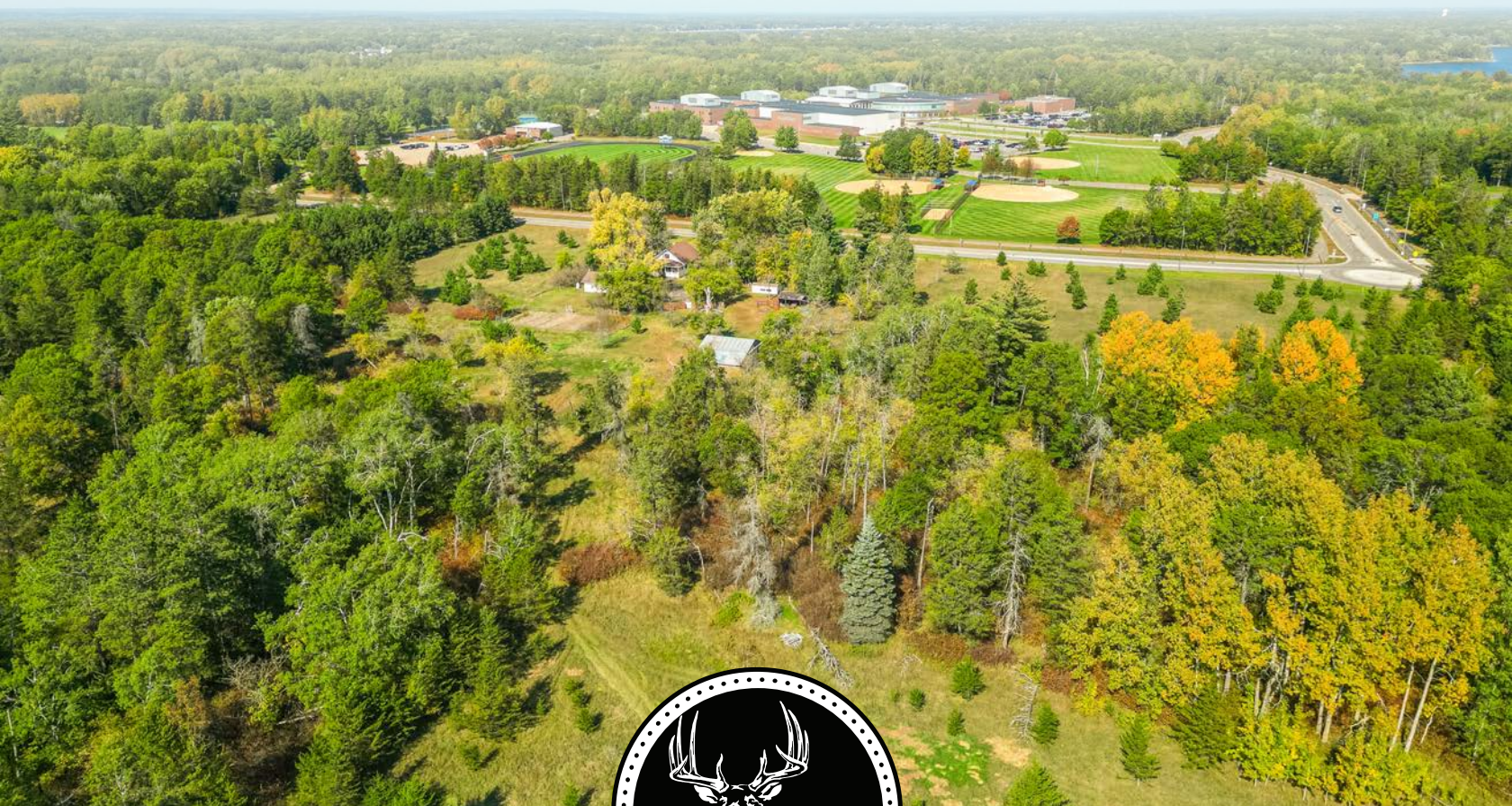


MIDWEST LAND GROUP PRESENTS

76 ACRES IN

# CROW WING COUNTY MINNESOTA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# EXCEPTIONAL DEVELOPMENT & INVESTMENT OPPORTUNITY - 76 +/- ACRES IN RAPIDLY GROWING BAXTER/BRAINERD AREA

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Midwest Land Group is proud to present a prime and strategic investment opportunity of 76 +/- acres in Baxter, Minnesota - directly across the street from Forestview Middle School.

