

MIDWEST LAND GROUP PRESENTS

50.2 ACRES IN

ITASCA COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING & EXCLUSIVE NORTHERN MINNESOTA LAKESHORE PROPERTY WITH DREAM BUILD POTENTIAL

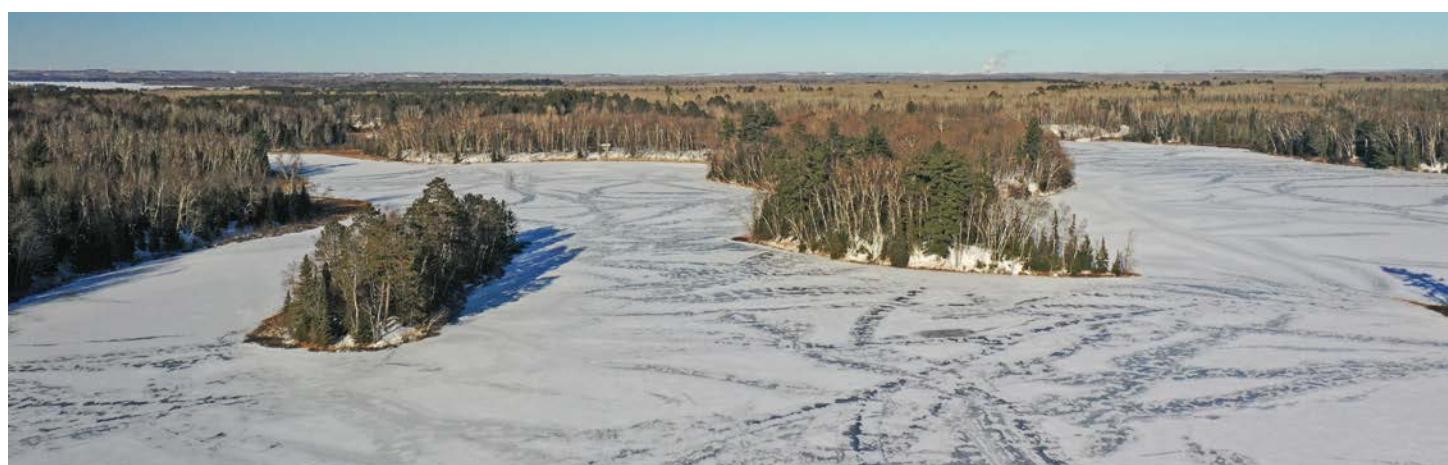
Comfortably nestled between Grand Rapids and Hibbing, Minnesota, right in the middle of the legendary Iron Range, the Itasca 50.2 offers more than just a dream-home build site. The property is a fully exclusive peninsula on the 328-acre Hart Lake, just south of Pengilly, Minnesota. The visionary builder will find countless spectacular build locations to establish a dream lake house overlooking the gorgeous Hart Lake.

The property features two established and fully manicured campsites, with room for full-size campers or wheelhouses, two docks and room to grow—turn-key ready to enjoy. The existing camper can be left if desired. There is also a small cabin offering a comfortable overlook into a scenic Hart Lake bay, with full privacy in nearly every direction.

With utilities available at the road, a 1/4-mile easement

provides access to quality high-ground prime for dream lake-home development. The easement road is fully established, offering a firm foundation for gravel or eventual asphalt paving. The vast majority of the peninsula has been intensely managed to keep the understory at bay, allowing a wooded, golf-course-like feel. It's ready to build!

The 50-acre peninsula, shaded by a number of towering and majestic white pines, is less than a mile from the Hart Lake public boat launch, and adjacent to thousands and thousands of acres of state land offering tremendous hunting opportunities. Whitetail deer, wild turkeys, grouse, black bears, and more are immediately available only expanding the outdoor lifestyle and desirability of this amazing location. This property offers the very best views available in Itasca County—don't miss out on this incredible opportunity!



PROPERTY FEATURES

COUNTY: **ITASCA** | STATE: **MINNESOTA** | ACRES: **50.2**

- 50.2 +/- acres
- Over 4,200 feet of lakeshore frontage on Hart Lake
- 2 established and manicured campsites
- Number of glorious lake-home build sites
- 2 docks
- Established trails throughout
- Immediate access to thousands of acres of prime state land
- Utilities available at North Hart Lake Road
- 1/4-mile legally established and permanent easement/road
- Deer, turkey, and grouse hunting available
- Hart Lake offers abundant crappies, largemouth bass, walleye, and northern pike fishing
- 6 miles south of Pengilly
- 22 miles west of Hibbing
- 24 miles east of Grand Rapids



50.2 +/- ACRES



OVER 4,200 FEET OF LAKESHORE FRONTAGE



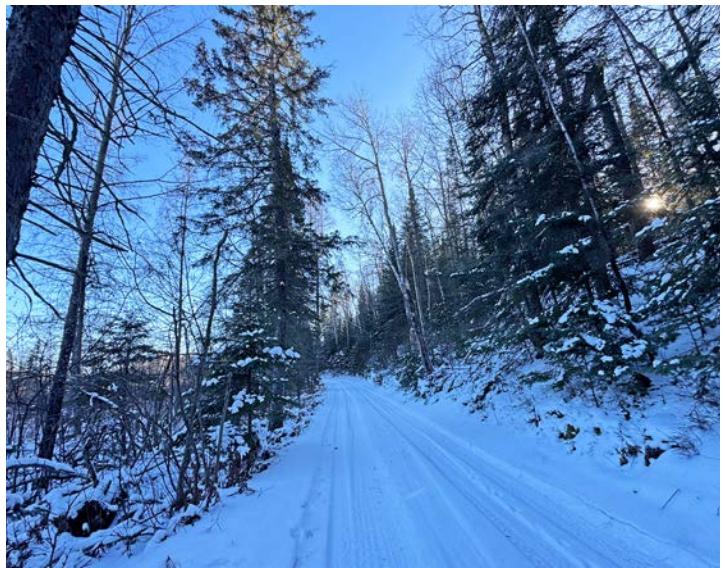
ACCESS TO ACRES OF PRIME STATE LAND



GLORIOUS LAKE-HOME BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 47° 15' 38", -93° 8' 34.75"

