

MIDWEST LAND GROUP PRESENTS

40 ACRES

ITASCA COUNTY, MN

13398 HART LAKE ROAD, GOODLAND, MINNESOTA, 55742



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEST OF BOTH WORLDS IN ITASCA COUNTY - LAKE FRONT AND ENDLESS HUNTING OPPORTUNITIES

Strategically positioned along the breathtaking shores of Hart Lake in renowned Itasca County, these 40 acres are so much more than what meets the eye. A fully modernized cabin is located mere feet from a gorgeous shoreline offering ample access to some of the finest and overlooked fishing in the county, not to mention less than 100 yards from a public boat launch. This Minnesota lake-country retreat comes with 40 acres of lush and diverse hunting land that shares three edges with nearly 17,000 acres of public access property.

The cabin offers a complete kitchen, accessory-laden living room—with room for deer and fish mounts—two full bedrooms (4 beds) and one complete bathroom, comforted with central air, fully plumbed and well-supported infrastructure. The living quarters are complemented by a spacious deck overlooking an

extended L-shaped dock and boat lift—perfect for cool summer evenings, grilling steaks and veggies. The yard offers firewood, a fire pit, and storage within the included container for kayaks, paddleboards, cabin accessories, and more.

Located 8 miles south of Pengilly, 26 miles southwest of Hibbing, and 26 miles east of Grand Rapids, there are plenty of amenities, restaurants, and top-shelf meat raffles within easy access. The gated property is covered in deer tracks and countless beds. The inspired and creative whitetail hunter will find plenty of opportunity for customization and property development, and the bear hunting is considered world-class. If trail-riding with ATVs, UTVs, and snowmobiles is your game, the opportunities are seriously endless.



PROPERTY FEATURES

COUNTY: **ITASCA** | STATE: **MINNESOTA** | ACRES: **40**

- 40 acres bordered on three sides by over 17,000 acres of public land
- 100 yards of shoreline on Hart Lake
- Modern dock and boat lift included
- Gated access to cabin and hunting land
- Fishing and hunting opportunities in one location
- Fully furnished cabin
- Full utilities and amenities are completely hooked up and functional
- Established trails
- Convenient storage container
- Public-maintained roads
- Impressive deer, bear, turkey, and grouse hunting opportunities
- Abundant crappie, largemouth bass, panfish, and walleye fishing

