

MIDWEST LAND GROUP PRESENTS

19.9 ACRES IN

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# CROW WING COUNTY MINNESOTA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 19.9 +/- ACRES ON UPPER SOUTH LONG LAKE — BRAINERD LAKES AREA

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Imagine waking up to the peaceful setting of Upper South Long Lake, stepping outside with your morning coffee, and enjoying nearly 20 acres of privacy, 134 feet of level lake frontage, wildlife, and natural beauty right out your back door in the highly sought-after Brainerd Lakes Area. Picture summer days spent on the water, evenings watching the sun settle over the lake, and quiet mornings exploring your own property where deer, turkey, and grouse naturally move through the landscape.

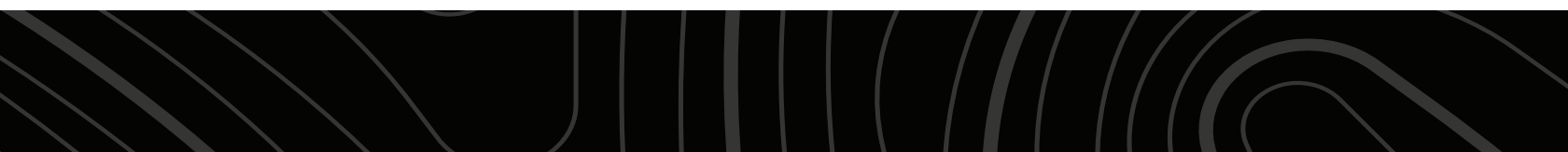
This 19.9 +/- acre lake property offers a rare combination of waterfront living, recreational acreage, and privacy in the Brainerd Lakes Area, with multiple building sites to choose from. Upper South Long Lake is approximately 804 acres with nearly 6 miles of shoreline, reaches approximately 47 feet at its deepest point, and offers excellent fishing for crappie, panfish, largemouth bass, northern pike, and walleye. It is interconnected by a channel to South Long Lake, providing access to an additional approximately 1,309 acres and 9.8-10 miles of shoreline. Together, these interconnected lakes offer more than 2,100 acres of water and nearly 16 miles of combined shoreline for boating, fishing, and recreation.

The land itself adds another dimension to the property. A hardwood mix of mature white pine, birch, maple, and black ash is scattered throughout the rolling topography, gradually transitioning into wooded shrub swamps, creating a private wildlife haven with direct lake frontage. Deer, turkey, and grouse can be enjoyed right out your back door, creating exceptional opportunities for the outdoor enthusiast.

Apart from the property's characteristics, the location is just as good. Located just 15 minutes from Brainerd, you'll have convenient access to premier and championship golf courses, restaurants, shopping, and countless recreational lakes. Mille Lacs Lake is also only 20 minutes away, adding another legendary destination for fishing and recreation nearby.

The purchase also includes a 1/3 interest in PID 7607P000, consisting of approximately 4.4+/- acres, utilized for private access off County Road 23.

This is a property where lake life, wildlife, privacy, and recreation come together - with the space and setting to create the Brainerd Lakes Area retreat you've been dreaming of.





# PROPERTY FEATURES

COUNTY: **CROW WING** | STATE: **MINNESOTA** | ACRES: **19.9**

- 134 feet of lake frontage in the Brainerd Lakes Area
- 19.9 +/- acres on Upper South Long Lake
- Upper South Long Lake is 804 +/- acres with nearly 6 miles of shoreline
- Connected by channel to South Long Lake, another 1,309 +/- acres of lake
- 2,100+ acres of interconnected water for boating, fishing, and recreation
- Multiple potential build sites
- Diverse terrain creating a private estate
- Convenient access to championship golf courses, restaurants, shopping, and countless high-quality recreational lakes
- Just 15 minutes to Brainerd and its premier amenities
- Only 20 minutes to the legendary Lake Mille Lacs
- Includes 1/3 interest on an additional 4.4 +/- acres for private access

