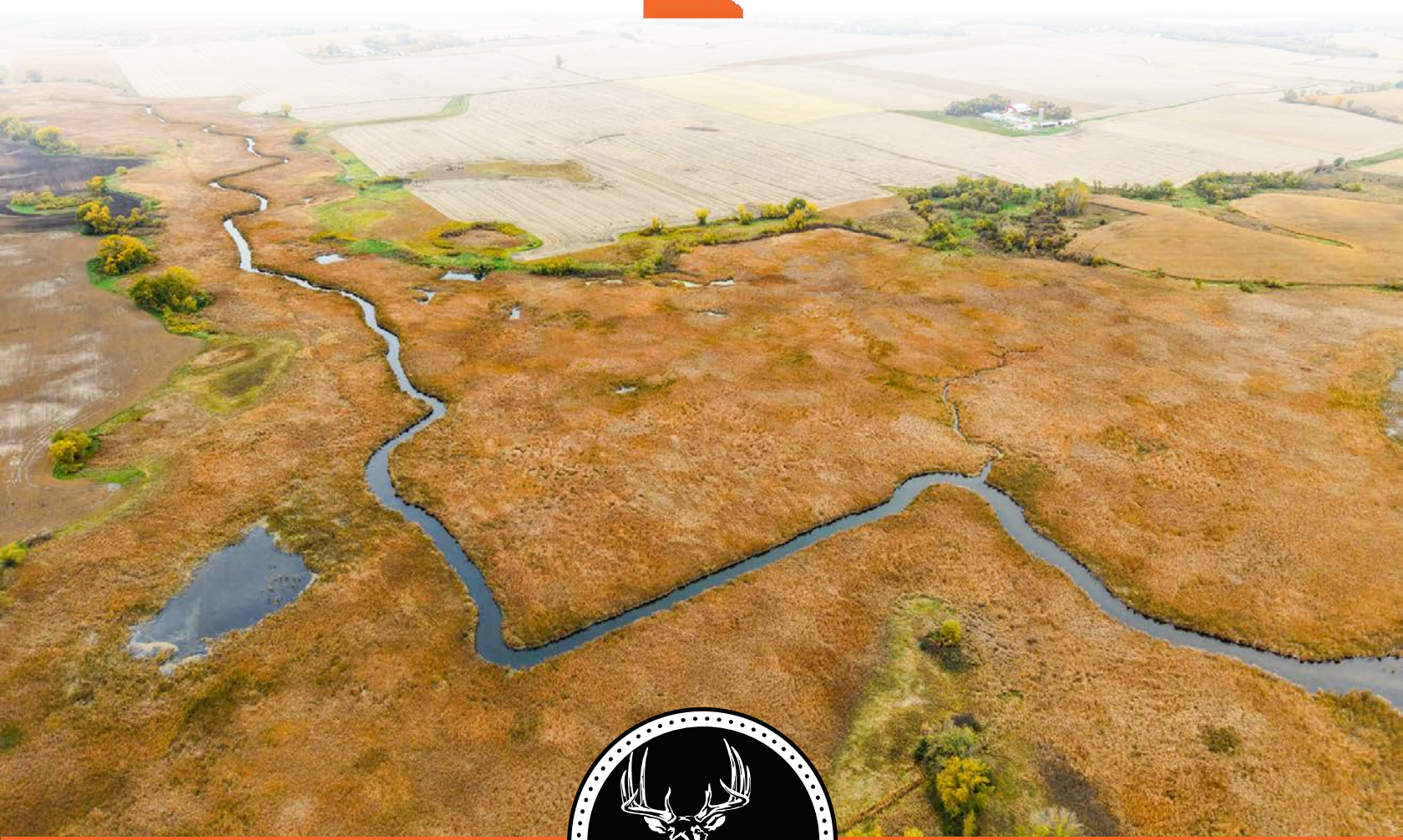


MIDWEST LAND GROUP PRESENTS

115.88 ACRES IN

KANDIYOHI COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PREMIER WATERFOWL & DEER HUNTING NEAR WILLMAR

Discover 115.88 +/- acres of secluded hunting and recreational land located approximately 10 miles north of Willmar in Kandiyohi County, Minnesota. This expansive property offers a quiet, private setting with a diverse mix of wetlands, scattered timber, ponds, natural cover, and agricultural adjacency that creates excellent habitat for a variety of wildlife. Shakopee Creek adds another attractive feature to the landscape, providing a scenic waterway through this largely undeveloped recreational property.

With abundant wetland habitat and multiple ponds, the property offers strong opportunities for waterfowl hunting, including ducks and geese, along with whitetail deer, pheasants, and other upland game, beaver, coyote, and more. The combination of water, vegetation, and

pockets of wooded cover creates a dynamic landscape for hunting, wildlife observation, and outdoor recreation. Whether you're looking for a dedicated waterfowl hunting property, a private deer hunting retreat, or a place to escape and enjoy nature, this acreage offers plenty of possibilities.

