

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

SAINT LOUIS COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRISTINE NORTHERN MINNESOTA HUNTING PROPERTY WITH ENDLESS POTENTIAL AND ANNUAL INCOME

Don't miss this rare chance to own an exclusive slice of Northwoods heaven, offering opportunities at both ruffed and spruce grouse, whitetails, and black bears—increasing populations of moose also live here. The 160-acre property features an impressive array of mature timber, exceptional wildlife habitat, and annual income thanks to a 50-year Sustainable Forest Initiative Act (SFIA) contract that earns over \$3,300 in 2026. The active woodland management plan was specifically written for this property, and allows for annual selective timber harvest to create strategic trail systems, habitat improvement, and more.

Three specific acres were left out of the SFIA program to accommodate a future off-grid hunting cabin build site, which also happens to be located along the property's peak. Speaking of terrain, there is an 80-foot drop in elevation beginning at the northern section of the property, and easily drops into low land located near

the southern reaches of the 160 acres. The southeastern half of the property borders over 240 acres of state forest land that also provides access to the Vermilion River, which flows north out of Lake Vermilion into Crane Lake on the Canadian border. There are over 1,100 acres of state land to the south, and a 40-acre parcel of Conservation Fund land to the east, only adding to huntable acres.

Accessible through a legally established 564-foot easement off of Crane Lake Road, the 160 acres are split between three parcels—an 80 to the south topped off by two 40s stacked to the north. Undeniably, there's something spiritual about the Northwoods. Perhaps it's the unknown, or the true potential for amazing wildlife encounters with mature whitetails or the stunning spruce grouse. Take advantage of this gorgeous opportunity, it won't last very long.



PROPERTY FEATURES

COUNTY: **SAINT LOUIS** | STATE: **MINNESOTA** | ACRES: **160**

- 160 acres of timber consisting of aspen, white pine, black ash, black spruce and lowland brush
- Prime for trail establishment and habitat improvement
- Excellent ruffed and spruce grouse habitat
- Trophy-class whitetail potential
- Exceptional black bear hunting
- \$3,369 in 2026 income connected to a 50-year SFIA contract (expires 2074)
- Income potential through selective timber harvest
- per woodland management plan
- Off-grid hunting cabin build site
- Public land access along three property boundaries
- Vermilion River access
- 30 minutes north of Lake Vermilion's Head O Lakes public water access
- 7 miles south of Buyck, MN
- 24 miles east of Orr, MN
- 25 miles northeast of Cook, MN



ACRES OF TIMBER

The 160-acre property features an impressive array of mature timber, exceptional wildlife habitat, and annual income thanks to a 50-year Sustainable Forest Initiative Act (SFIA) contract that earns over \$3,300 in 2026.