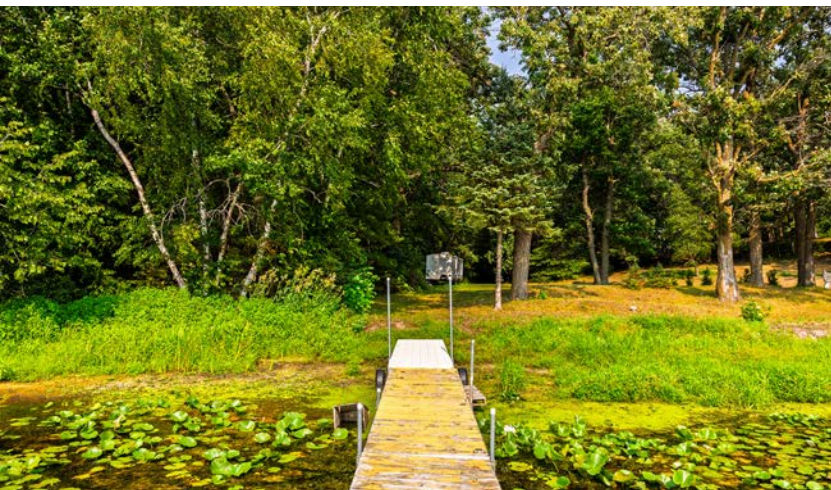




# LAKE FRONTAGE

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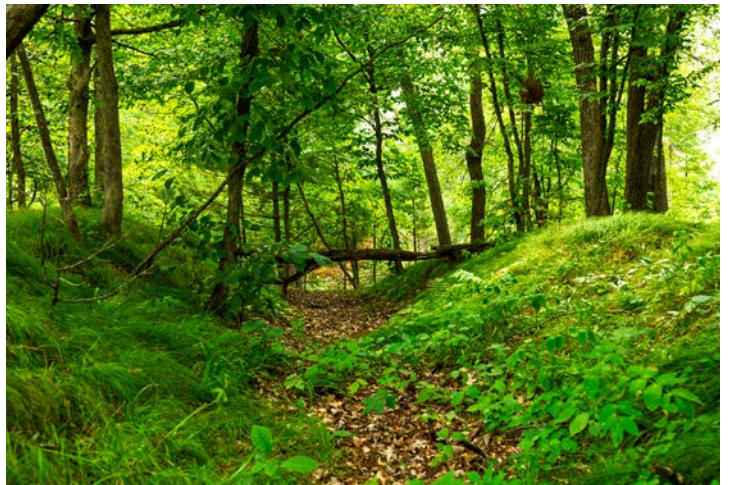
# MULTIPLE BUILD SITES

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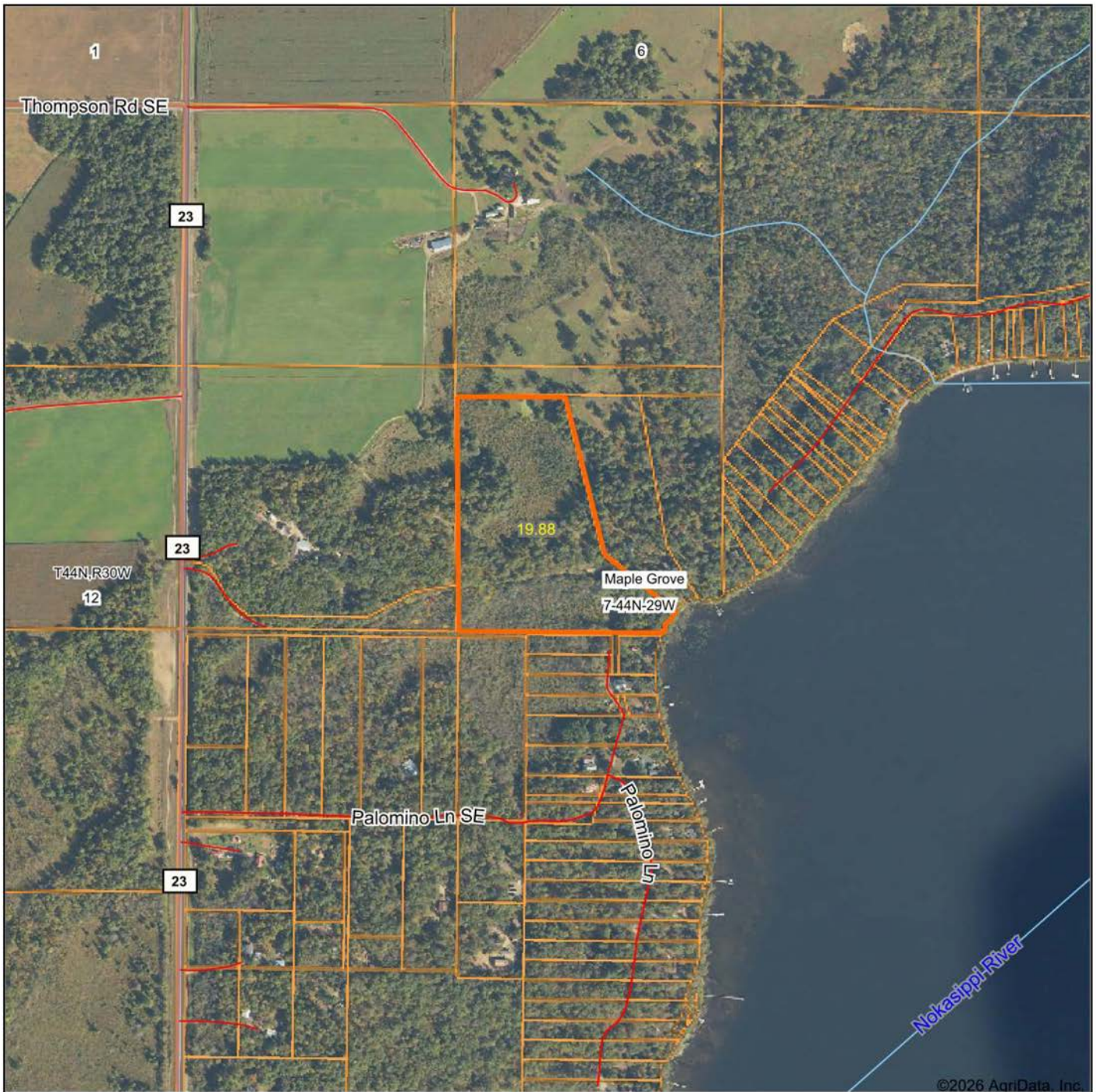
# DEIVERSE TERRAIN

