

MIDWEST LAND GROUP PRESENTS

78.8 ACRES IN

CROW WING COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RURAL LIFE AND EPIC URBAN BOWHUNTING OPPORTUNITIES COLLIDE

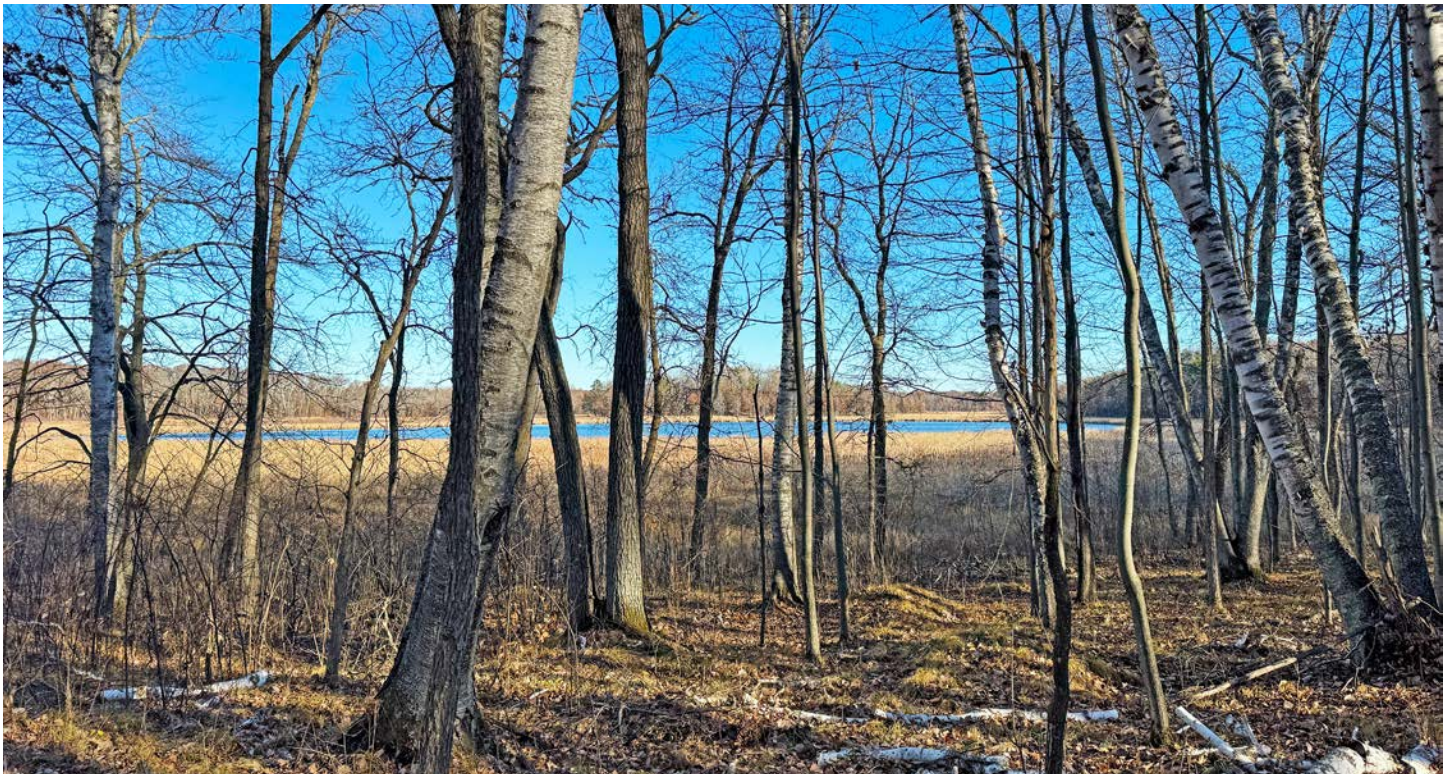
Matched with attractive investment potential nestled within mere minutes of the famed—and booming—Brainerd/Baxter urban districts, an ultra-rare prospect to own and manage a dream piece of Central Minnesota dirt is now presenting itself. The combination of multiple gorgeous build sites, big deer, would-be food plots, and more, offers something of high value to everyone.

Beaver Dam Road provides a unique thoroughfare from the northern communities in the Brainerd Lakes Area, including Merrifield, Nisswa, and Pequot Lake, and especially as the main artery connecting Baxter and Brainerd proper. The route offers simple connections to essential amenities and a comprehensive list of utilities. Whether you're building a dream home within easy

reach of local conveniences or married to a true country feel, this place has it all.

