

MIDWEST LAND GROUP PRESENTS



SHERBURNE COUNTY, MN

50.84 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SAINT FRANCIS RIVER HUNTING PROPERTY BY SHERBURNE NATIONAL WILDLIFE REFUGE

This 50.84 +/- acre premier hunting property near Santiago, Minnesota, and in the Becker School District, is the kind of turnkey whitetail parcel that takes years of planning and habitat work to create. The Saint Francis River meanders through the length of the property, providing classic river-bottom habitat, natural travel corridors, security cover, and additional pinch points for cruising bucks. The property also supports a strong turkey population, with abundant signs and very frequent sightings. The property was professionally planned and improved with immaculate food plots, an established trail system, two water ponds, light-duty bridges, strategically opened canopy, and selective tree removal designed to create funnels, bottlenecks, and predictable deer movement. A diverse mix of mature hardwoods, brush, river bottom, openings, and food creates outstanding habitat in a relatively compact footprint. Multiple access points and carefully selected stand locations allow hunters to adjust their approach

based on wind direction, while bridges across the Saint Francis River provide convenient access throughout the property. Three professionally installed 12 Point deer stands are already in place, making this an exceptionally well-prepared hunting setup.

The property's location adds another dimension. Sherburne National Wildlife Refuge is within walking distance, placing the property alongside a roughly 30,700-acre refuge with a diverse mix of forest, oak savanna, prairie, wetlands, and Saint Francis River habitat. The refuge itself offers public deer hunting in designated areas during applicable seasons, providing substantial additional hunting opportunities nearby. The reputation of this area for quality whitetails is backed by the Boone and Crockett record books. With a strong history of both deer and turkey already documented on the property, this is an area with legitimate trophy potential.



Despite its secluded hunting feel, the property is conveniently located near the heart of Santiago and within the desirable corridor between Saint Cloud and the northwestern Twin Cities metro. Santiago is approximately 16 miles from Saint Cloud, 18 miles from Elk River, and 12 miles north of Becker, while Sherburne County offers convenient connections to U.S. Highway 10 and I-94. For the serious whitetail hunter, this property

combines professionally designed habitat, river-bottom hunting, proven wildlife use, turnkey infrastructure, and immediate proximity to one of central Minnesota's largest blocks of protected wildlife habitat. This property is the full package and a combination that is increasingly difficult to find. The property is believed to be buildable as well (buyer to verify to meet their own goals).

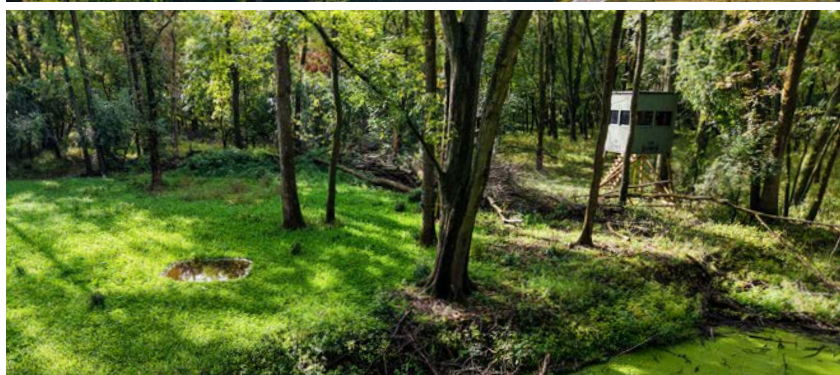


PROPERTY FEATURES

COUNTY: **SHERBURNE** | STATE: **MINNESOTA** | ACRES: **50.84**

- 50.84 +/- acres of premier hunting and recreational land near Santiago, Minnesota
- Walking distance to Sherburne National Wildlife Refuge, offering access to thousands of additional acres of public hunting land
- Located in an area known for quality whitetails and mature bucks
- Strong turkey population on the parcel
- Saint Francis River meanders through the length of the property
- Excellent river-bottom hunting habitat with natural travel corridors and pinch points
- Immaculate, established food plots already in place
- Professionally planned and improved by Limitless Property Management
- Three professionally installed 12 Point deer stands (negotiable)
- Extensive established trail system throughout the property
- Multiple bridges provide convenient crossings over the Saint Francis River
- Strategic tree removal and habitat work created funnels, bottlenecks, and improved deer movement
- Diverse habitat including mature hardwoods, brush, open-canopy areas, river bottom, and food plots, and two added ponds
- Multiple access points and stand locations allow hunters to adapt to changing wind directions
- Meticulously maintained and truly turnkey for the serious deer and turkey hunter