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 46° 18' 35.39, -94° 3' 17.13

0ft 776ft 1551ft

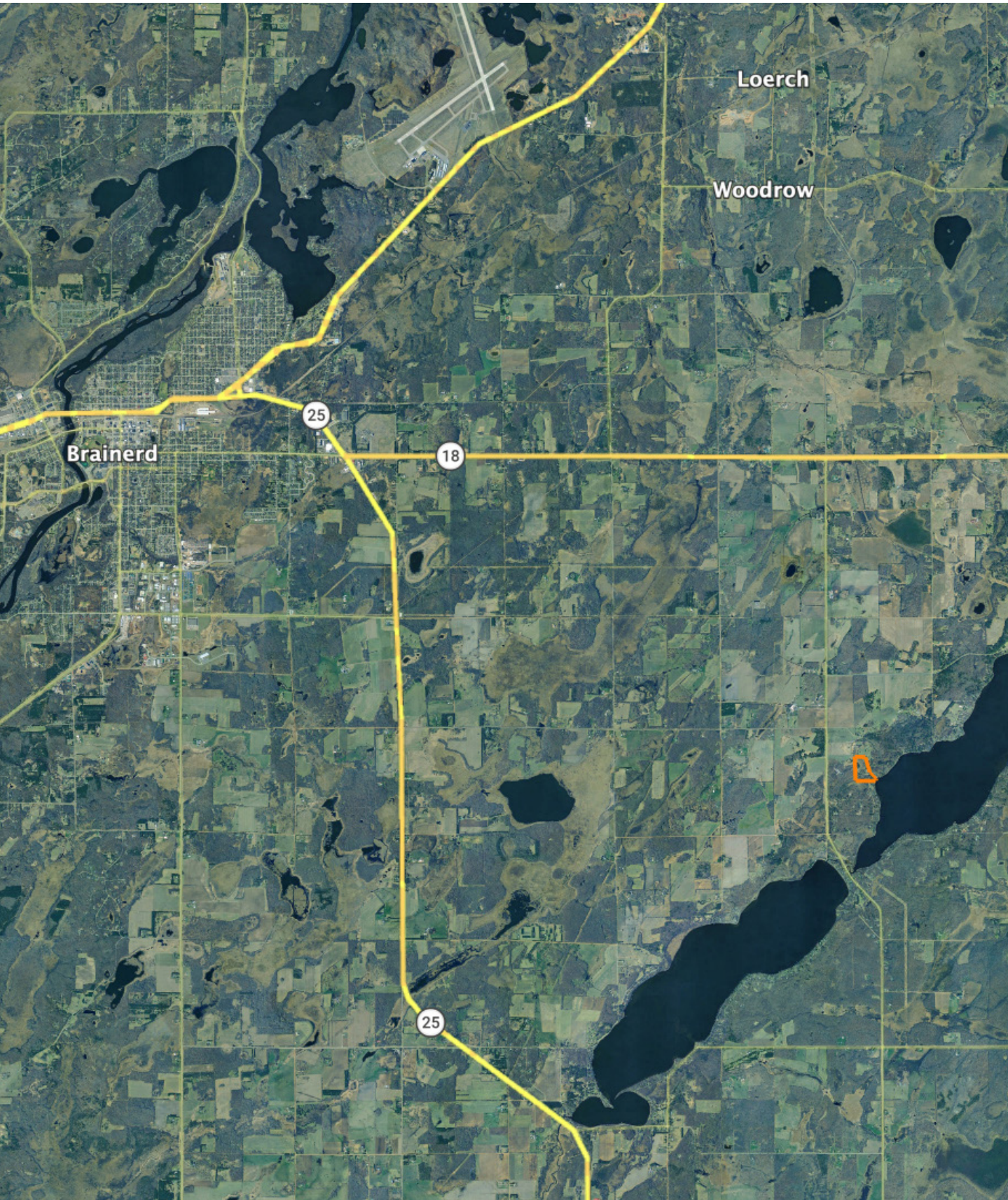
7-44N-29W  
Crow Wing County  
Minnesota



8/12/2026



# 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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## MidwestLandGroup.com

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