The Brainerd metro offers access to world-class fishing on well over 400 lakes within an hour's drive, countless restaurants, convenient retailers, and local amenities—plus true trophy-class Midwestern whitetails and wild turkeys cruising the local hardwoods.

This nearly 80-acre piece of big-buck heaven awaits—a true northern sportsman's paradise. The property presents ultra-attractive multi-purpose build sites, an investment opportunity, and Minnesota living at its finest. Act now, this one won't last long!



PROPERTY FEATURES

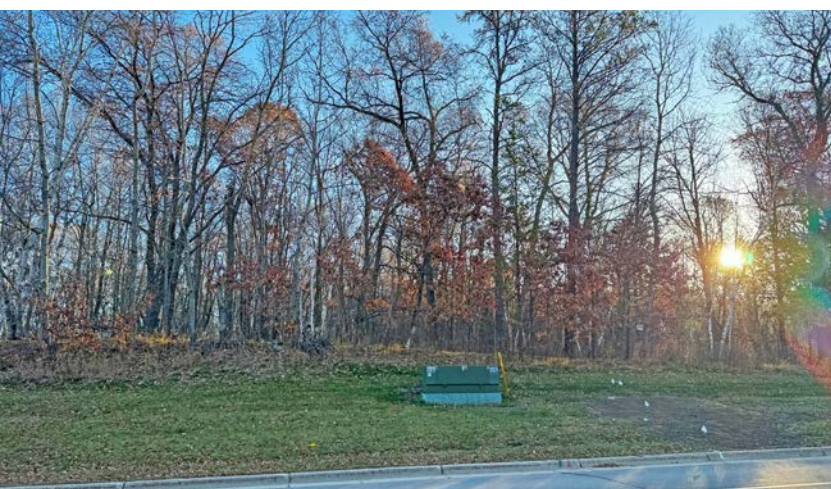
PRICE: **\$499,999** | COUNTY: **CROW WING** | STATE: **MINNESOTA** | ACRES: **78.8**

- Various scenic dream-home build sites
- 78.8 +/- acres of breathtaking urban Central Minnesota hardwood timber
- Just shy of 600 feet of road frontage along Beaver Dam Road
- Utilities are ready for full connection
- Brainerd School District
- 1/2 mile from renowned 115-mile Paul Bunyan Trail
- Easy access to Gilbert Lake
- Rolling hardwood hills and valleys dropping into the Gilbert Lake drainage
- Multiple, ready-to-prep food-plot locations
- Rural privacy with full urban conveniences
- 400+ lakes within an hour
- Adjacent unbuildable lowland/swamp



VARIOUS SCENIC DREAM-HOME BUILD SITES

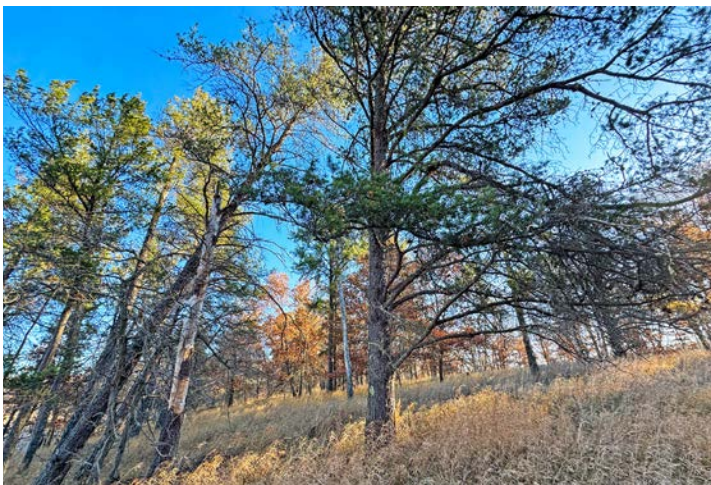
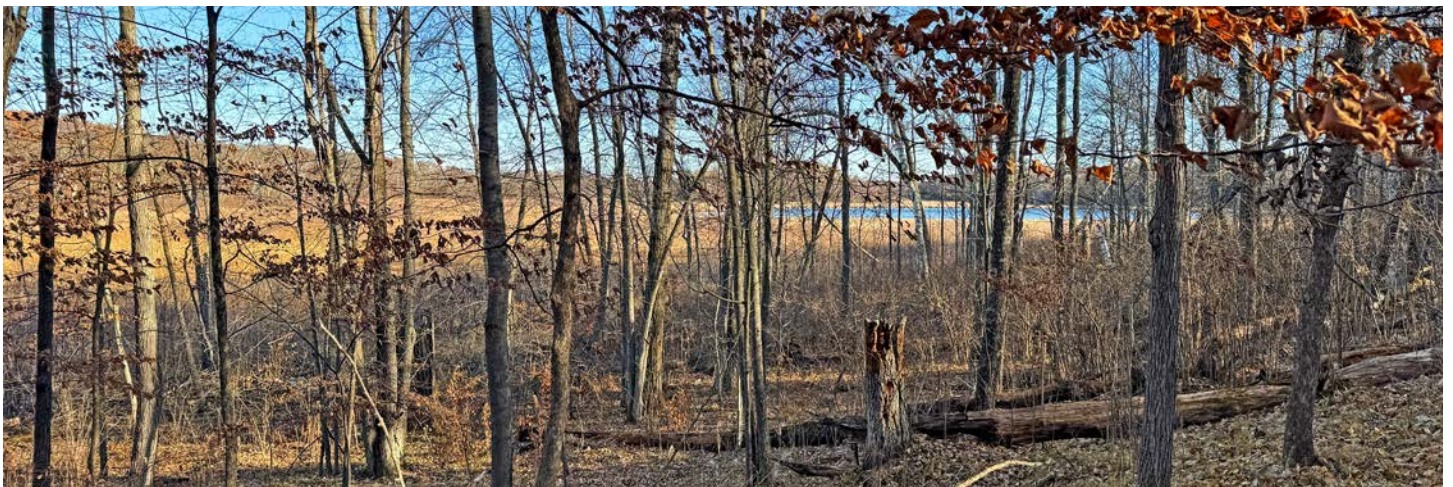
Whether you're building a dream home within easy reach of local conveniences or married to a true country feel, this place has it all.



