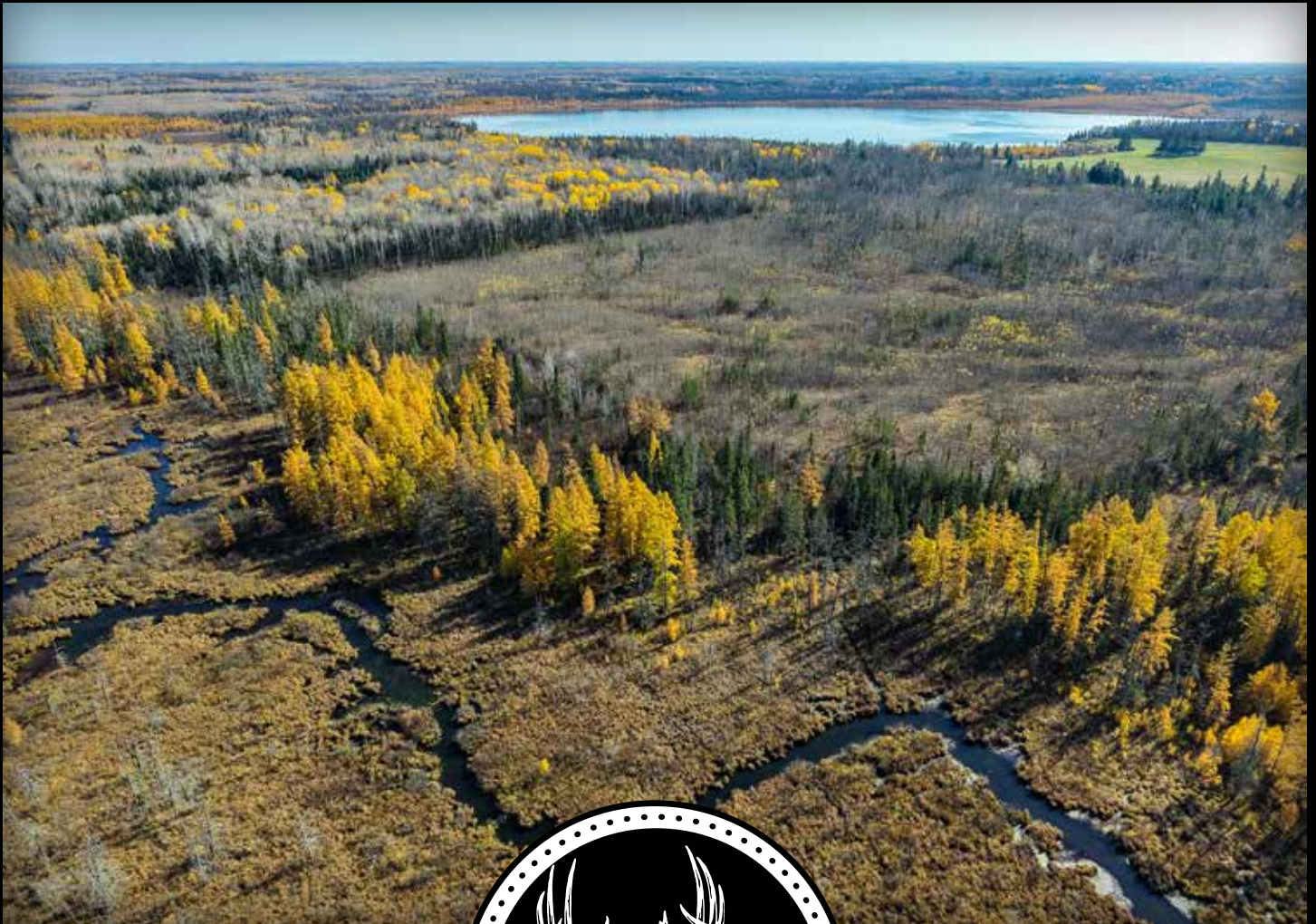


MIDWEST LAND GROUP PRESENTS

SECLUDED HUNTING WITH ARTICHOKE RIVER FRONTAGE

81 ACRES IN SAINT LOUIS COUNTY, MINNESOTA



MidwestLandGroup.com



SECLUDED HUNTING WITH ARTICHOKE RIVER FRONTAGE

COUNTY: SAINT LOUIS | **STATE:** MINNESOTA | **ACRES:** 81

Discover 80 +/- acres of secluded hunting and recreational land near Alborn, Minnesota, just off Artichoke Lake in St. Louis County. Featuring approximately 1,100 feet of frontage on the scenic Artichoke River, this property offers a diverse landscape of younger forest growth and mature timber, rolling high ground, and lowland habitat. The combination of thick bedding cover, natural travel corridors, and abundant wildlife sign creates excellent opportunities for whitetail deer hunting, with a strong history of deer activity throughout the property. Bear, grouse, turkey, partridge, and other Northwoods wildlife also frequent the area.

Established logging roads wind through the property, offering a great foundation for restoring an internal trail system and accessing hunting locations throughout the acreage. One permanent hunting stand will transfer with the property. A planned lot split will add approximately one acre, providing direct, privately owned access from Township Road 5743 without the need for an access easement. Whether you're looking for a secluded hunting retreat, a recreational getaway, or a place to potentially build your Northwoods cabin, this property offers exceptional privacy and versatility. The seller has also indicated a willingness to provide access to private Artichoke Lake and use of a boat at the dock, subject to agreement.

PROPERTY FEATURES

- 80 +/- wooded acres near Alborn in St. Louis County, MN
- Approximately 1,100 feet of Artichoke River frontage
- Planned lot split to provide direct, owned access from Township Road 5743
- Approximately 1 additional acre to be included for road access
- No access easement necessary upon completion of the planned lot split
- Excellent whitetail deer hunting with strong historical deer activity
- Abundant deer sign throughout the property
- Diverse mix of mature timber and regenerating young forest
- Thick bedding cover and natural wildlife travel corridors
- Mixture of high ground and lowland habitat
- Existing logging road offers a foundation for an improved trail system
- Additional hunting opportunities for bear, grouse, and turkey
- Secluded Northwoods setting near Artichoke Lake
- Potential cabin or recreational retreat locations, subject to applicable approvals
- Possible private Artichoke Lake access and use of a docked boat, subject to seller agreement

80 +/- DIVERSE ACRES

This property offers a diverse landscape of younger forest growth and mature timber, rolling high ground, and lowland habitat.



