

MIDWEST LAND GROUP PRESENTS

58 ACRES

STEARNS COUNTY, MN

1593 PINE CONE ROAD NORTH, SARTELL, MINNESOTA 56377



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

58 +/- ACRES OF PRIME DEVELOPMENT & INVESTMENT LAND ON THE EDGE OF SARTELL

Exceptional opportunity to acquire 58 +/- acres positioned at the gateway to future growth in the Sartell area. Located in Le Sauk Township and directly bordering the City of Sartell, this property is currently zoned Urban Service District (U-1), a designation identifying logical expansion areas for future city growth and utility services, making it an outstanding long-term development and investment opportunity.

According to the City of Sartell's Future Land Use Plan, the eastern 40 +/- acres along Pine Cone Road North are designated for Low Density Residential (LDR) development, while the western 18 +/- acres adjoining Bakers Lake are designated for Very Low Density Residential use. Upon subdivision or platting that results in parcels smaller than 40 acres, the property will be annexed into the City of Sartell, at which time a deferred assessment of approximately \$118,000 will become due.

Adding to the property's investment appeal, the City of Sartell has informed the owners that approximately \$179,000 in compensation is anticipated for the future road and roundabout improvements along the southern boundary of the property. The project is tentatively planned for 2027, though timelines remain subject to change.

The location is second to none, situated just 1 mile south of Sartell High School, 1 mile north of Sartell Middle School, and slightly more than a half mile north of Pine Ridge Golf Course, with numerous additional amenities, shopping, dining, and recreational opportunities nearby.

Beyond its development potential, the property offers outstanding recreational value. The western 18 +/- acres adjoining Bakers Lake provide exceptional wildlife habitat and hunting opportunities, including deer, turkey, and waterfowl, as well as fishing access. The land features a diverse mix of productive tillable acreage, mature wooded areas, and lowland habitat, creating both scenic beauty and excellent wildlife diversity.

The existing farmstead includes a farmhouse being sold as-is, a two-stall detached garage, a 34'x60' open storage shed, and a few additional outbuildings.

Whether you're a developer, investor, land speculator, or outdoor enthusiast seeking a property with significant upside potential, this rare offering combines future growth opportunities, income potential, and recreational appeal in an exceptional Sartell-area location.

PROPERTY FEATURES

COUNTY: **STEARNS** | STATE: **MINNESOTA** | ACRES: **58**

- Urban Service District (U-1) zoning
- Future residential development potential
- Sartell utility expansion area
- East 40 +/- acres planned for Low Density Residential
- West 18 +/- acres planned for Very Low Density Residential
- Potential future road/roundabout compensation: approximately \$179,000
- Excellent hunting & wildlife habitat
- Mix of tillable, wooded, and lowland acreage
- Farmhouse, garage, and outbuildings
- 1 mile from Sartell High School
- Near Pine Ridge Golf Course
- Close to schools, shopping, and amenities
- Prime investment and development opportunity



FUTURE RESIDENTIAL DEVELOPEMENT

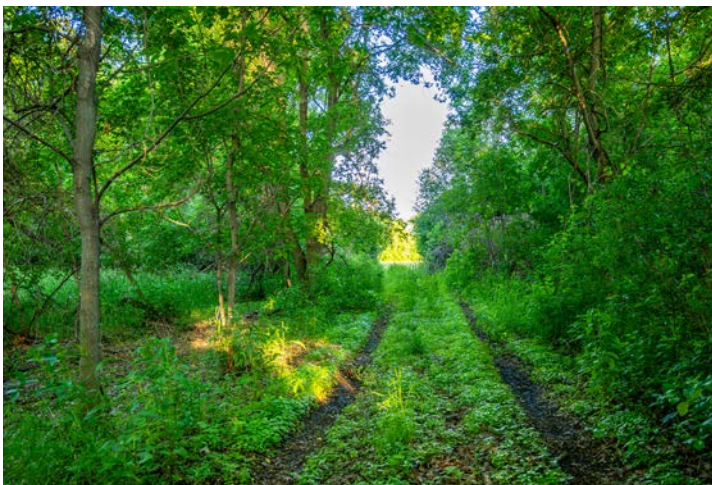
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CLOSE TO AMENITIES

