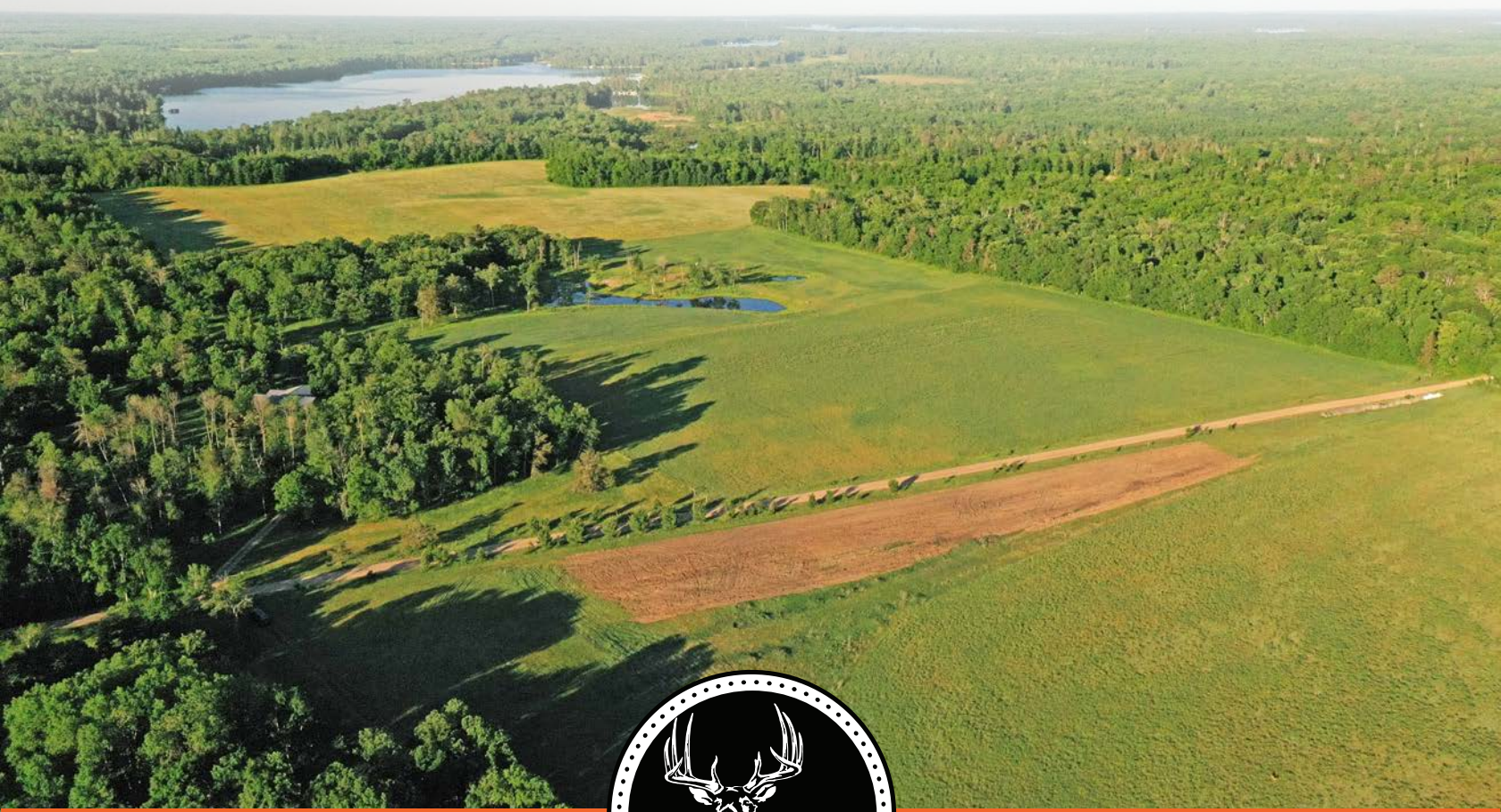


MIDWEST LAND GROUP PRESENTS

25 ACRES IN

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# CROW WING COUNTY MINNESOTA



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SPECTACULAR BUILD SITE WITH INCOME POTENTIAL MINUTES FROM WHITEFISH CHAIN OF LAKES

Offering 25 +/- acres for a creative build site that's perfect for your forever home, with plenty of room to add a number of outbuildings to store toys, horse stables, round pen, or whatever accents your country lifestyle. The convenient access to popular Crosslake restaurants and amenities, plus the legendary Whitefish Chain of Lakes and hundreds of other glorious Minnesota fishing lakes only ups the quality of the location.