ROAD FRONTAGE



ROLLING HARDWOOD HILLS AND VALLEYS



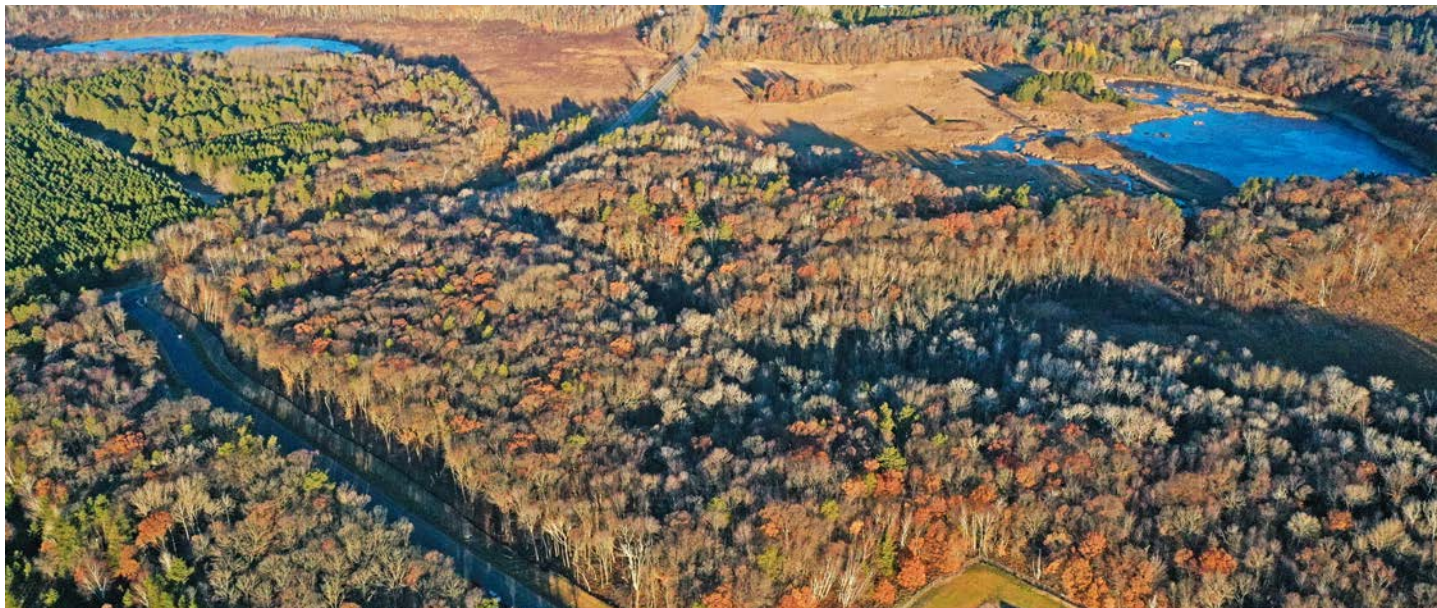
400+ LAKES WITHIN AN HOUR

The Brainerd metro offers access to world-class fishing on well over 400 lakes within an hour's drive, countless restaurants, convenient retailers, and local amenities.



