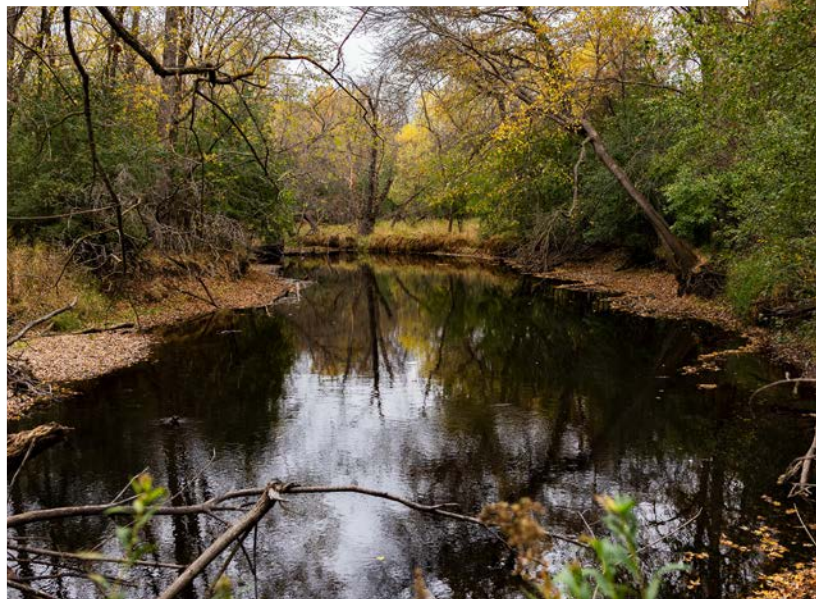


MIDWEST LAND GROUP PRESENTS



**93.44 ACRES**  
**SHERBURNE COUNTY, MN**

**TBD 47th Street SE, Saint Cloud Minnesota, 56304**



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 93.44 +/- ACRE DREAM PROPERTY WITH OVER A MILE OF ELK RIVER BOTTOMS

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Some properties are good hunting properties. Others are on an entirely different level. This is one of the most impressive hunting properties I've ever had the privilege of stepping foot on in Minnesota, and once you see it in person you will instantly see exactly why. Properties with this combination of habitat, food, water, terrain, and surrounding landscape are incredibly hard to find.

Located just one mile east of Highway 10 and approximately 10 minutes southeast of St. Cloud, this 93.44 +/- acre tract offers a rare combination of habitat diversity, natural food sources, water, bedding cover, and strategic terrain. With paved road frontage and access off both 47th Street SE and 60th Avenue SE, this property offers exceptional accessibility without sacrificing the secluded, wild feel that makes a hunting property truly special.

The backbone of this property is over a mile of Elk River bottom frontage, creating an extensive corridor of thick bedding cover, natural travel routes, and reliable water. Mature burr and red oaks provide abundant acorns, while native vegetation including hazelnut, dogwood, wild plum, American red raspberry, and willow adds valuable browse and diverse cover. Additional native species further contribute to the varied habitat, creating a landscape with natural food and the security wildlife thrive on throughout the property.

Moving up from the river bottom, the sloping terrain transitions toward approximately 12 acres of agricultural ground, consisting of roughly 6.5 acres of soybeans and 5.5 acres of hay this year. The combination of agricultural food sources, acorn-producing oaks, native browse, and thick bedding cover gives wildlife multiple reasons to frequent the property. Just as importantly, the terrain creates natural transition zones between these features, offering an abundance of potential stand locations, travel corridors, and strategic hunting setups.

The surrounding landscape only adds to the appeal. Hundreds of acres of neighboring corn and soybean fields provide an extensive agricultural food base, while this property offers the thick, diverse cover that wildlife need to bed, travel, and seek refuge. Adding another significant advantage, a 133 +/- acre nature preserve sits kitty-corner to the northwest boundary. With that preserve providing additional undisturbed habitat, this property benefits from an exceptional neighboring sanctuary that complements its already impressive habitat and cover.

And the early results speak for themselves. Trail cameras have captured an abundance of deer and turkeys on a daily basis, including quality bucks within the first 24 hours of having cameras set up. Beyond the trail camera activity, the property is absolutely loaded

with fresh rubs, scrapes, and well-used trails, revealing the consistent wildlife activity taking place across this diverse landscape.

