

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

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# DOUGLAS COUNTY MINNESOTA



**SUNNY ACRES ROAD NE, NELSON, MN 56355**

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BUILD, PLAY, ESCAPE: 40 +/- ACRES IN ALEXANDRIA LAKES AREA

Located on a secluded dead-end road in the highly desirable Alexandria Lakes Area, this 40 +/- acre property offers privacy, peace, and an exceptional opportunity to own quality recreational land. The setting offers quiet and seclusion that buyers are looking for, while still being conveniently located near the area's renowned lakes, outdoor amenities, and Alexandria's conveniences.

This property shines as a premier hunting tract, offering excellent opportunities for deer, pheasant, and waterfowl hunting, as well as turkeys in the surrounding area. The land features strong habitat, cover, and manmade ponds with a proven track record for wildlife use. Portions

of the property are enrolled in CRP, providing annual income through 2030 while enhancing wildlife habitat and recreational value, making this an ideal blend of enjoyment and return.

A prime building site allows you to create your dream home, cabin, or hunting retreat with room to roam in every direction. Whether you're looking for a private getaway, a build site with acreage, or a property that combines prime recreation with income, this 40 +/- acre tract delivers outstanding versatility in a premier Lakes Area location.



# PROPERTY FEATURES

COUNTY: **DOUGLAS**

STATE: **MINNESOTA**

ACRES: **40**

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- Located just northeast of Alexandria on a secluded dead-end road
- Excellent deer, pheasant, and waterfowl hunting
- Strong wildlife habitat with proven recreational use
- Custom-built manmade ponds
- Prime build site for a home, cabin, or hunting retreat
- About 12 +/- acres are enrolled in CRP through 2030
- Ideal blend of recreation and investment potential
- Quiet, private setting with room to roam
- 15 minutes northeast of Alexandria, Minnesota
- 15 minutes northwest of Osakis, Minnesota



# BUILD SITE POTENTIAL

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A prime building site allows you to create your dream home, cabin, or hunting retreat with room to roam in every direction.



## STRONG WILDLIFE HABITAT

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12 +/- ACRES ENROLLED IN CRP

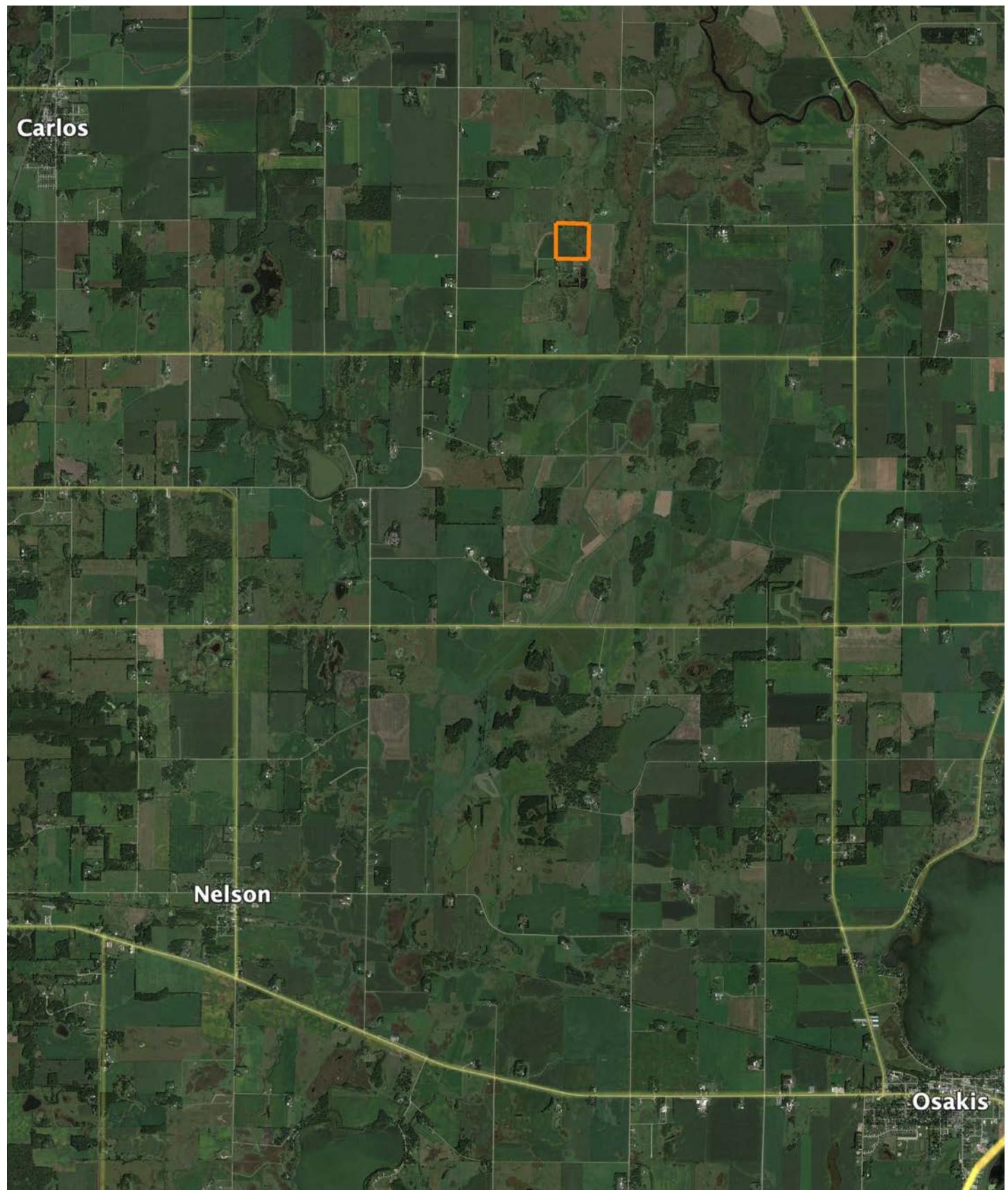
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# AERIAL MAP



# 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**  
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## MidwestLandGroup.com

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