OFF-GRID HUNTING CABIN BUILD SITE

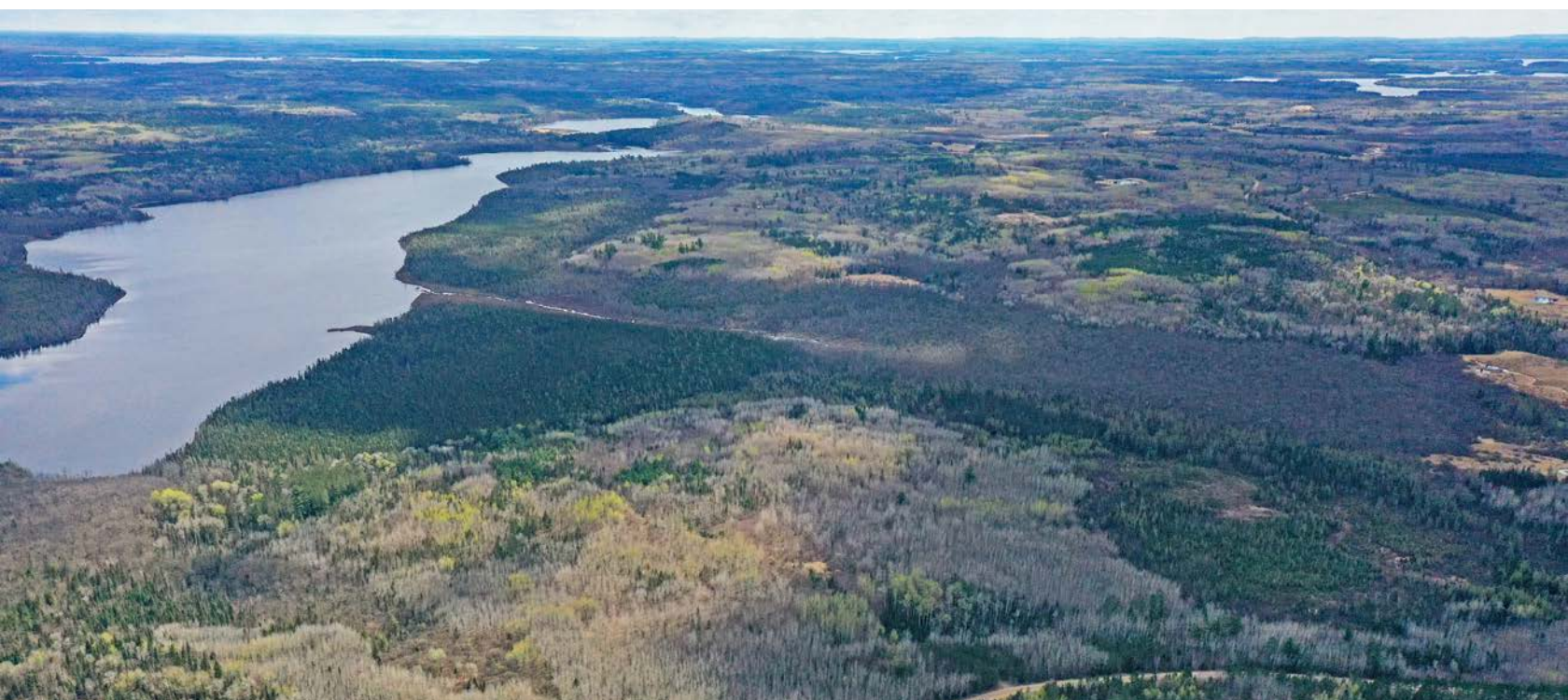


VERMILLION RIVER ACCESS



PUBLIC LAND ACCESS

The southeastern half of the property borders over 240 acres of state forest land that also provides access to the Vermilion River, which flows north out of Lake Vermilion into Crane Lake on the Canadian border. There are over 1,100 acres of state land to the south, and a 40-acre parcel of Conservation Fund land to the east, only adding to huntable acres.