Conveniently accessed by a private dirt road just off a paved roadway, the property provides a secluded feel without sacrificing proximity to nearby amenities. Located just north of Willmar and a short drive from Tepetonga Golf Club, this recreational getaway is also approximately two hours from the Twin Cities. Large, contiguous recreational tracts with this combination of water features, wildlife habitat, and accessibility offer a unique opportunity in central Minnesota.



PROPERTY FEATURES

COUNTY: **KANDIYOHI** | STATE: **MINNESOTA** | ACRES: **115.88**

- 115.88 +/- contiguous acres in Kandiyohi County
- Located approximately 10 miles north of Willmar
- Secluded recreational property offering privacy and minimal disturbance
- Expansive wetlands providing valuable wildlife habitat
- Shakopee Creek runs through the property
- Multiple scattered ponds offering excellent waterfowl habitat
- Strong hunting opportunities for ducks and geese
- Whitetail deer hunting opportunities throughout the property
- Potential for pheasant & other upland game hunting
- Mix of scattered timber, wetland vegetation, and natural cover
- Diverse habitat supporting a wide variety of wildlife species
- Access via a private dirt road just off a paved roadway
- Short drive to Tepetonka Golf Club and Willmar area amenities
- Approximately two hours from the Twin Cities
- Excellent opportunity for a dedicated hunting property or secluded recreational retreat



SECLUDED RECREATIONAL PROPERTY

This expansive property offers a quiet, private setting with a diverse mix of wetlands, scattered timber, ponds, natural cover, and agricultural adjacency that creates excellent habitat for a variety of wildlife.



SHAKOPEE CREEK



EXPANSIVE WETLANDS



MULTIPLE SCATTERED PONDS

With abundant wetland habitat and multiple ponds, the property offers strong opportunities for waterfowl hunting, including ducks and geese