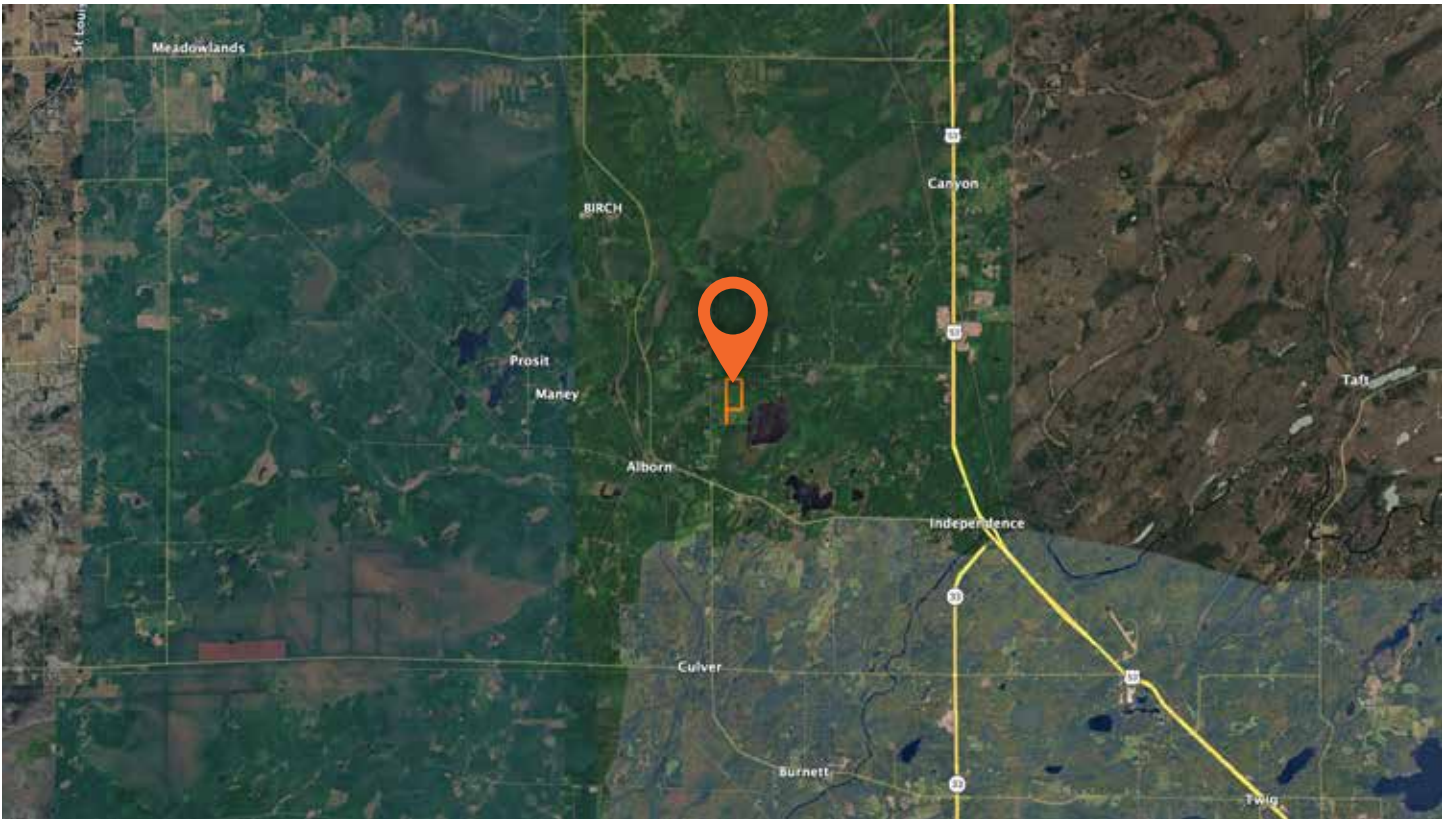
ARTICHOKE RIVER FRONTAGE



EXCELLENT DEER HUNTING



AERIAL MAPS



TOPOGRAPHY MAP





Maps Provided by:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 1.0
Min: 1,298.5
Max: 1,338.9
Range: 40.4
Average: 1,317.1
Standard Deviation: 13.55 ft