0ft 383ft 767ft

9-55N-22W
Itasca County
Minnesota



11/28/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

0ft 396ft 793ft

Interval(ft): 3.0

Min: 1,341.6

Max: 1,374.0

Range: 32.4

Average: 1,347.1

Standard Deviation: 8.66 ft

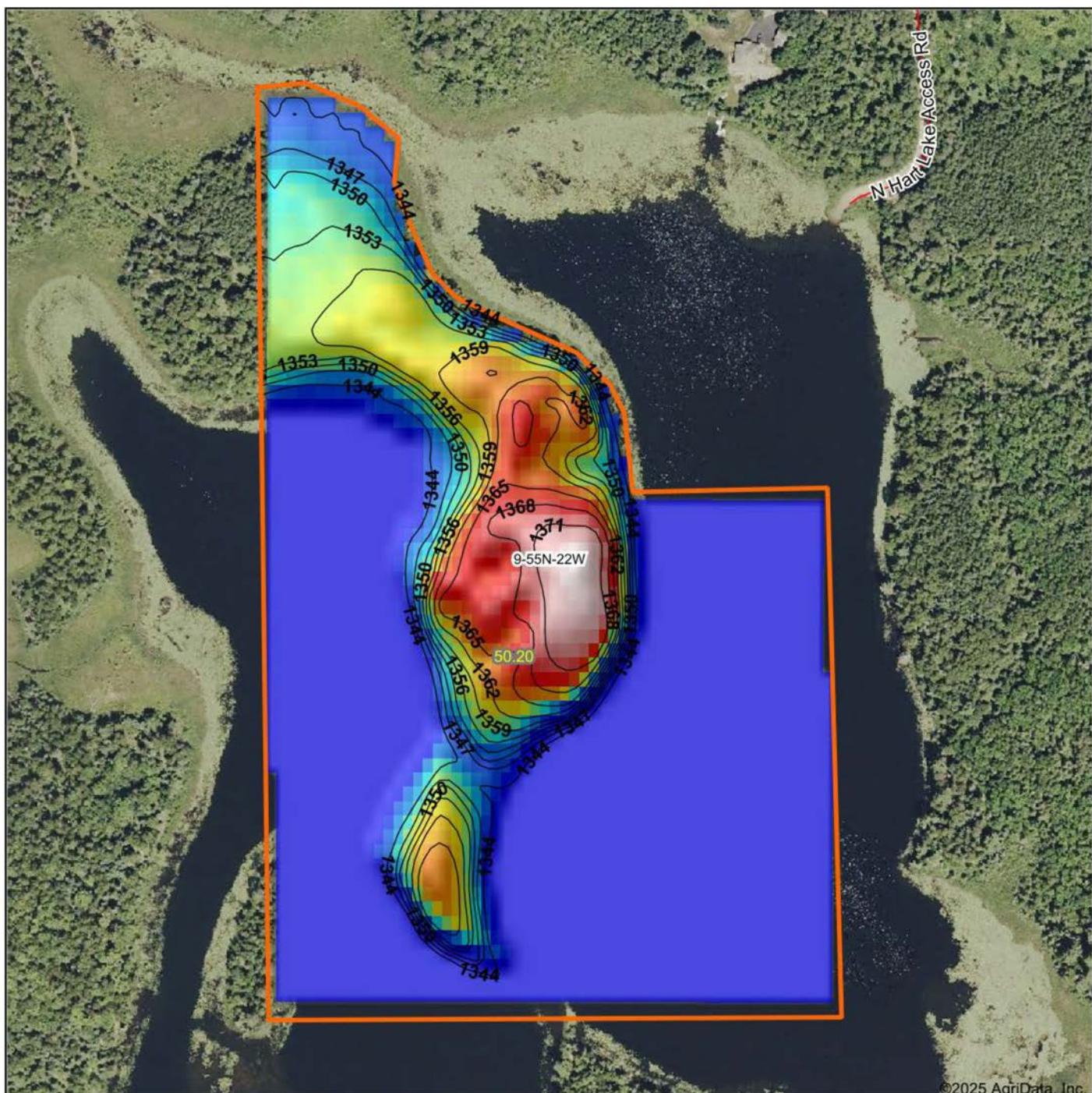
11/28/2025

Boundary Center: 47° 15' 38", -93° 8' 34.75"



9-55N-22W
Itasca County
Minnesota

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 366ft 732ft

Interval(ft): 3

Min: 1,341.6

Max: 1,374.0

Range: 32.4

Average: 1,347.1

11/28/2025



9-55N-22W
Itasca County
Minnesota

Boundary Center: 47° 15' 38", -93° 8' 34.75"



Maps Provided By:

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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 **218.656.0061**

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