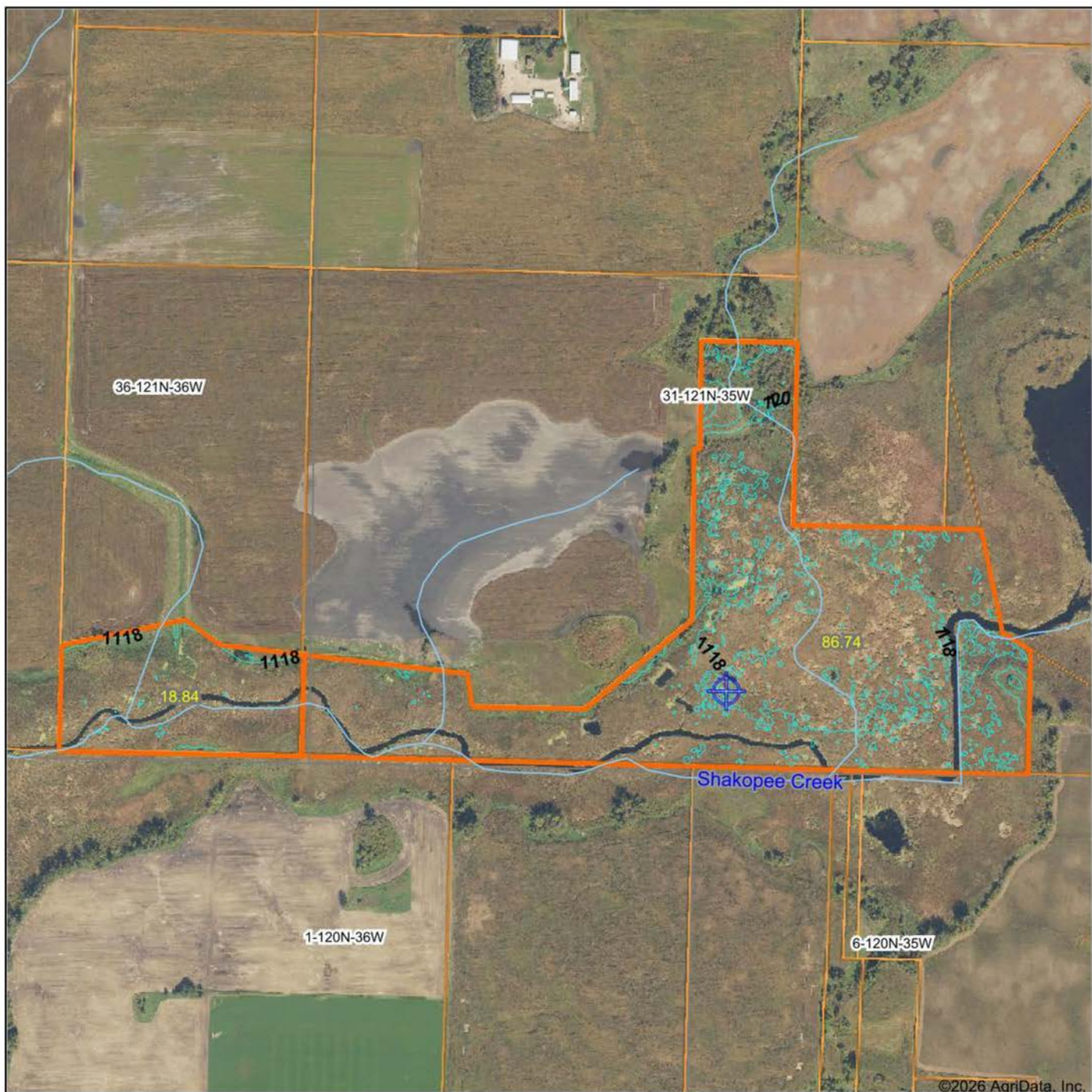
DIVERSE HABITAT



TRAIL CAM PICTURES



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgrDataInc.com

Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 1,115.7

Max: 1,127.6

Range: 11.9

Average: 1,118.0

Standard Deviation: 1.18 ft

0ft 842ft 1684ft

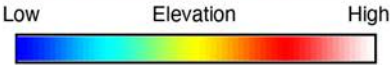
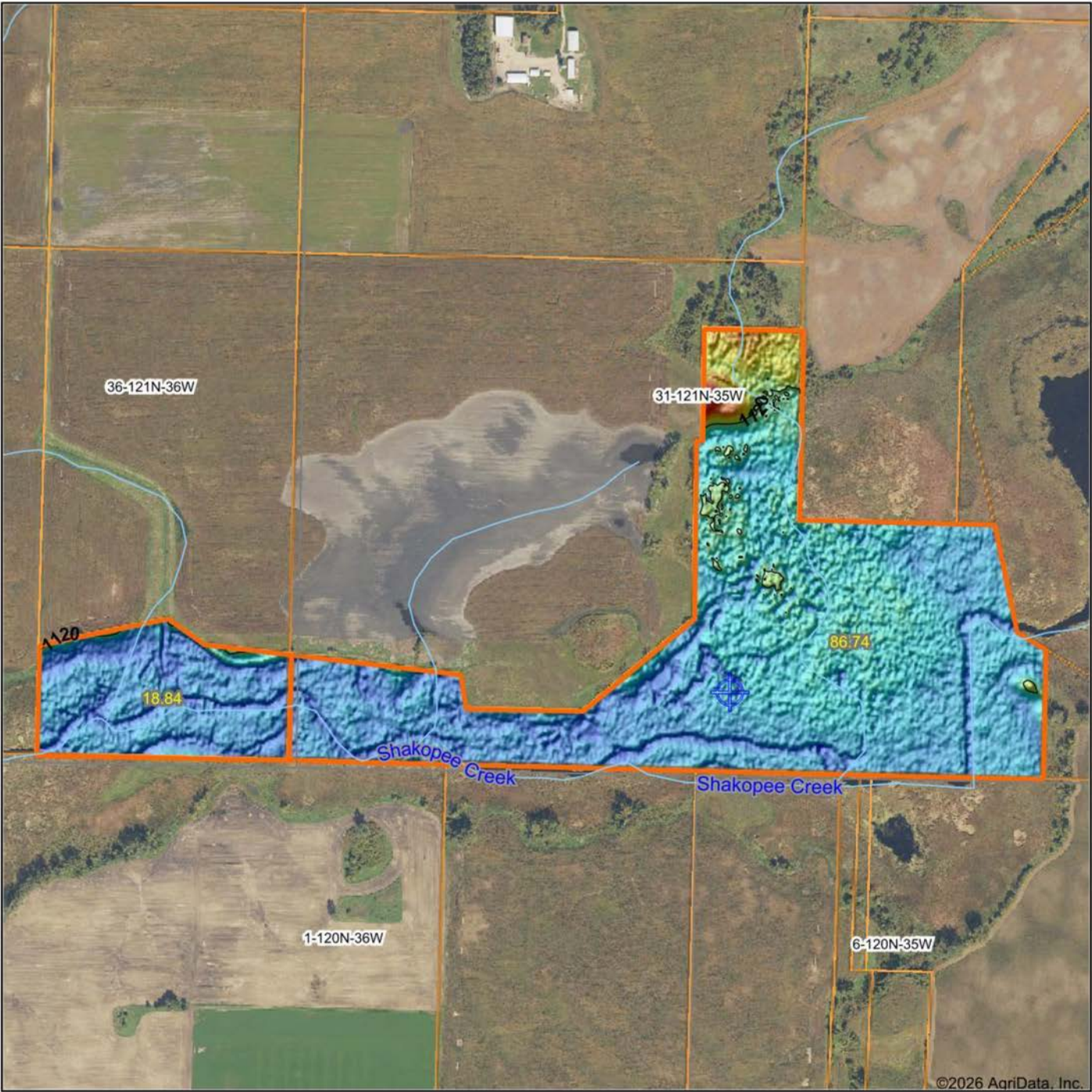