Located on the south side of Mapleton Road S and just 1/2 mile west of Highway 371, this property offers unmatched locational convenience and outstanding opportunity for residential development in the rapidly growing area of Baxter/Brainerd. Positioned directly across from Forestview Middle School and adjoining an established residential neighborhood, the site is ideally suited for seamless expansion.

With immediate access to schools, churches, shopping, dining, entertainment, and recreational amenities, this area continues to attract strong demand from families and individuals seeking quality housing in a convenient location.

The surrounding growth, combined with the property's strategic position and residential-friendly zoning, makes it a standout choice for developers looking to invest in the future of the Baxter/Brainerd area. Don't miss this rare chance to capitalize on a prime piece of land with powerful long-term residential value.

## PROPERTY FEATURES

PRICE: **\$874,000** | COUNTY: **CROW WING** | STATE: **MINNESOTA** | ACRES: **76**

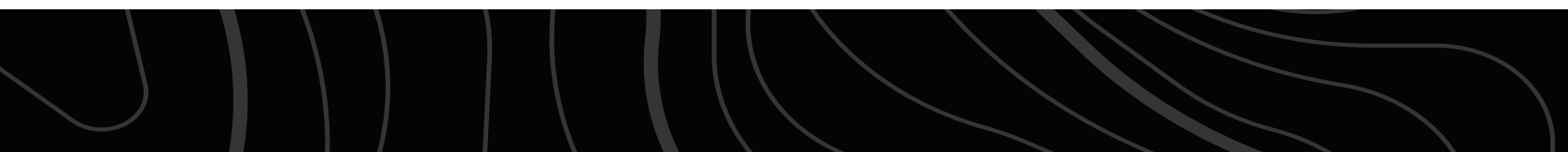
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- 76 +/- acres of high ground
- Zoning: R-S (Residential Staging)
- Rapidly growing area of Baxter/Brainerd
- High-demand location
- Prime positioning directly across from Forestview Middle School
- Adjoining a recently developed neighborhood
- Seamless residential expansion opportunity
- Convenient location near countless amenities and quality lakes
- 1/2 mile to Highway 371
- Less than 10 minutes to Brainerd



# RESIDENTIAL EXPANSION OPPORTUNITY

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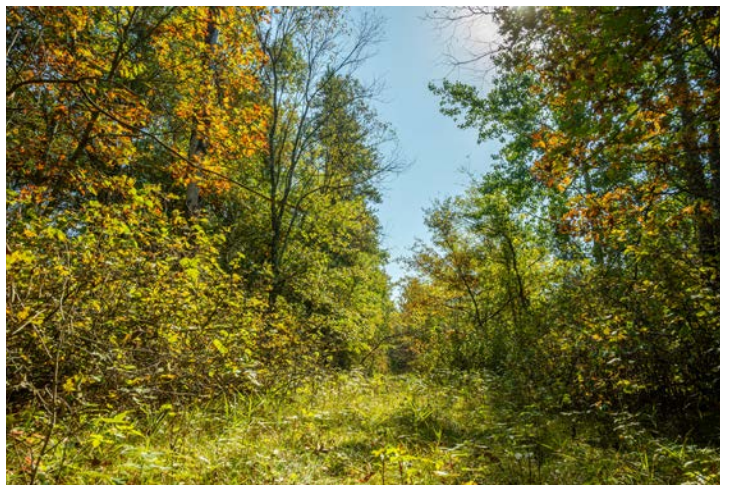
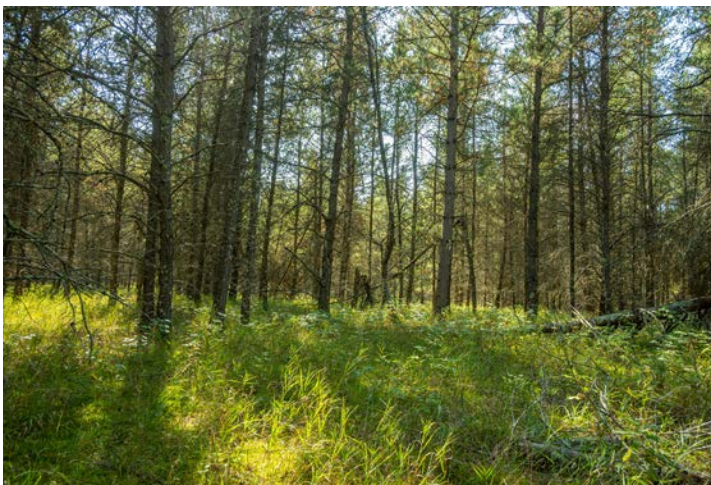
# ACROSS FROM FORESTVIEW MIDDLE SCHOOL