0ft 648ft 1296ft

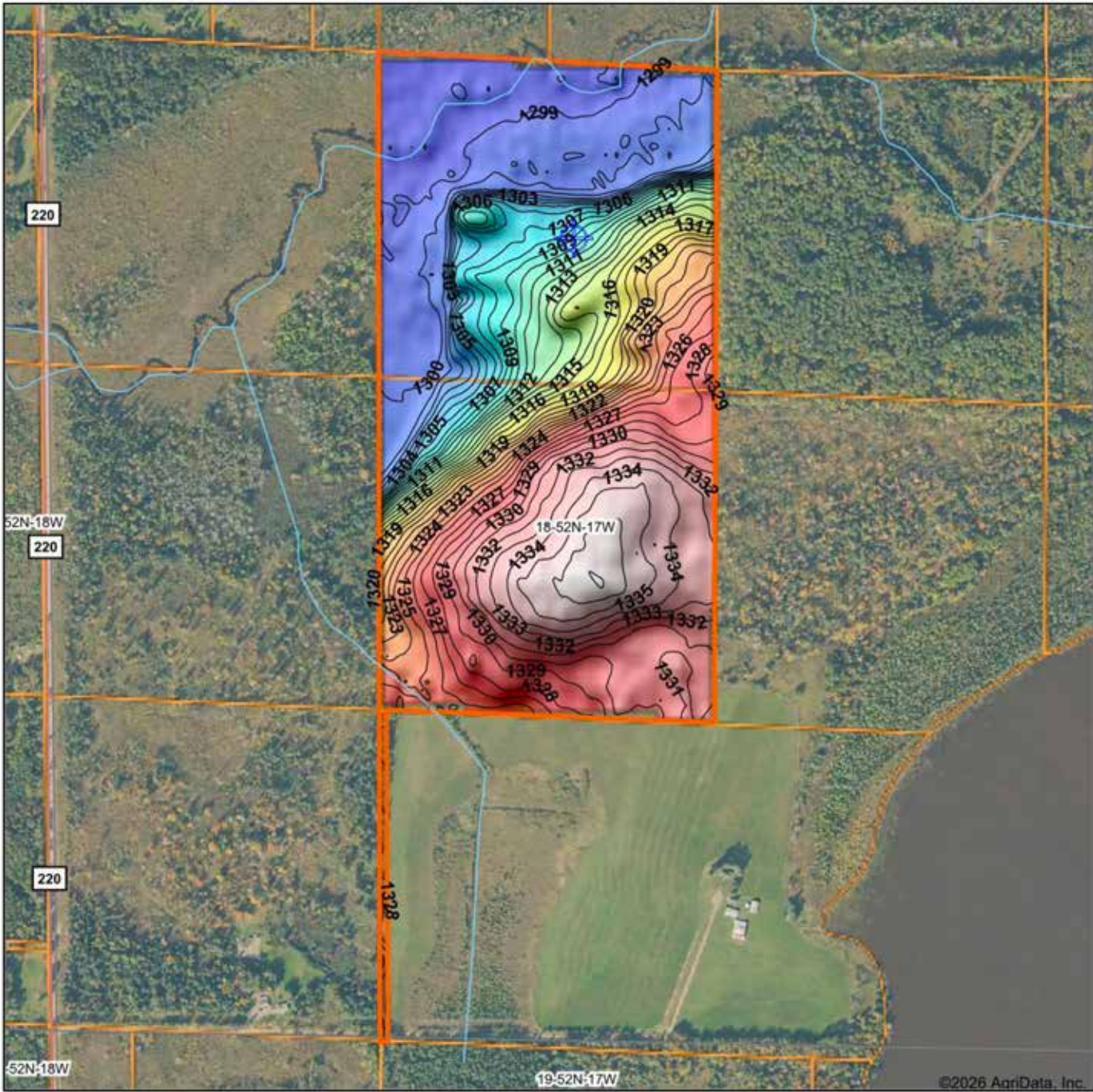


10/19/2026

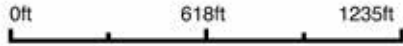
Boundary Center: 46° 59' 17.45, -92° 32' 49.22