10/15/2026

31-121N-35W
Kandiyohi County
Minnesota

Boundary Center: 45° 14' 31.12, -95° 7' 37.44

HILLSHADE MAP

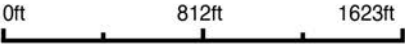


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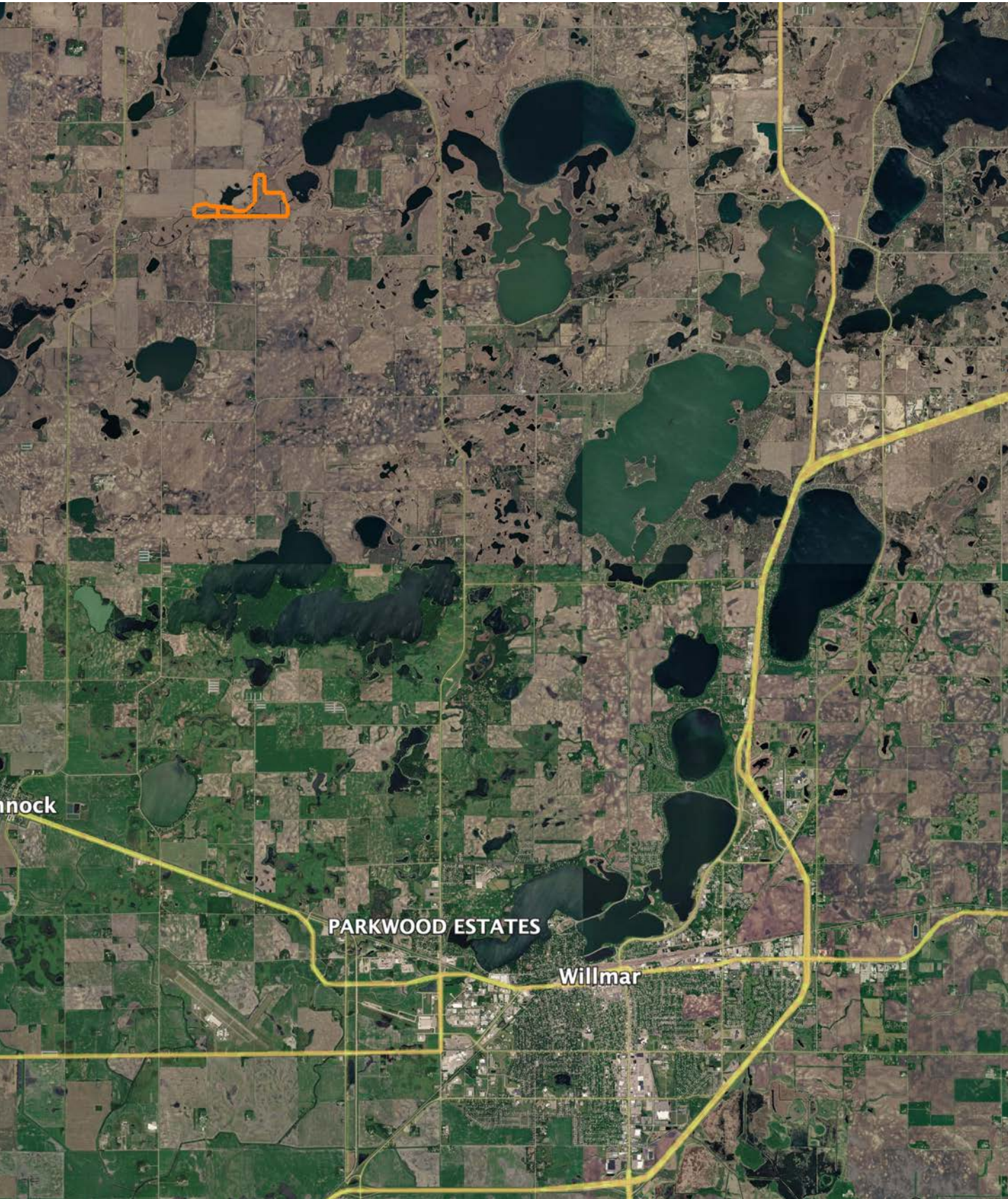


10/15/2026

31-121N-35W
Kandiyohi County
Minnesota

Boundary Center: 45° 14' 31.12, -95° 7' 37.44

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

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MidwestLandGroup.com

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