

MIDWEST LAND GROUP PRESENTS

38 ACRES IN

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# CARVER COUNTY MINNESOTA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# INCREDIBLE OPPORTUNITY ON THE WEST EDGE OF THE METRO

Located 1.5 miles south of Mayer, Minnesota, and on the west edge of the Twin Cities area, sits this stunning 38 +/- acre property with endless possibilities. With building eligibility and multiple potential sites, this property is the perfect spot to build your dream home. Conveniently located off of Highway 25, you can choose how far off the road you'd like to be. This ground offers a great mix of tillable ground, wetland, and woods. To the north of the property is a marsh and an isolated lake offering tremendous privacy.

To the west of the build sites is the crown jewel of the property, over 2,200 feet of shoreline on beautiful

Berliner Lake. At 71 acres and with only a few properties bordering it, the opportunities for private paddling, enjoying nature, and hunting all manner of waterfowl are incredible. There is a staggering number of birds that call this lake and area home, including Trumpeter swans, sandhill cranes, and other shorebirds. The property offers great opportunities for deer, turkey, and pheasant hunting as well.

Just minutes from Waconia, less than a half hour to I-494, and less than an hour to MSP airport, this location allows for an easy commute and access to convenience without sacrificing that rural Carver County feel.



# PROPERTY FEATURES

COUNTY: **CARVER** | STATE: **MINNESOTA** | ACRES: **38**

- Ideal location
- Multiple potential build sites
- Tillable, woods, and wetland
- Mature walnut and oak
- 2,200+ feet of frontage on Berliner Lake
- Incredible wildlife watching
- Great hunting for deer, turkey, and waterfowl
- 1.5 miles to Mayer, MN
- 4 miles to Waconia, MN
- Waconia Schools



# MULTIPLE POTENTIAL BUILD SITES

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# 2,200+ FEET OF BERLINER LAKE FRONTAGE

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# TILLABLE

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# WOODS

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# WETLAND

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Map Center: 44° 51' 40.85, -93° 53' 36.63

0ft 430ft 860ft



Maps Provided By:



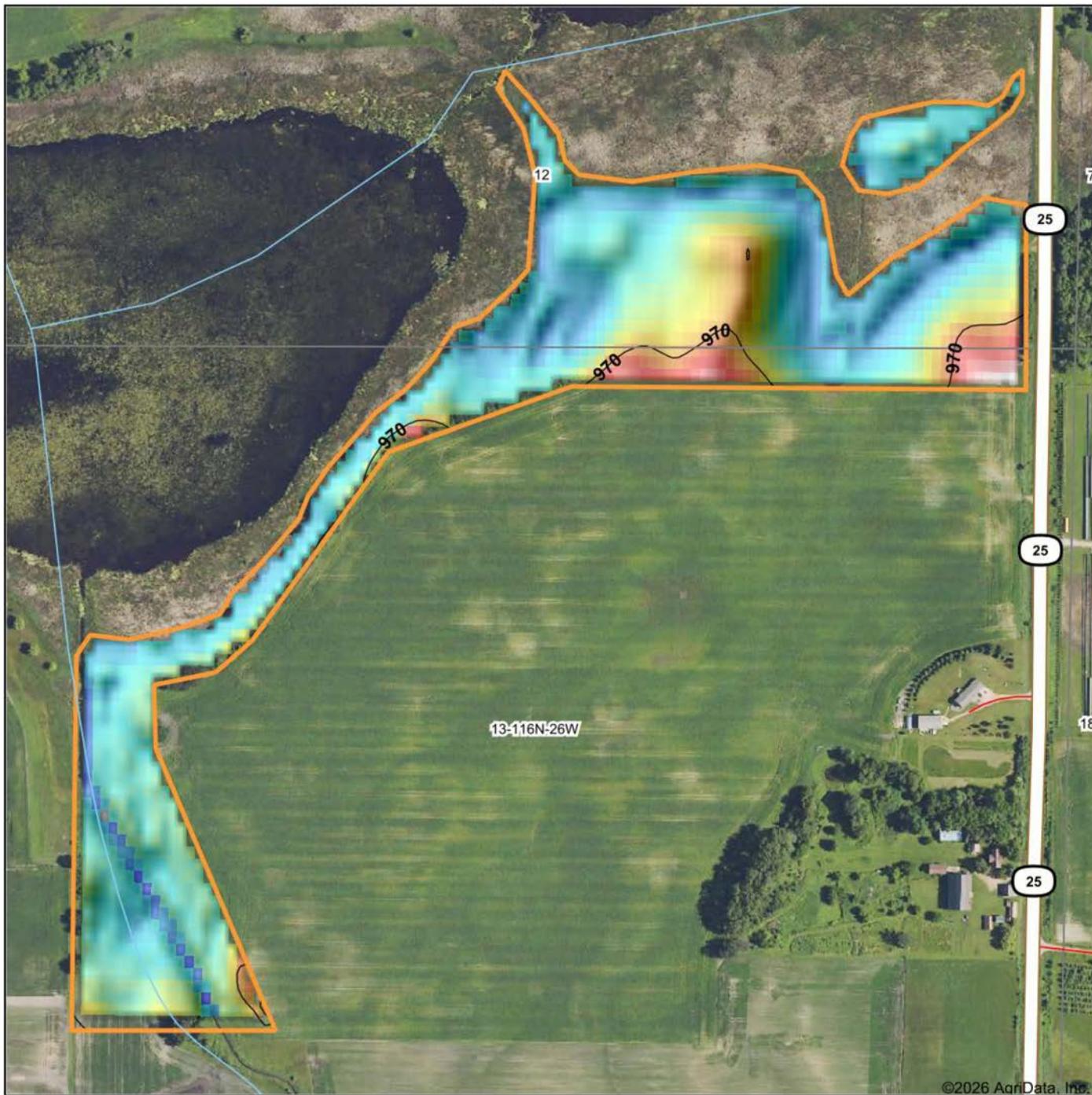
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**13-116N-26W**  
**Carver County**  
**Minnesota**