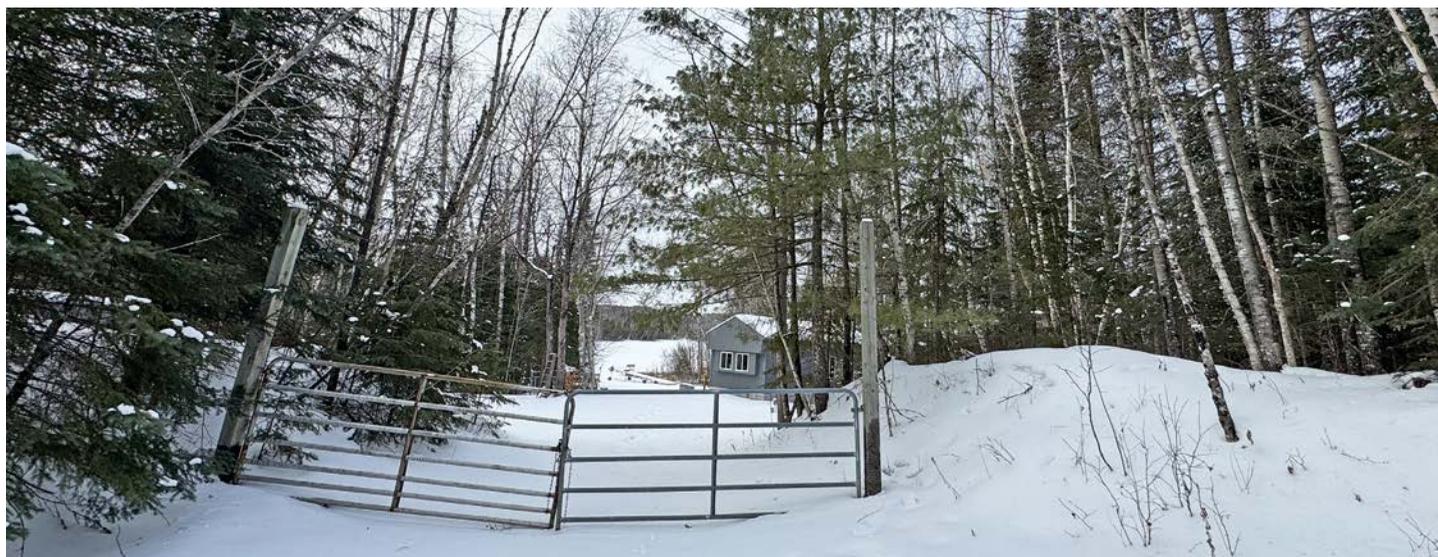


BORDERS 17,000 ACRES OF PUBLIC LAND

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GATED ACCESS



100 YARDS OF SHORELINE ON HART LAKE



FULLY FURNISHED CABIN

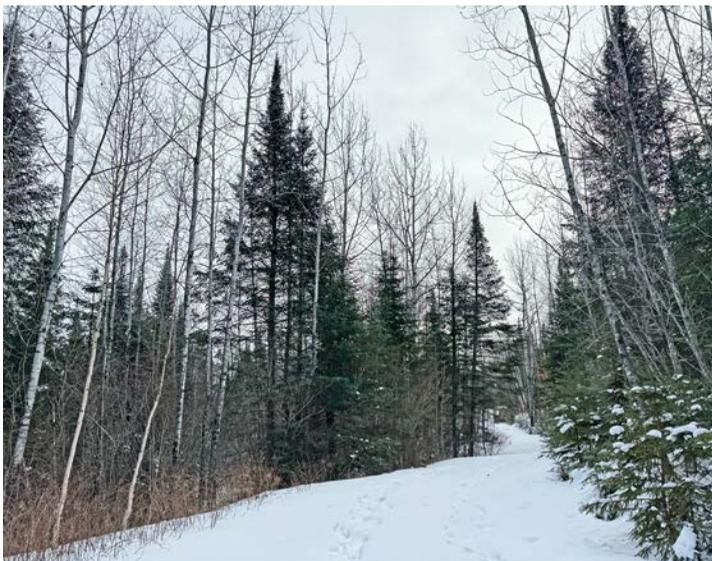


MODERN DOCK AND BOAT LIFT

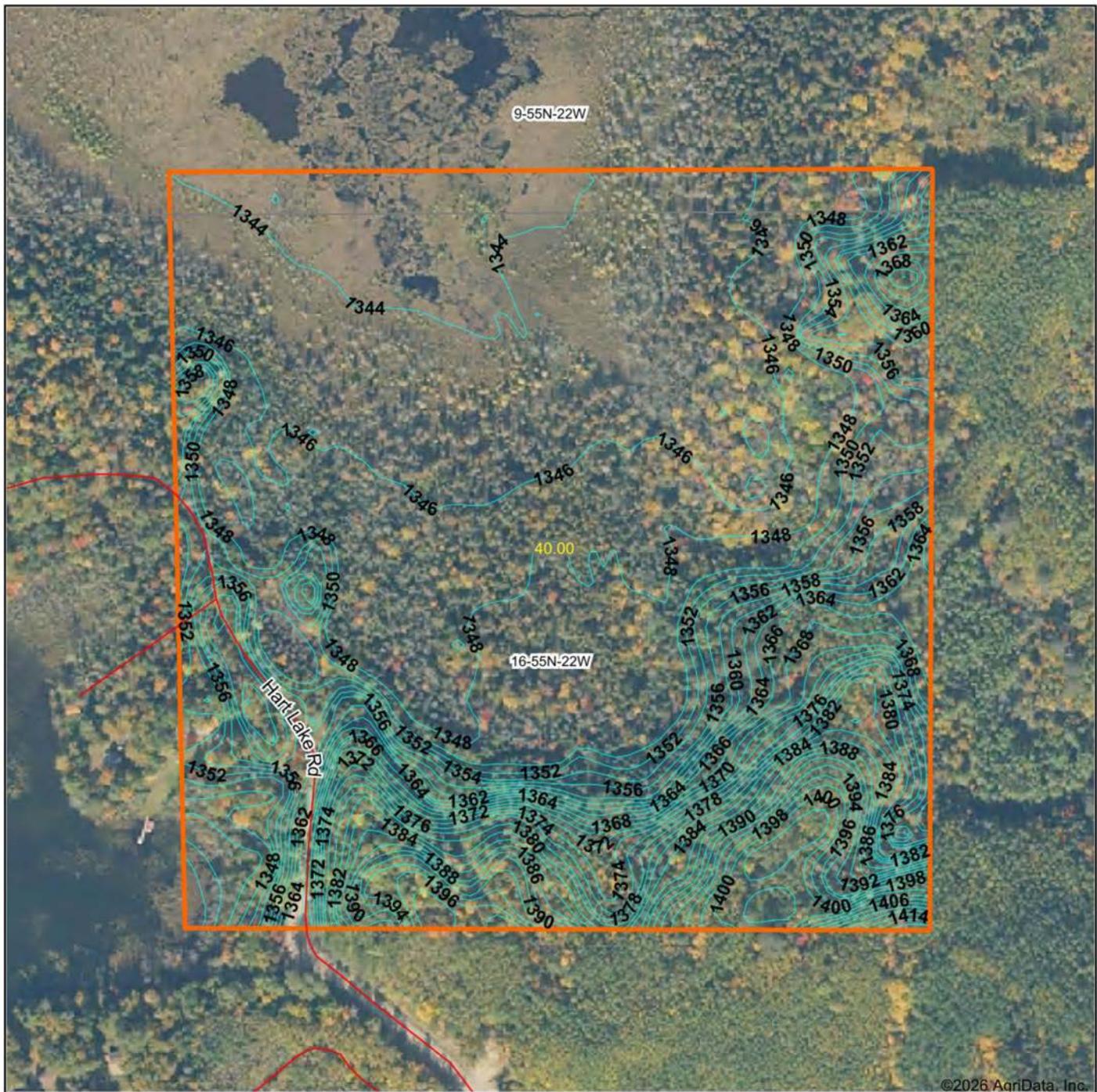
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ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 1,341.9