18-52N-17W
St. Louis County
Minnesota

HILLSHADE MAP

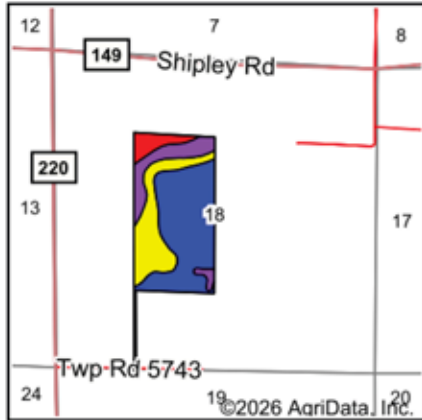
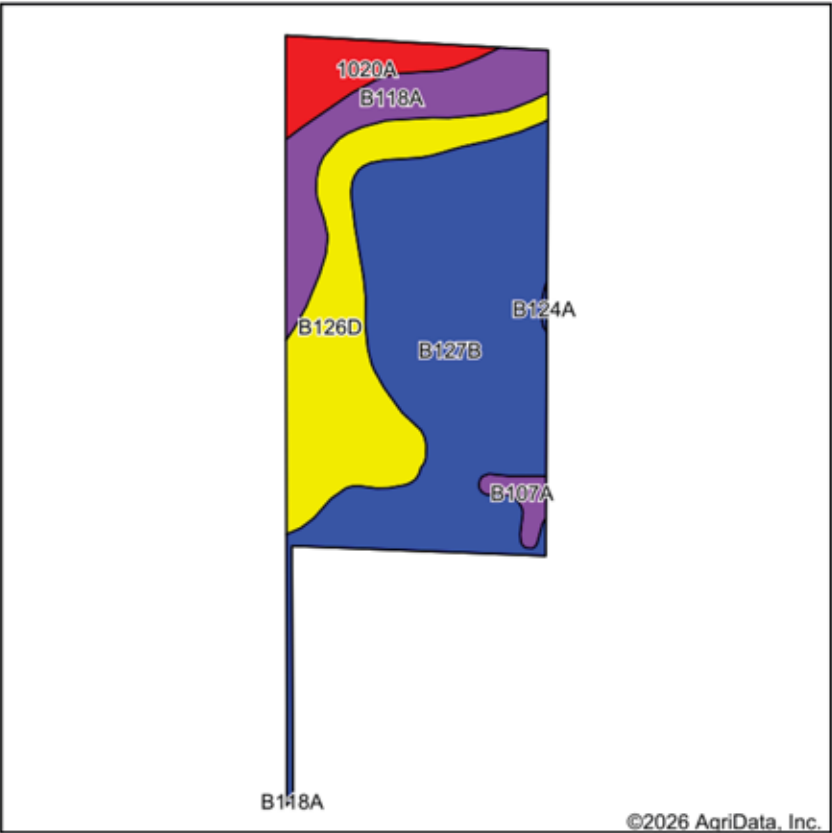


Source: USGS 10 meter dem
Interval(ft): 1
Min: 1,298.5
Max: 1,338.9
Range: 40.4
Average: 1,317.1
Standard Deviation: 13.55 ft



18-52N-17W
St. Louis County
Minnesota
10/19/2026
Boundary Center: 46° 59' 17.45, -92° 32' 49.22

SOILS MAP



State: Minnesota
County: St. Louis
Location: 18-52N-17W
Township: New Independence
Acres: 81
Date: 10/19/2026



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN619, Soil Area Version: 18									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
B127B	Culver-Dusler-Ellsburg complex, 0 to 8 percent slopes	43.17	53.3%		> 6.5ft.	Ile	53	51	53
B126D	Duluth-Culver complex, 3 to 18 percent slopes	20.05	24.8%		> 6.5ft.	IVe	51	49	51
B118A	Rifle soils, duluth catena, 0 to 1 percent slopes	10.61	13.1%		> 6.5ft.	Vllw	21	6	21
1020A	Bowstring and Fluvaquents, loamy, 0 to 2 percent slopes, frequently flooded	5.56	6.9%		> 6.5ft.	Vlllw	9	2	9
B107A	Baden muck, depressional, 0 to 1 percent slopes	1.49	1.8%		> 6.5ft.	VIw	20	16	18
B124A	Dusler-Ellsburg complex, 0 to 3 percent slopes	0.12	0.1%		> 6.5ft.	Ilw	52	51	47
Weighted Average						3.64	*n 44.7	*n 40.6	*n 44.6

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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 | Serving MN & WI

612.552.3342

MBattles@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.