PREMIER HUNTING & RECREATION



SAINT FRANCIS RIVER



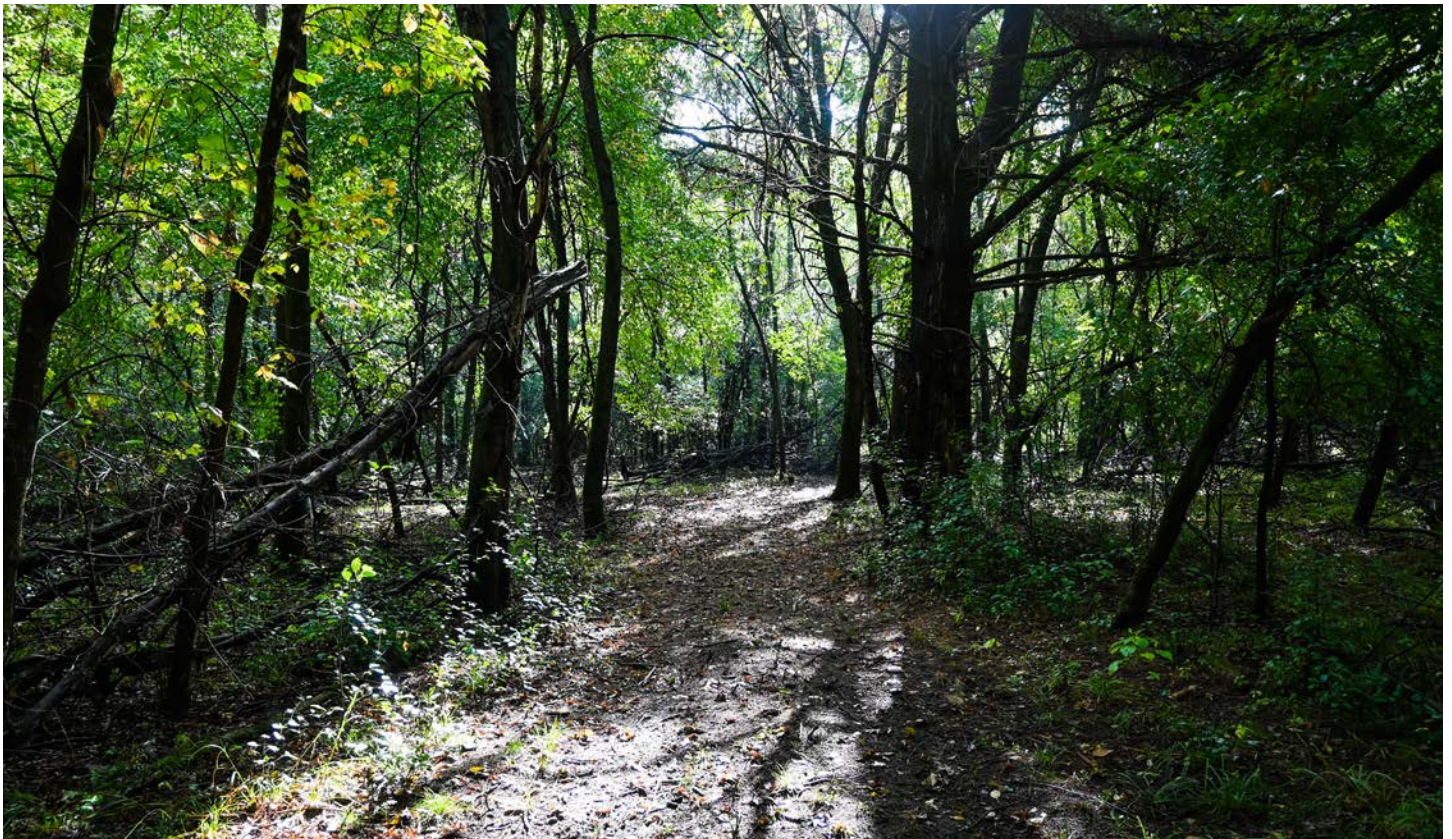
EXCELLENT RIVER BOTTOM



ESTABLISHED FOOD PLOTS



TRAIL SYSTEM THROUGHOUT



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 1.0
Min: 1,009.5
Max: 1,020.7
Range: 11.2
Average: 1,011.7
Standard Deviation: 2.92 ft