Max: 1,414.5

Range: 72.6

Average: 1,356.4

Standard Deviation: 16.04 ft

0ft 271ft 543ft



1/1/2026

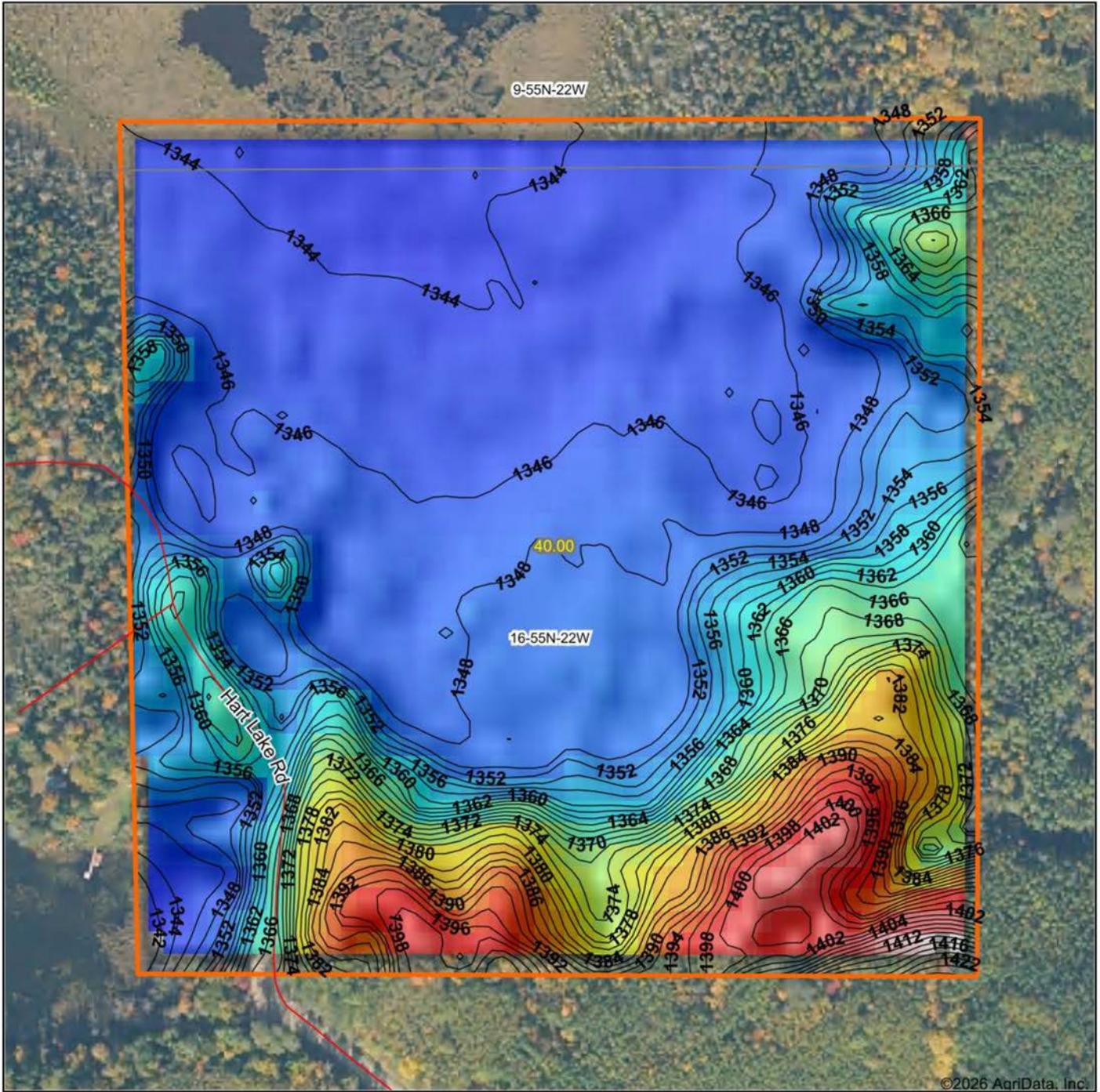
16-55N-22W

Itasca County

Minnesota

Boundary Center: 47° 15' 7.79, -93° 8' 14.85

HILLSHADE MAP