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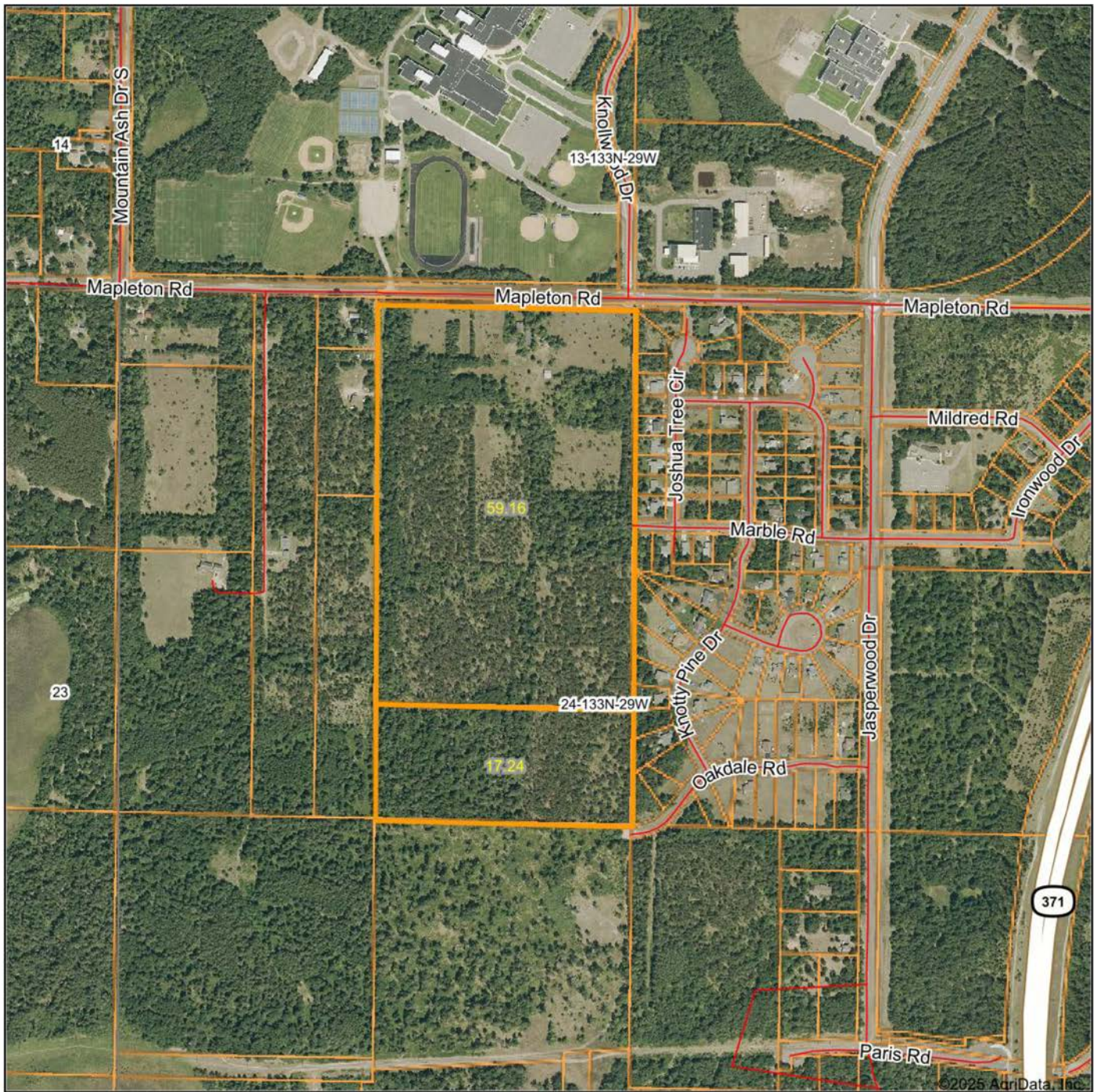