0ft 468ft 936ft

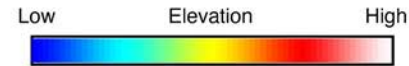
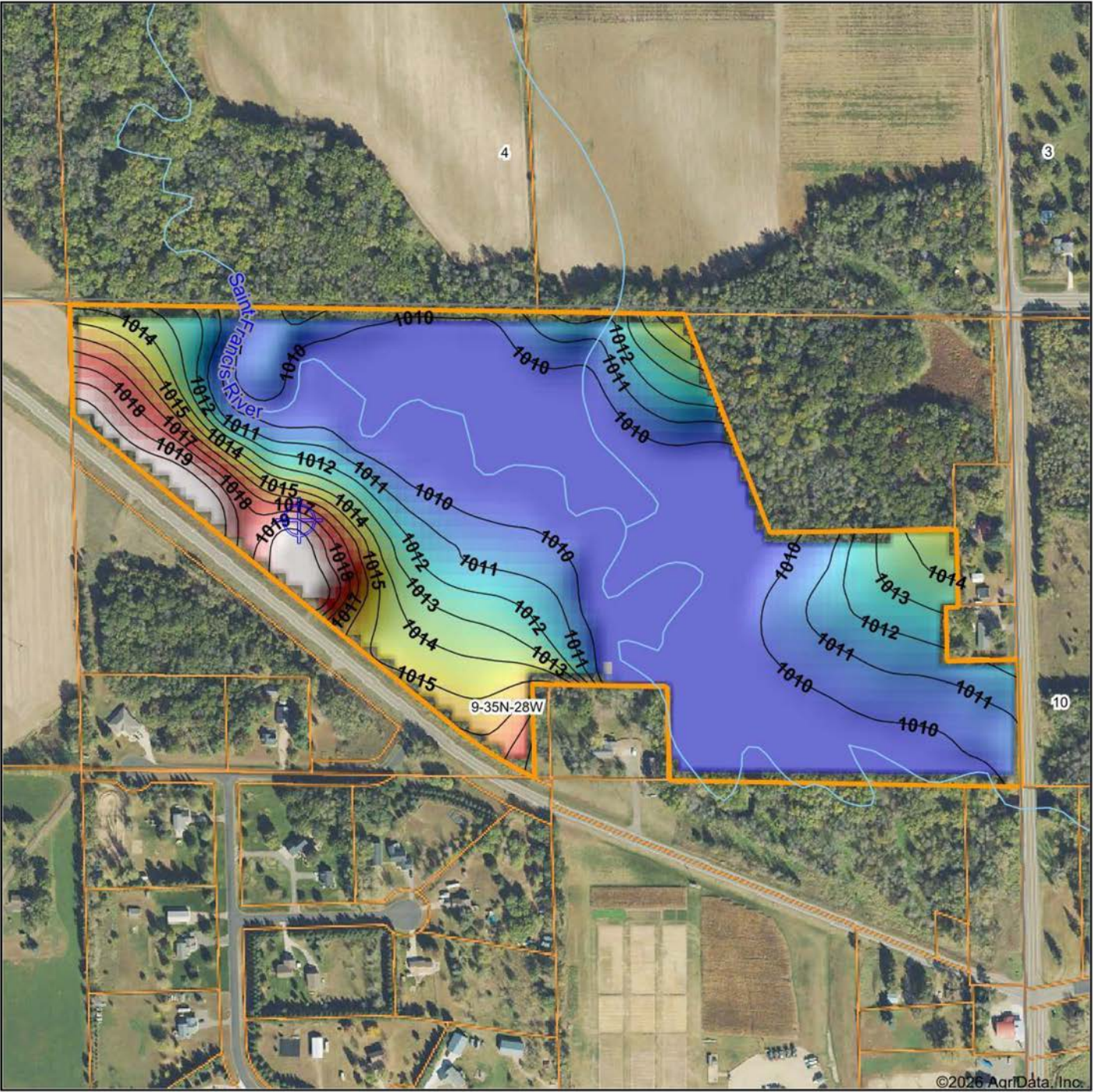


9/14/2026

9-35N-28W
Sherburne County
Minnesota

Boundary Center: 45° 32' 33.91, -93° 49' 31.34

HILLSHADE MAP



Maps Provided By:



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Source: USGS 10 meter dem
Interval(ft): 1
Min: 1,009.5
Max: 1,020.7
Range: 11.2
Average: 1,011.7
Standard Deviation: 2.92 ft