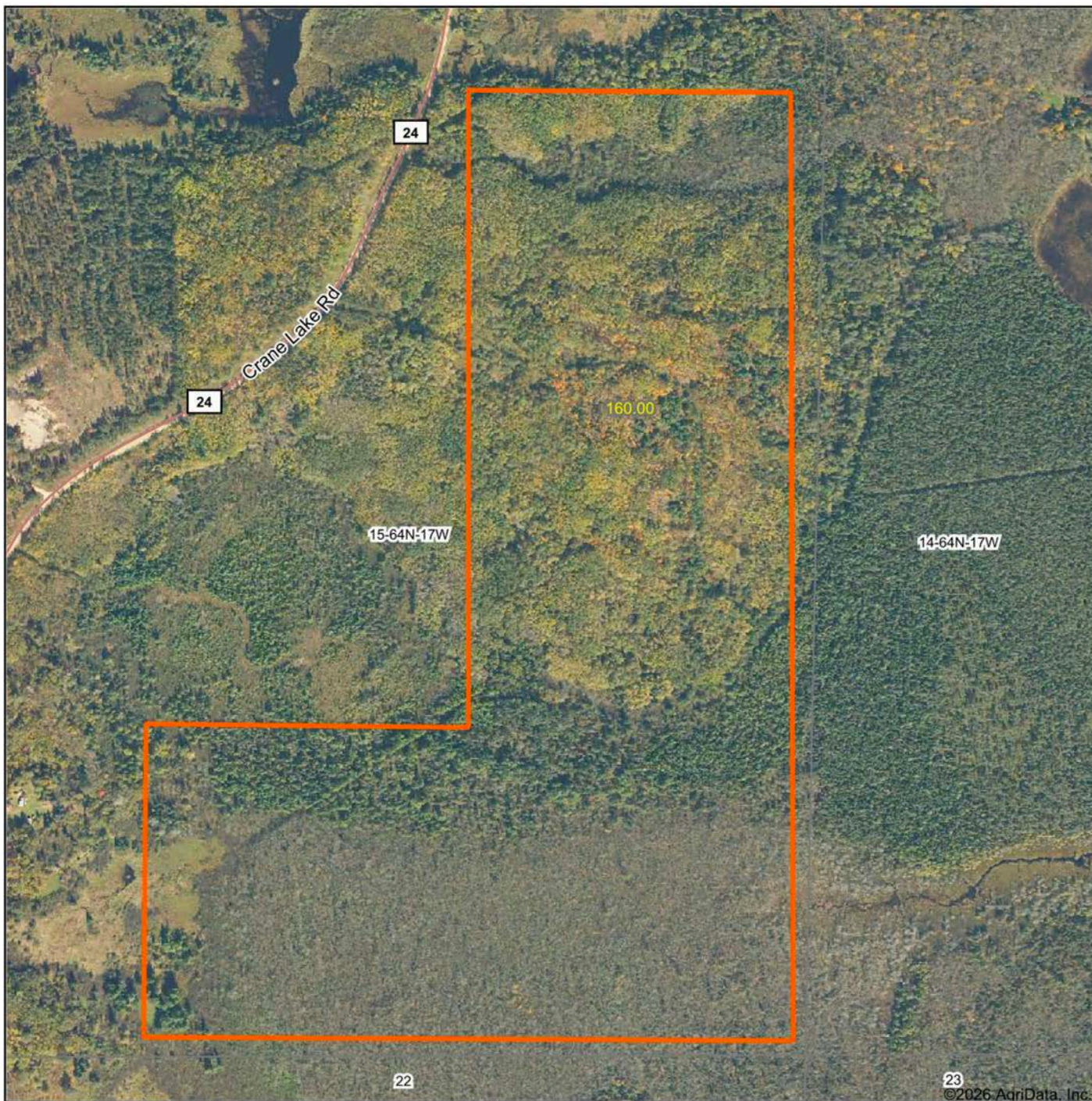


HUNTING OPPORTUNITIES

Don't miss this rare chance to own an exclusive slice of Northwoods heaven, offering opportunities at both ruffed and spruce grouse, whitetails, and black bears—increasing populations of moose also live here.



AERIAL MAP



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Boundary Center: 48° 1' 29.99, -92° 29' 14.66



Maps Provided By:



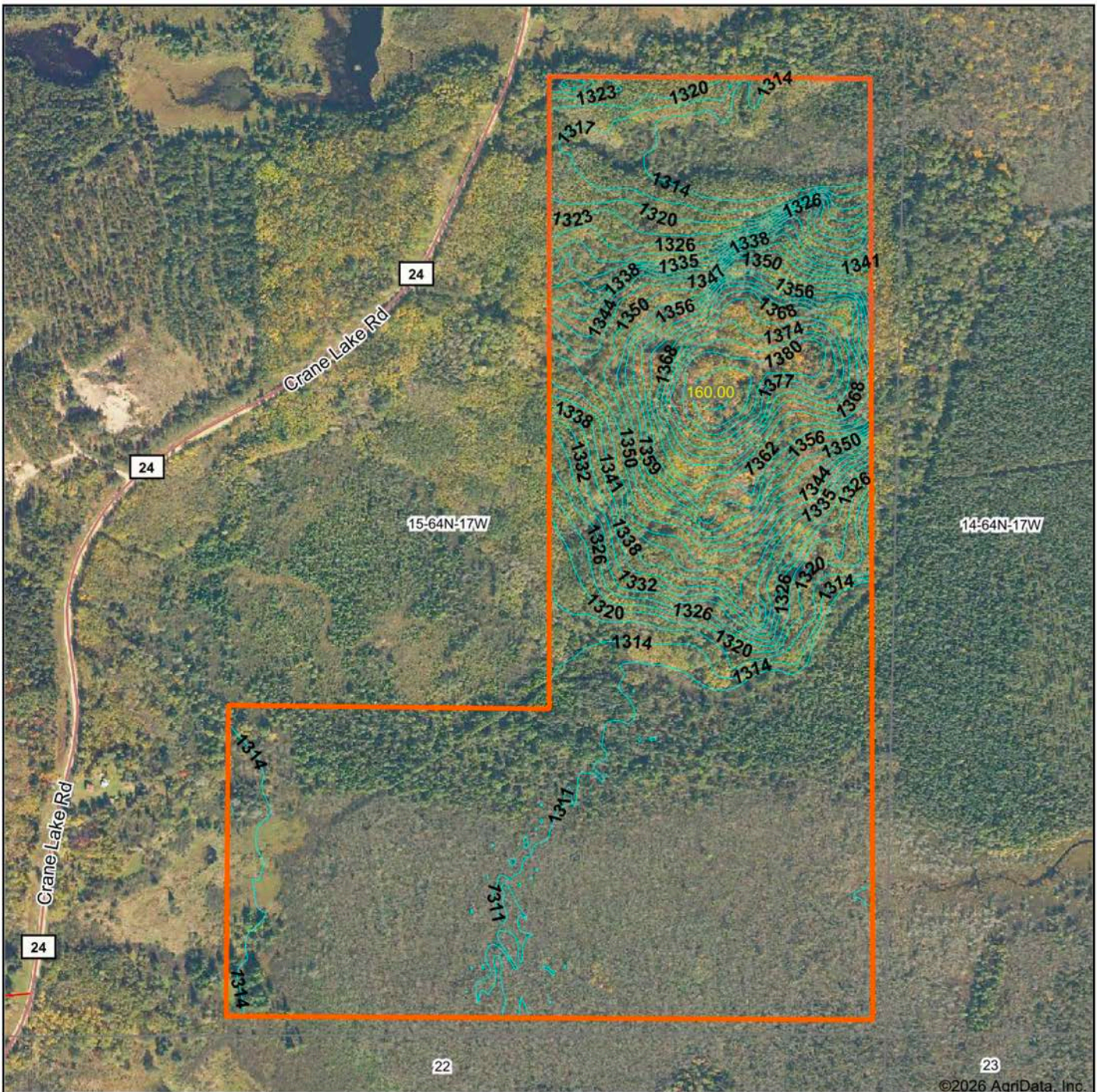
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15-64N-17W
St. Louis County
Minnesota



3/20/2026

TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,307.7
 Max: 1,386.8
 Range: 79.1
 Average: 1,323.3
 Standard Deviation: 19.91 ft