76 +/- ACRES OF HIGH GROUND

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# AERIAL MAP



Boundary Center: 46° 19' 17.66, -94° 16' 41.65

0ft 776ft 1551ft



Maps Provided By:



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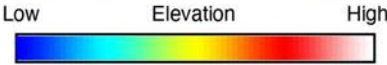
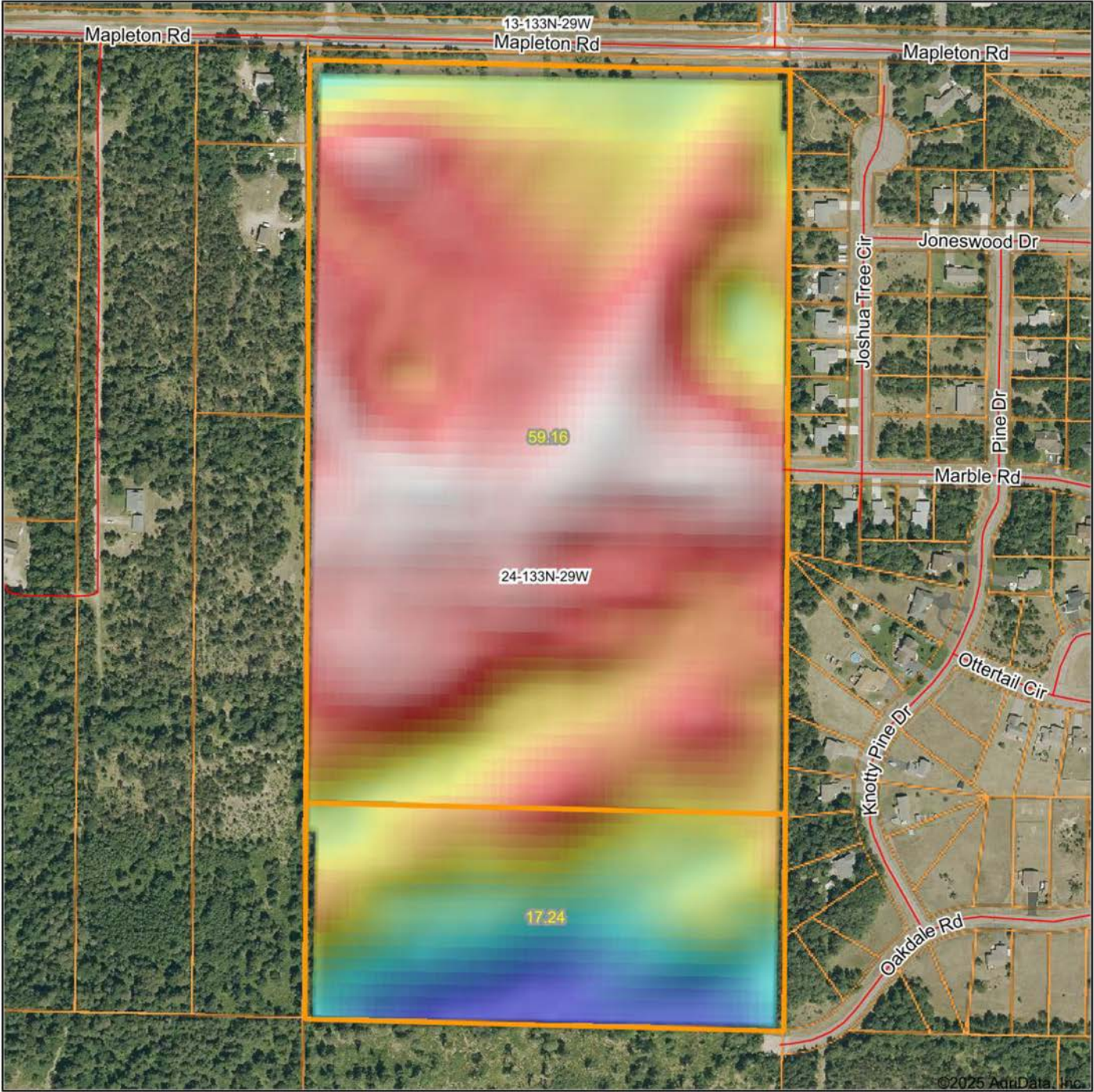
www.AgriDataInc.com