Properties like this do not come around often. The combination of over a mile of river-bottom habitat, an abundance of mature oaks, agricultural food sources,

diverse topography, established trails, and a neighboring nature preserve makes this a truly special offering. You can study maps and aerials all day, but this is one of those properties you need to walk to fully appreciate. Step foot on it, experience the terrain and habitat firsthand, and you'll understand exactly what makes this tract stand out.

## PROPERTY FEATURES

COUNTY: **SHERBURNE** | STATE: **MINNESOTA** | ACRES: **93.44**

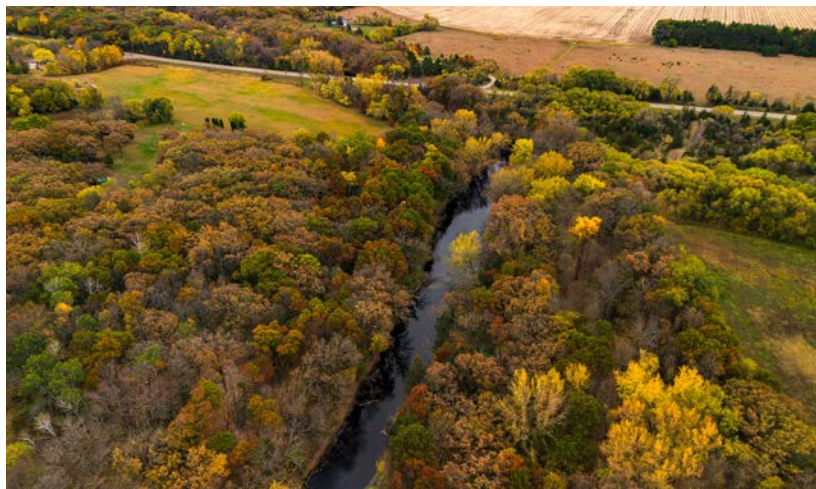
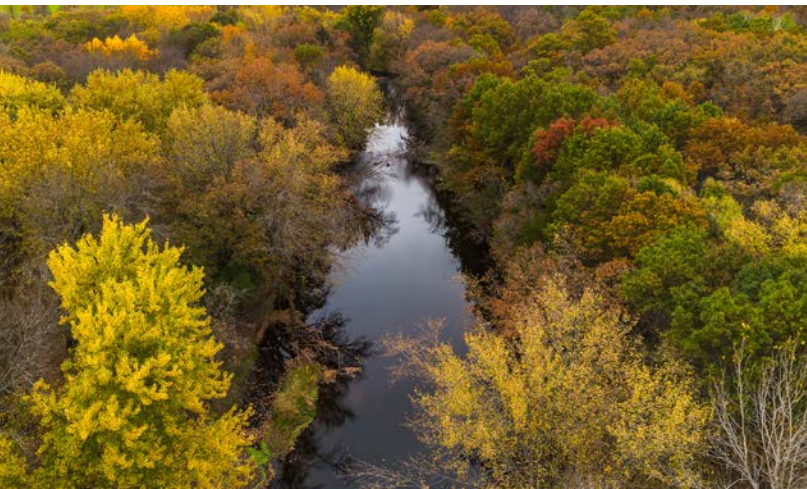
- Over a mile of Elk River bottom frontage
- Well-maintained trail system
- Approximately 12 acres of agricultural ground
- Mature oaks, wild plum, red raspberry, and additional native habitat
- Complete combo: food, water, and thick cover
- Proven recent trail camera history
- Abundance of rubs, scrapes, and wildlife trails
- Hundreds of acres of surrounding agricultural fields
- Adjacent to 133 +/- acres of an untouched nature preserve
- Paved road frontage with a majority of the property being highly secluded
- 10 minutes from Saint Cloud, MN
- 1 hour from the Twin Cities