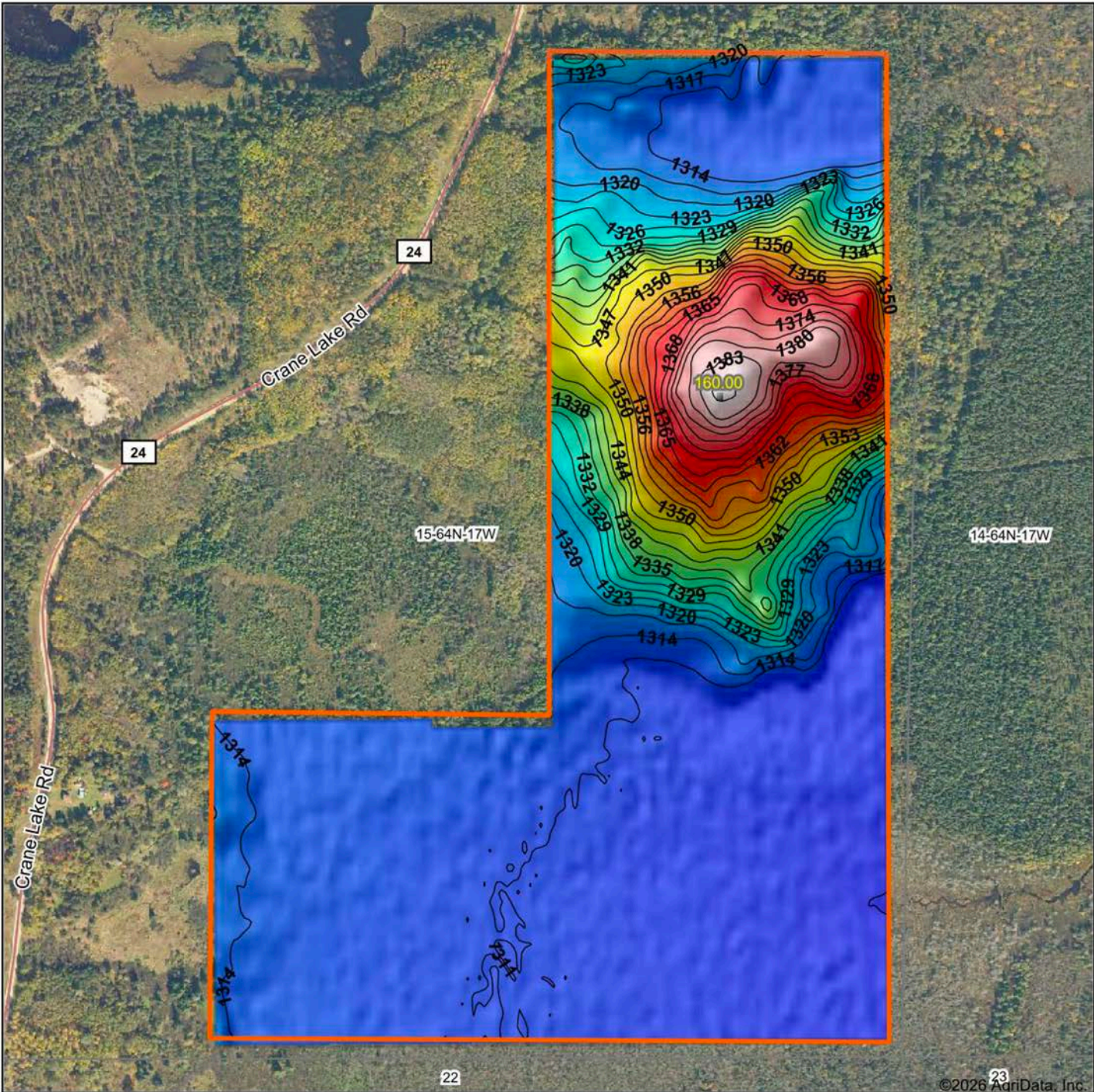


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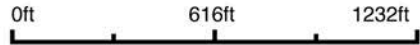
15-64N-17W
St. Louis County
Minnesota

Boundary Center: 48° 1' 29.99, -92° 29' 14.66

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,307.7
 Max: 1,386.8
 Range: 79.1
 Average: 1,323.3
 Standard Deviation: 19.91 ft