HUNTING OPPORTUNITIES

This nearly 80-acre piece of big-buck heaven awaits—a true northern sportsman's paradise.



AERIAL MAP



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Maps Provided By:



surety[®]
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 46° 22' 42.78, -94° 12' 46.72

33-134N-28W
Crow Wing County
Minnesota



11/8/2025

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

TOPOGRAPHY MAP



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

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,175.5
Max: 1,217.0
Range: 41.5
Average: 1,192.8
Standard Deviation: 12.76 ft

0ft 463ft 926ft

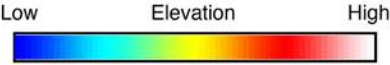
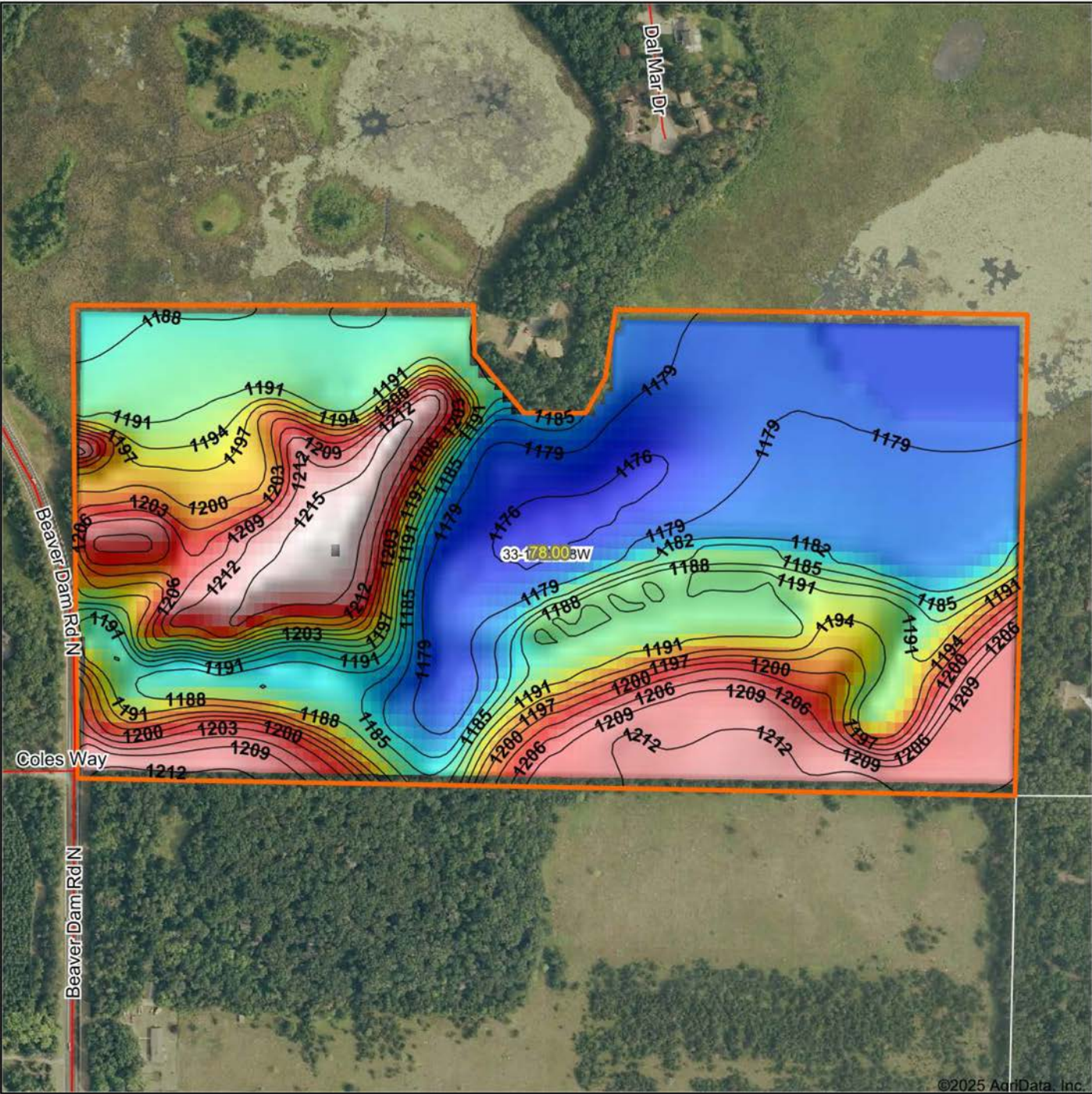