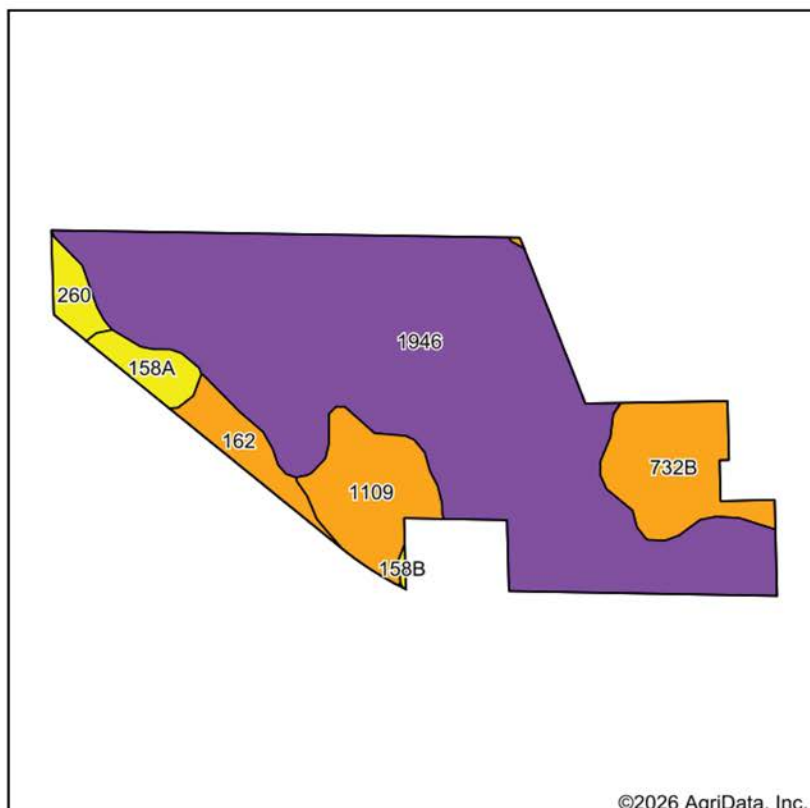


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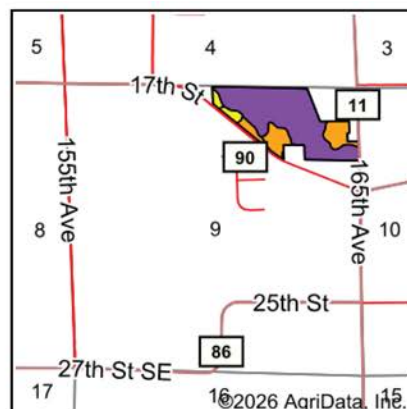
9-35N-28W
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Minnesota

Boundary Center: 45° 32' 33.91, -93° 49' 31.34

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Sherburne**
 Location: **9-35N-28W**
 Township: **Santiago**
 Acres: **50.84**
 Date: **9/14/2026**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN141, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
1946	Fordum-Winterfield complex, 0 to 2 percent slopes, frequently flooded	37.29	73.4%		VIw	20	39	16	34	8
732B	Bushville fine sand, 2 to 6 percent slopes	4.85	9.5%		IIIIs	57	46	46	40	22
1109	Isanti loamy fine sand, 0 to 2 percent slopes	4.43	8.7%		IIIw	40	62	62	48	40
162	Lino loamy fine sand, 0 to 2 percent slopes	1.89	3.7%		IIIIs	43	53	53	40	29
158A	Zimmerman fine sand, 0 to 2 percent slopes	1.31	2.6%		IVs	39	38	36	37	18
260	Duelm loamy sand, 0 to 2 percent slopes	1.00	2.0%		IVs	42	48	48	37	24
158B	Zimmerman fine sand, 1 to 6 percent slopes	0.07	0.1%		IVs	39	37	35	37	17
Weighted Average					5.25	27.1	*n 42.3	*n 25.4	*n 36.2	*n 13.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Whether he's improving wildlife habitat on his own property, evaluating land, or exploring properties across the region, Mark Battles is passionate about helping people buy and sell land across Minnesota and Wisconsin.

Raised in the Saint Paul area, Mark now splits his time between Saint Paul and Clearwater, Minnesota. He brings a unique blend of professional expertise, firsthand landownership, and a lifelong appreciation for the outdoors to every client. Before entering land brokerage, he spent years as a veterinarian and medical director, where he developed exceptional problem-solving skills, attention to detail, and a client-first approach that continues to serve his clients today.

Building on that foundation, Mark transitioned into commercial real estate, where he represented clients in the sale and acquisition of outdoor resorts, hunting lodges, fishing outfitters, hotels, and recreational land, sharpening his skills in valuation, negotiations, due diligence, marketing, and complex contracts. He was recognized as a Crexi Platinum Broker in both 2025 and 2026.

Mark's connection to land extends far beyond his career. He owns and manages a 54-acre recreational property in Central Minnesota, giving him firsthand knowledge of the challenges and opportunities that come with rural landownership. Whether maintaining trail systems, improving deer habitat, managing timber, or caring for the property over the long term, he understands the decisions, investments, and stewardship that come with owning rural land because he lives them every day. He believes land is more than a financial investment; it's a place where families create traditions, conserve wildlife habitat, and build a legacy for future generations.

When he's not working with clients, Mark enjoys fishing, woodworking, building projects, foraging, and spending time outdoors with his wife, Taylor, and daughter, Bea. Whether clients are searching for a hunting property, recreational retreat, timber investment, or farm, Mark is committed to providing honest advice, knowledgeable representation, and the guidance needed to help clients make confident decisions and enjoy their land for years to come.



MARK BATTLES, LAND AGENT

612.552.3342

MBattles@MidwestLandGroup.com



MidwestLandGroup.com

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