# ELK RIVER BOTTOM FRONTAGE

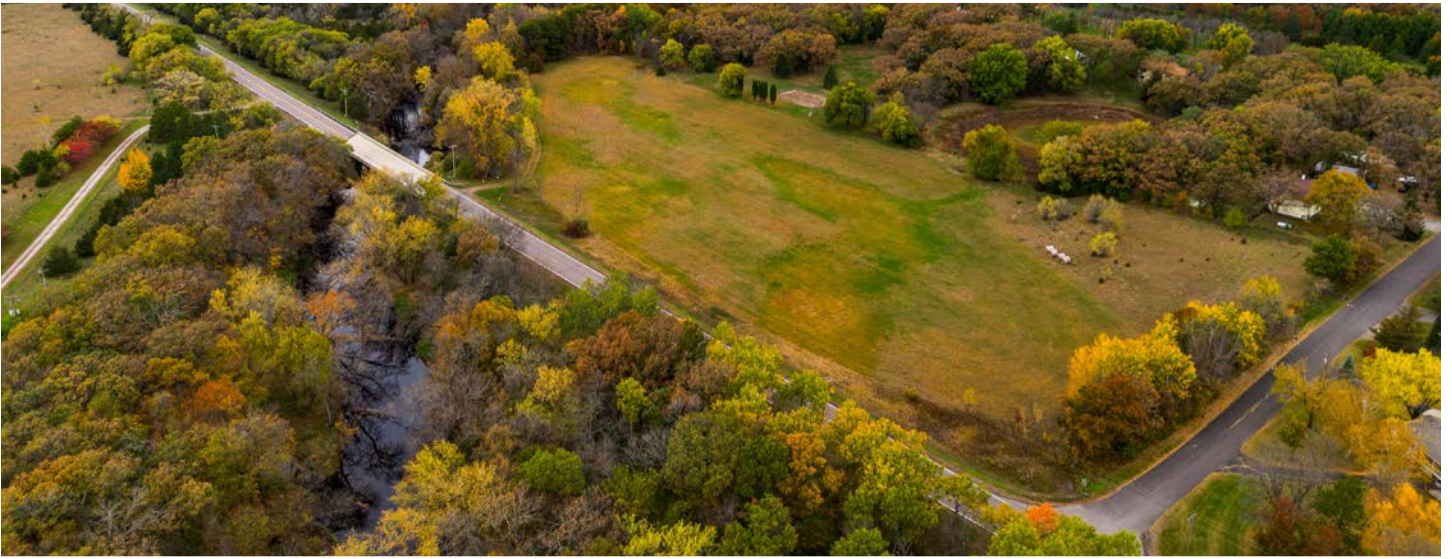
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The backbone of this property is over a mile of Elk River bottom frontage, creating an extensive corridor of thick bedding cover, natural travel routes, and reliable water.