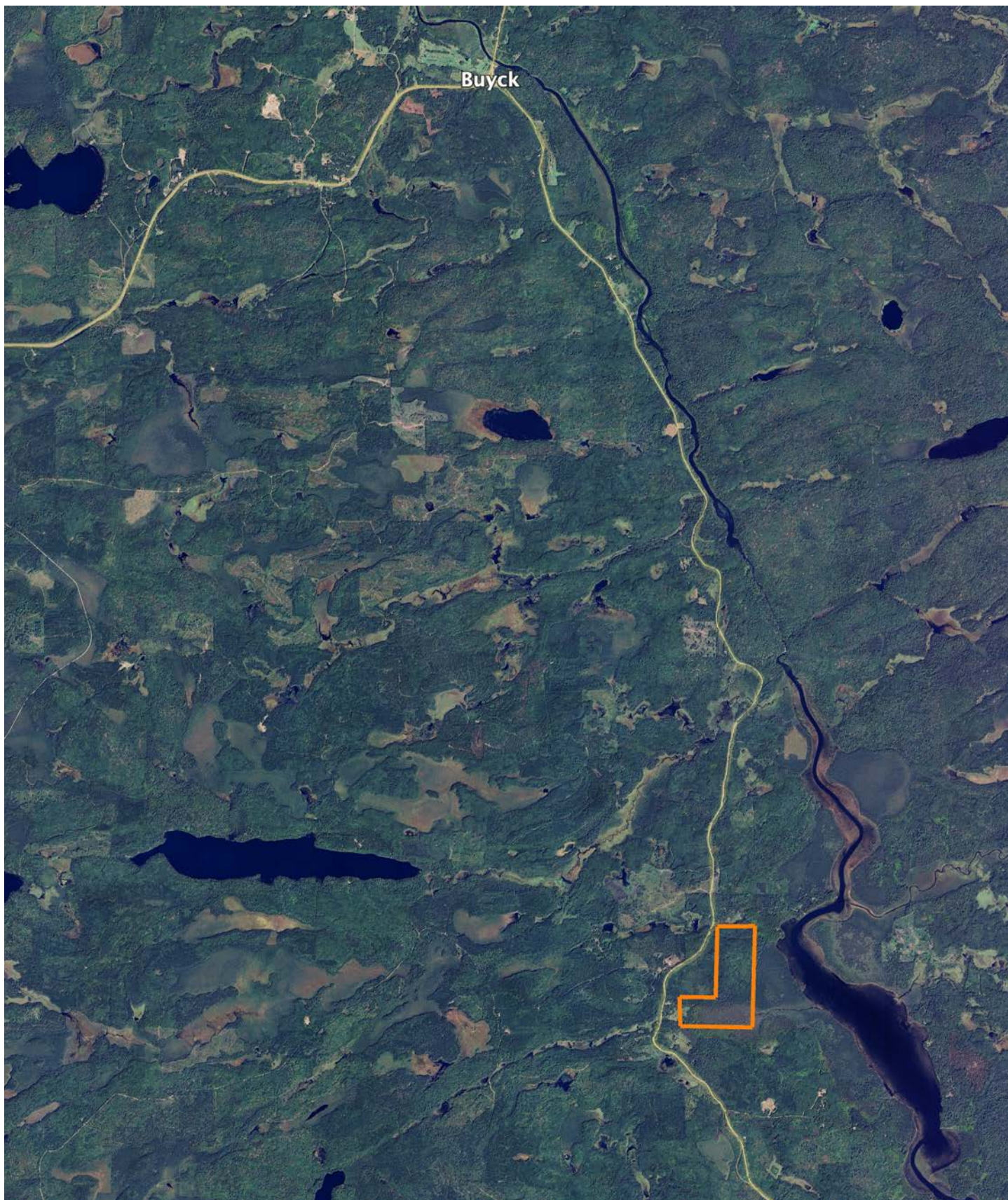
15-64N-17W
 St. Louis County
 Minnesota

Boundary Center: 48° 1' 29.99, -92° 29' 14.66


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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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