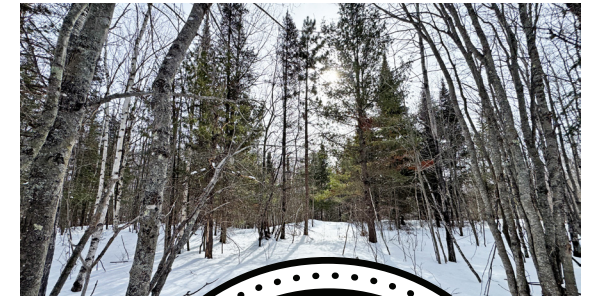


LAND FOR SALE

NORTHWOODS HUNTING PROPERTY WITH ENDLESS POTENTIAL AND ANNUAL INCOME

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



PROPERTY FEATURES

- 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
- Public land access along three property boundaries
- Vermilion River access
- 30 minutes north of Lake Vermilion's Head O Lakes public water access



For more information, contact:

THOMAS ALLEN, Land Agent

218.656.0061 | TAllen@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.