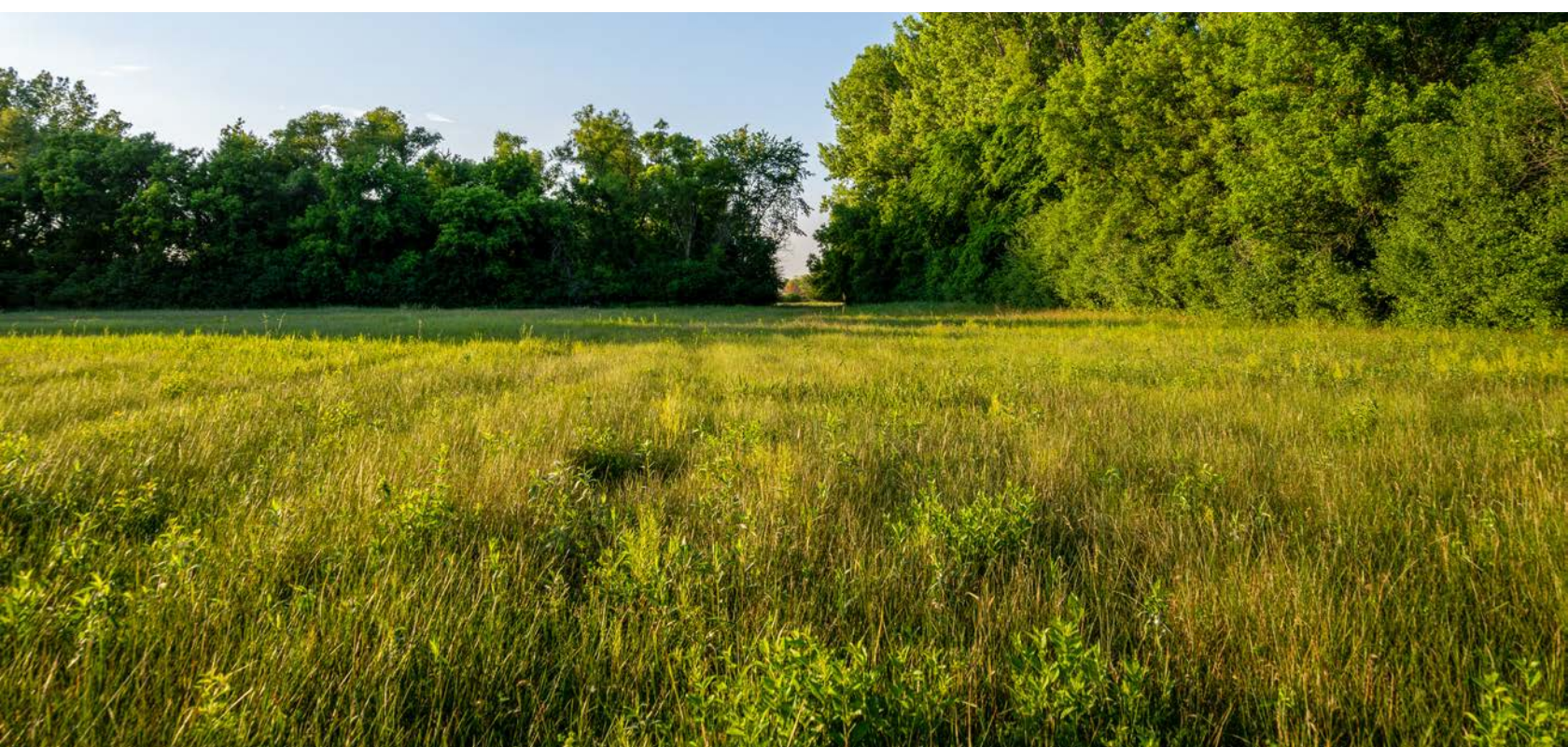


MIX OF TILLABLE, WOODED, AND LOWLAND



WEST 18 - VERY LOW DENSITY RESIDENTIAL

The western 18 +/- acres adjoining Bakers Lake provide exceptional wildlife habitat and hunting opportunities, including deer, turkey, and waterfowl, as well as fishing access.



FARMHOUSE, GARAGE, AND OUTBUILDINGS

The existing farmstead includes a farmhouse being sold as-is, a two-stall detached garage, a 34'x60' open storage shed, and a few additional outbuildings.



FARMHOUSE INTERIOR PHOTOS



ADDITIONAL PHOTOS

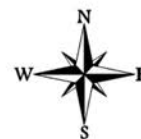


AERIAL MAP



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Boundary Center: 45° 38' 34.21, -94° 13' 57.02



Maps Provided By:



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17-125N-28W
Stearns County
Minnesota

5/26/2026

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.



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