3/10/2026

# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 960.6

Max: 975.7

Range: 15.1

Average: 965.4

Standard Deviation: 2.36 ft

0ft 433ft 866ft

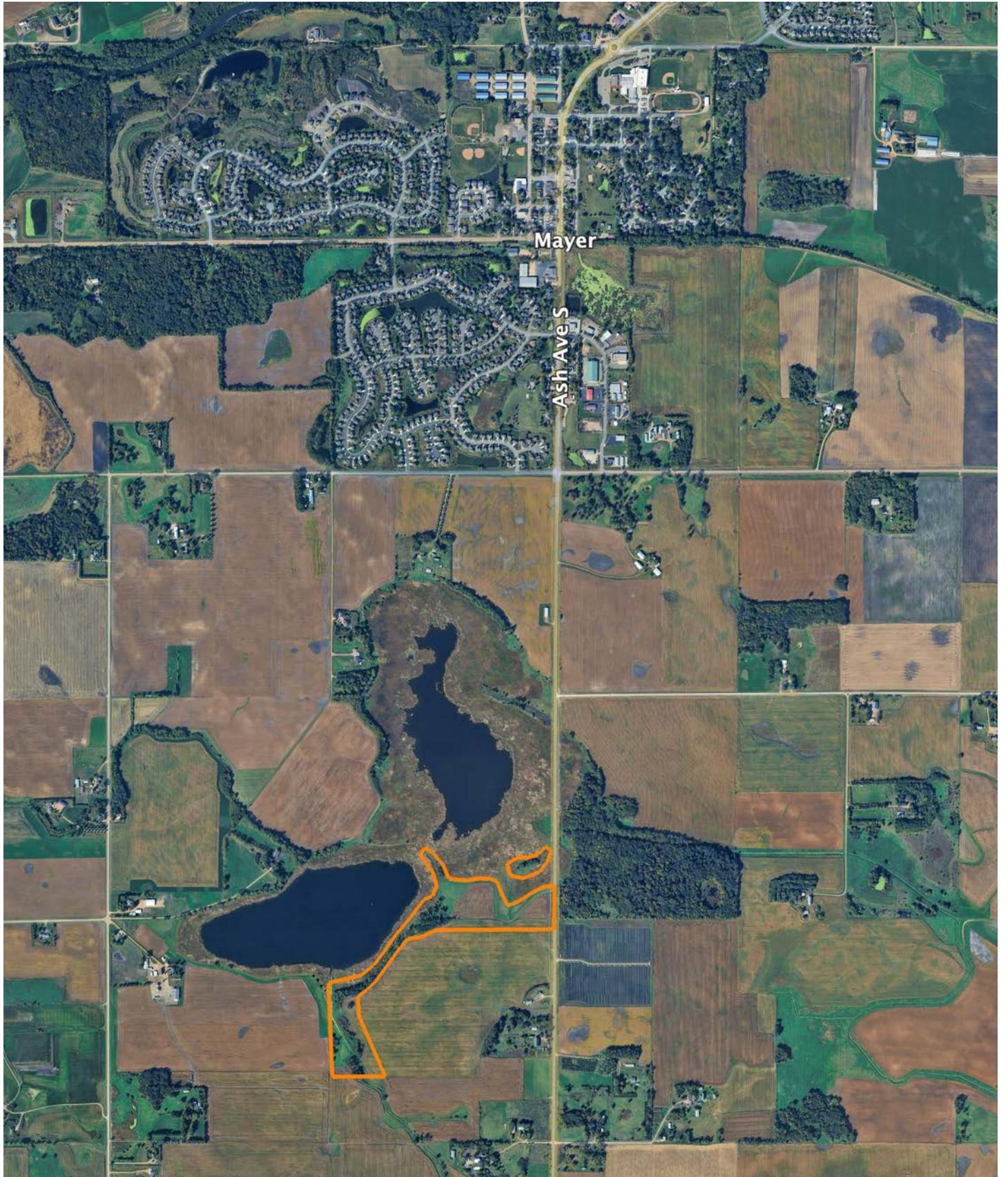


3/10/2026

**13-116N-26W**  
**Carver County**  
**Minnesota**

Boundary Center: 44° 51' 40.85, -93° 53' 36.63

# OVERVIEW MAP



# AGENT CONTACT

Dan Mozdren understands the gratification that comes from hard work and dirty hands. Although he was born in St. Charles, IL, Dan grew up working on a large cattle ranch in Oklahoma. He graduated from Dewey High School in Dewey, OK, and Pittsburg State University in Pittsburg, KS.

Having worked in sales for several years in a variety of industries with proven success, this driven agent has realized his dream of working in an industry that he's passionate about. At Midwest Land Group, Dan appreciates that he can connect with people who share the same love for the outdoors, as well as develop long-term relationships while helping them achieve their property goals. An influential and bilingual communicator, this self-starter brings first-hand knowledge of, and passion for, the outdoors to each and every transaction, whether buying or selling, standing by his relentless commitment to serve others.

When he's not working, you can usually find Dan in the woods or on the water, whether that be deer hunting, or fishing for bass, pike, and muskie. He also enjoys the occasional golf game and spending time with his family. Dan lives in Jordan, MN, with his wife, Rachel and their two kids, Isaac and Ella. If you're in the market to buy or sell in Minnesota or Western Wisconsin, be sure to give Dan a call.



**DAN MOZDREN**, LAND AGENT  
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**MidwestLandGroup.com**

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