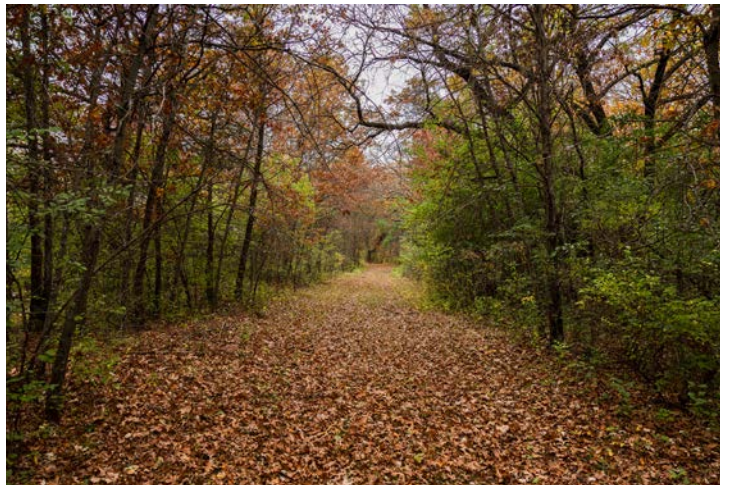
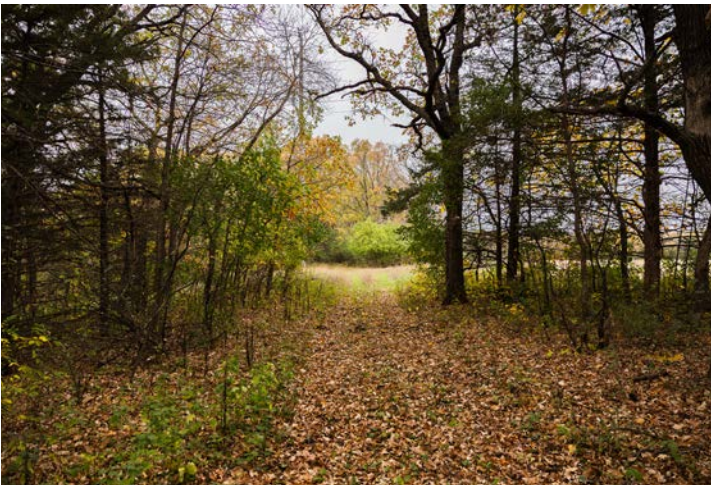
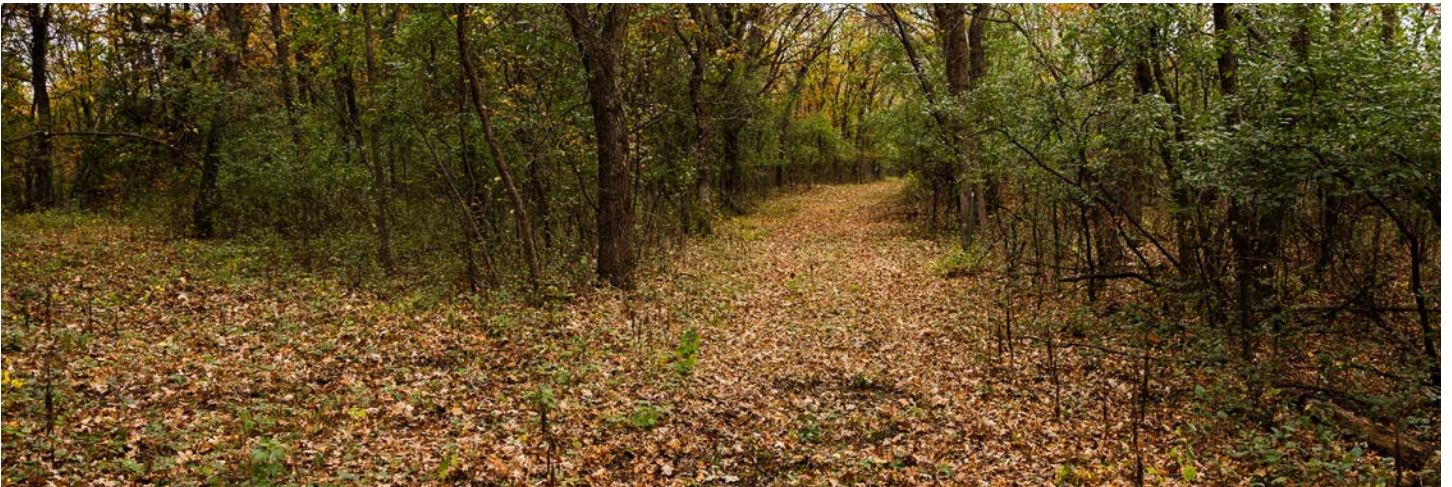
## PAVED ROAD FRONTAGE

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## WELL-MAINTAINED TRAIL SYSTEM