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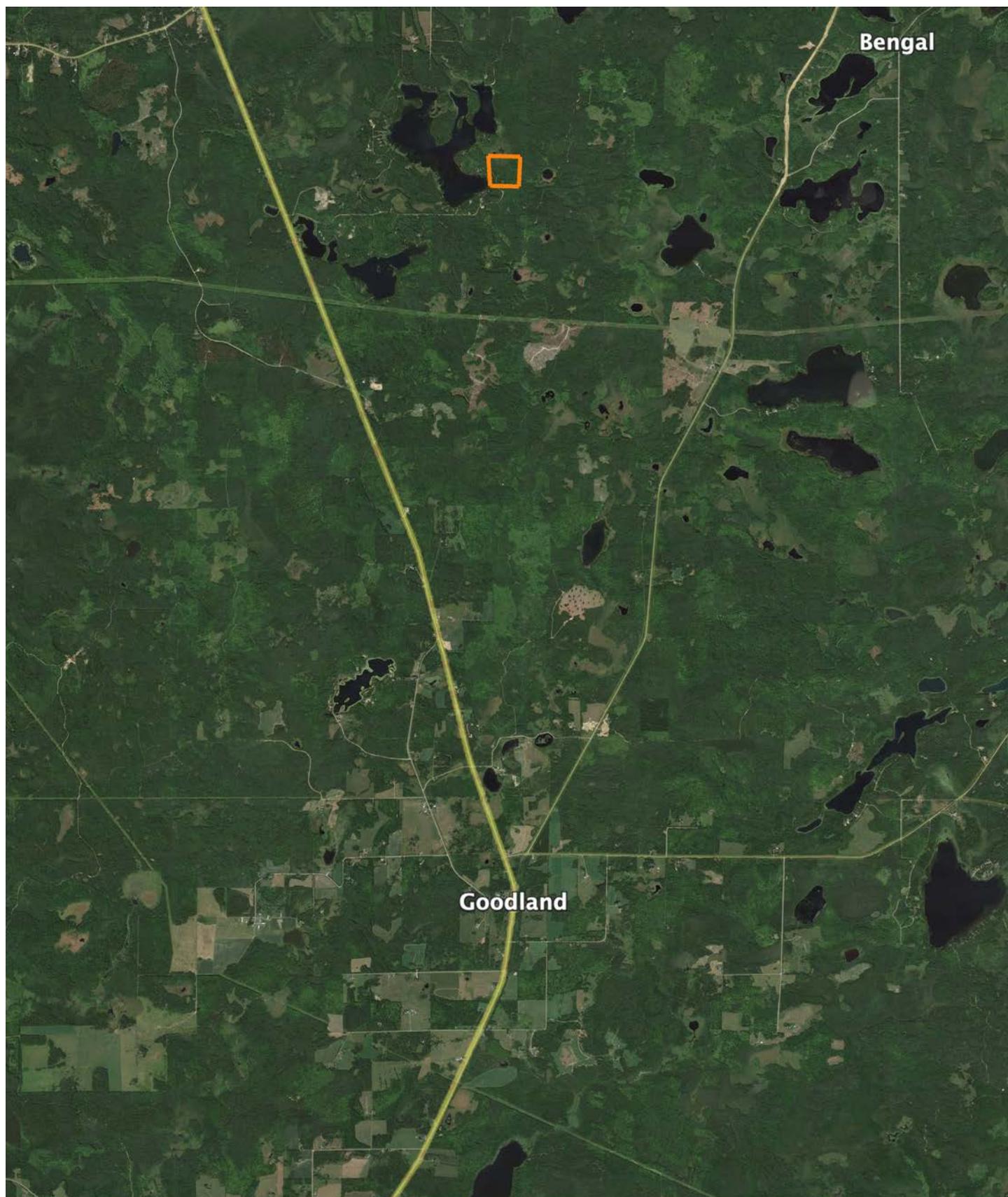


CUSTOMIZED ONLINE MAPPING

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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.



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