**24-133N-29W**  
**Crow Wing County**  
**Minnesota**



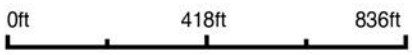
10/3/2025

# HILLSHADE MAP



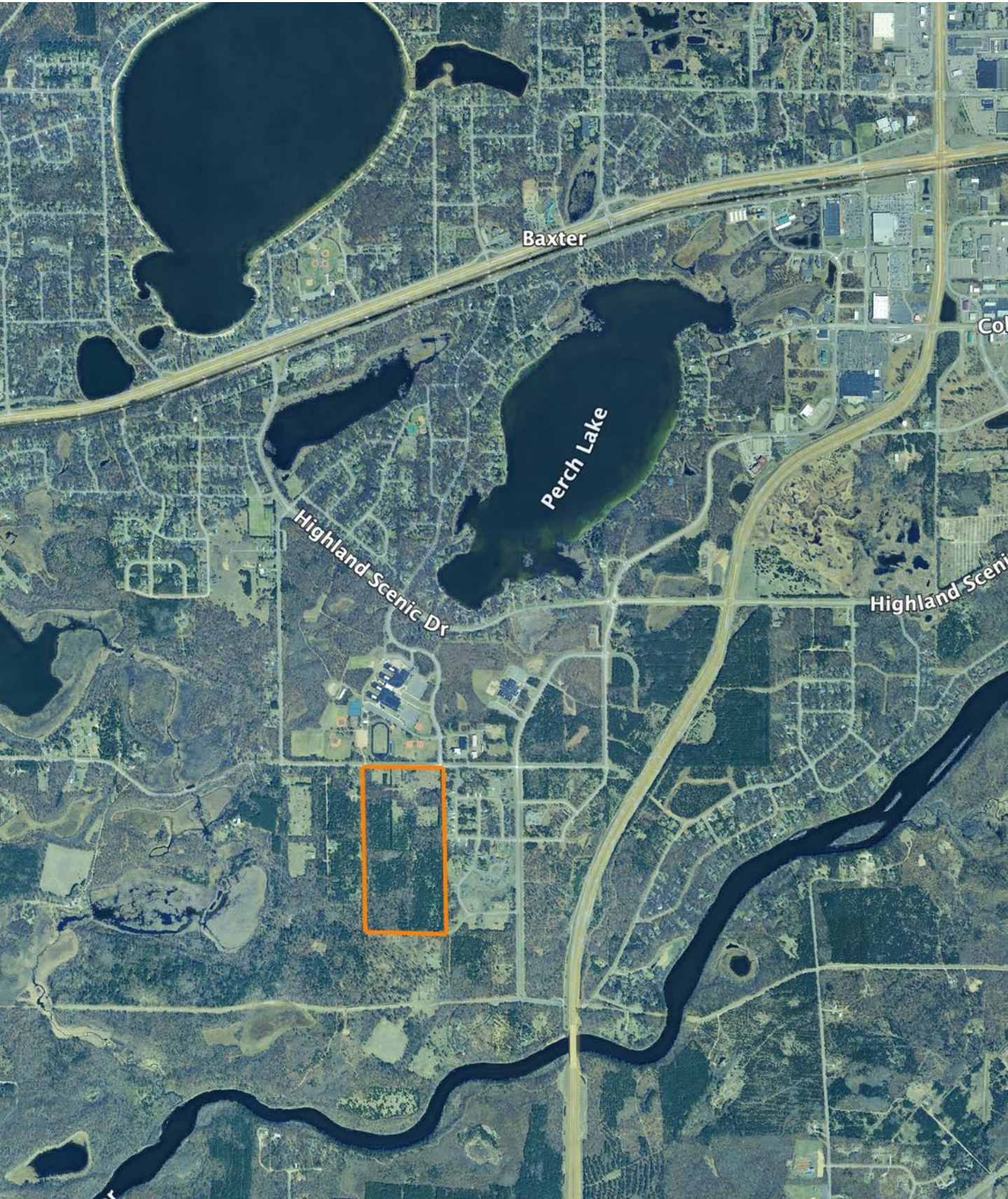
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 10  
Min: 1,201.0  
Max: 1,208.1  
Range: 7.1  
Average: 1,205.5  
Standard Deviation: 1.61 ft



24-133N-29W  
Crow Wing County  
Minnesota  
Boundary Center: 46° 19' 17.66, -94° 16' 41.65

# OVERVIEW MAP



## AGENT CONTACT

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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](mailto:CPeplinski@MidwestLandGroup.com)



## MidwestLandGroup.com

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