This property offers the potential for income thanks to the productive hay ground. The land has been recently surveyed, an established well is on site, and quality

fencing offers ideal separation from the hay ground and potential pasture. Deer and turkey sign are abundant.

The property is 4.5 miles up the road from Crosslake, under 40 minutes north of the renowned Brainerd Lakes Area that offers easy access to hardware/lumber retailers, groceries, and every kind of eatery that you can think of. The town of Walker and Leech Lake are less than an hour away, and only 2.5 hours north of the Twin Cities. The rural country life of your dreams awaits, it all starts with the right piece of land, and this is it.



# PROPERTY FEATURES

PRICE: **\$313,750** | COUNTY: **CROW WING** | STATE: **MINNESOTA** | ACRES: **25**

- 25+/- acres of productive hay ground
- Gorgeous build site to accommodate your forever home and outbuildings
- Hobby farm potential perfect for the cattle or equestrian enthusiast
- Quality fencing separates pasture and tillable land
- Utilities available, and an on-site well is in place
- Minutes from a number of fine Crosslake eateries, gas stations, hardware, grocery stores, and meat raffles
- Abundant whitetail deer and wild turkeys
- The pond on the property provides a water source for livestock and attracts all sorts of waterfowl species
- 5 miles from the Cross Lake boat ramp and access to the incredible and picturesque Whitefish Chain
- Hundreds of fish-filled lakes within an hour
- 30-40 minutes from world-famous Brainerd Lakes Area, Nisswa, Crosby, and Cuyuna Lakes
- Recently surveyed



# GORGEOUS BUILD SITE

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Offering 25 +/- acres for a creative build site that's perfect for your forever home, with plenty of room to add a number of outbuildings to store toys, horse stables, round pen, or whatever accents your country lifestyle.



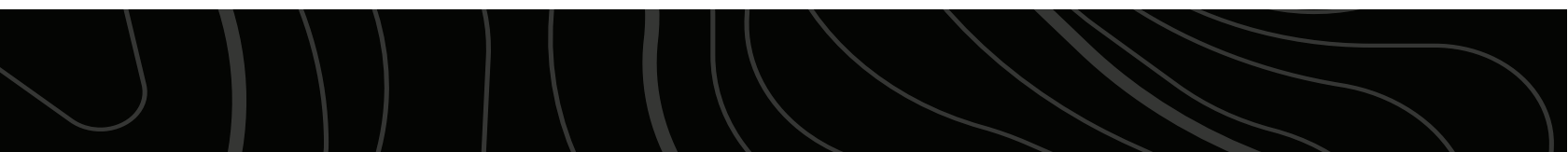
# QUALITY FENCING

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# PRIVATE POND

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# PRODUCTIVE HAY GROUND

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This property offers the potential for income thanks to the productive hay ground. The land has been recently surveyed, an established well is on site, and quality fencing offers ideal separation from the hay ground and potential pasture.



# ADDITIONAL PHOTOS

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# AERIAL MAP



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Boundary Center:  $46^{\circ} 43' 7.9$ ,  $-94^{\circ} 3' 34.16$

0ft 274ft 548ft



Maps Provided By:



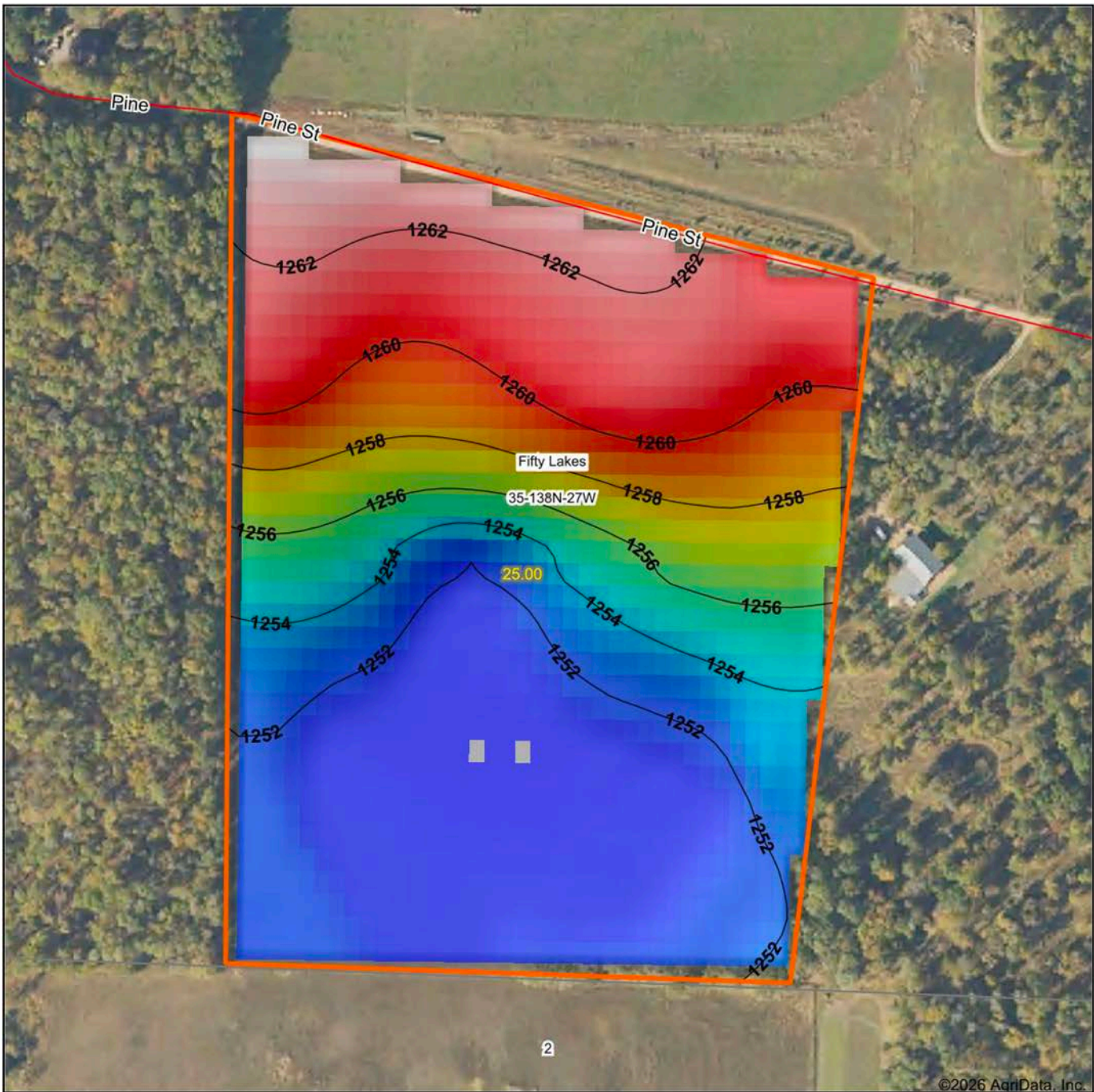
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**35-138N-27W**  
**Crow Wing County**  
**Minnesota**



6/16/2026

# HILLSHADE MAP



©2026 AgriData, Inc.



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 2  
 Min: 1,251.0  
 Max: 1,263.6  
 Range: 12.6  
 Average: 1,255.7  
 Standard Deviation: 4.27 ft

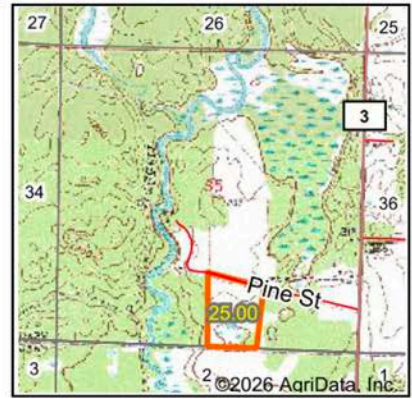


6/16/2026

**35-138N-27W**  
**Crow Wing County**  
**Minnesota**

Boundary Center: 46° 43' 7.9, -94° 3' 34.16

# WETLANDS MAP



State: **Minnesota**  
 Location: **35-138N-27W**  
 County: **Crow Wing**  
 Township: **Fifty Lakes**  
 Date: **6/16/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 387ft 774ft

Classification Code	Type	Acres
PEM2H	Freshwater Emergent Wetland	1.41
PUBH	Freshwater Pond	0.57
	Total Acres	1.98

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# OVERVIEW MAP

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## 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  
**218.656.0061**  
TAllen@MidwestLandGroup.com



## MidwestLandGroup.com

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