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HILLSHADE MAP



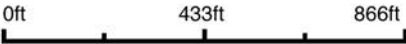
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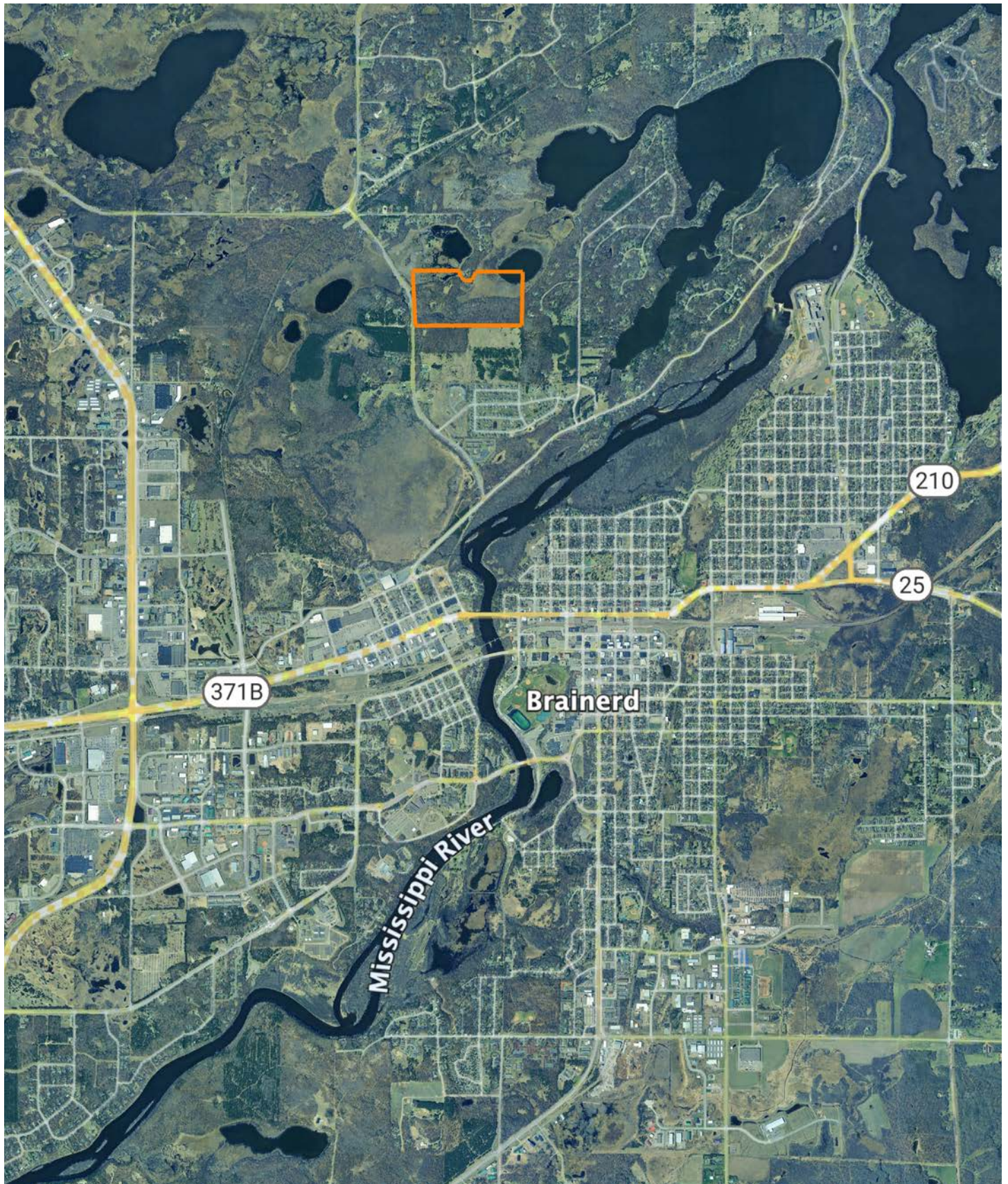


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OVERVIEW MAP



AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



THOMAS ALLEN, LAND AGENT
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MidwestLandGroup.com

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