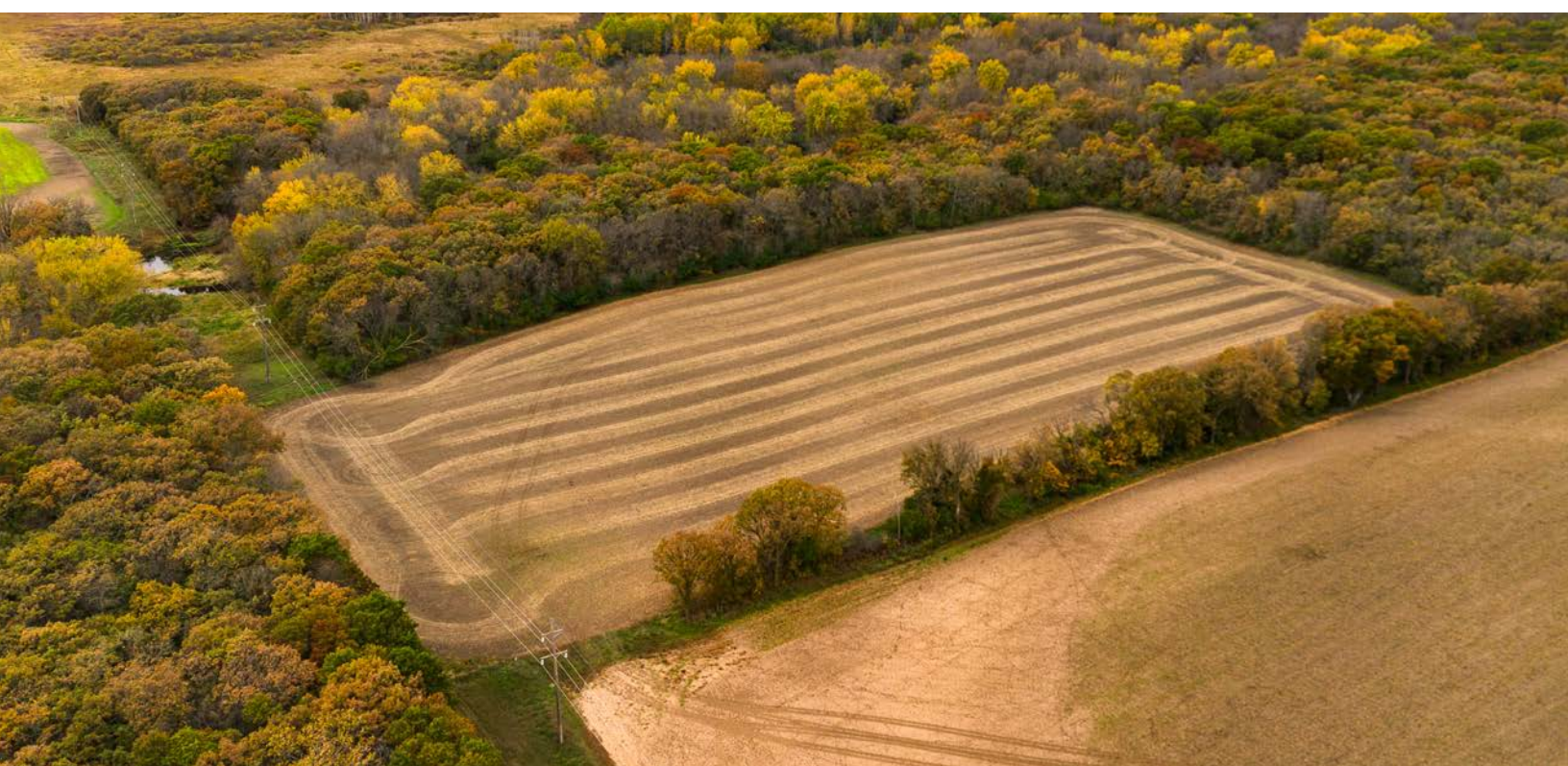
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# 12 +/- ACRES OF AGRICULTURAL GROUND

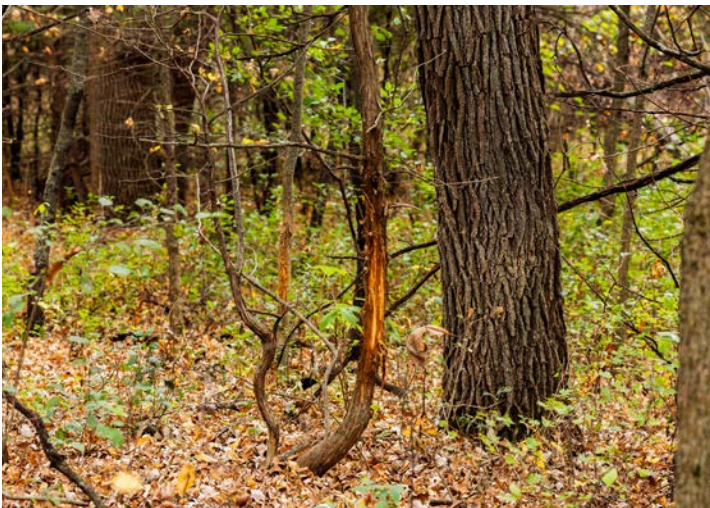
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Moving up from the river bottom, the sloping terrain transitions toward approximately 12 acres of agricultural ground, consisting of roughly 6.5 acres of soybeans and 5.5 acres of hay this year.



# ABUNDANT WILDLIFE

The property is absolutely loaded with fresh rubs, scrapes, and well-used trails, revealing the consistent wildlife activity taking place across this diverse landscape.

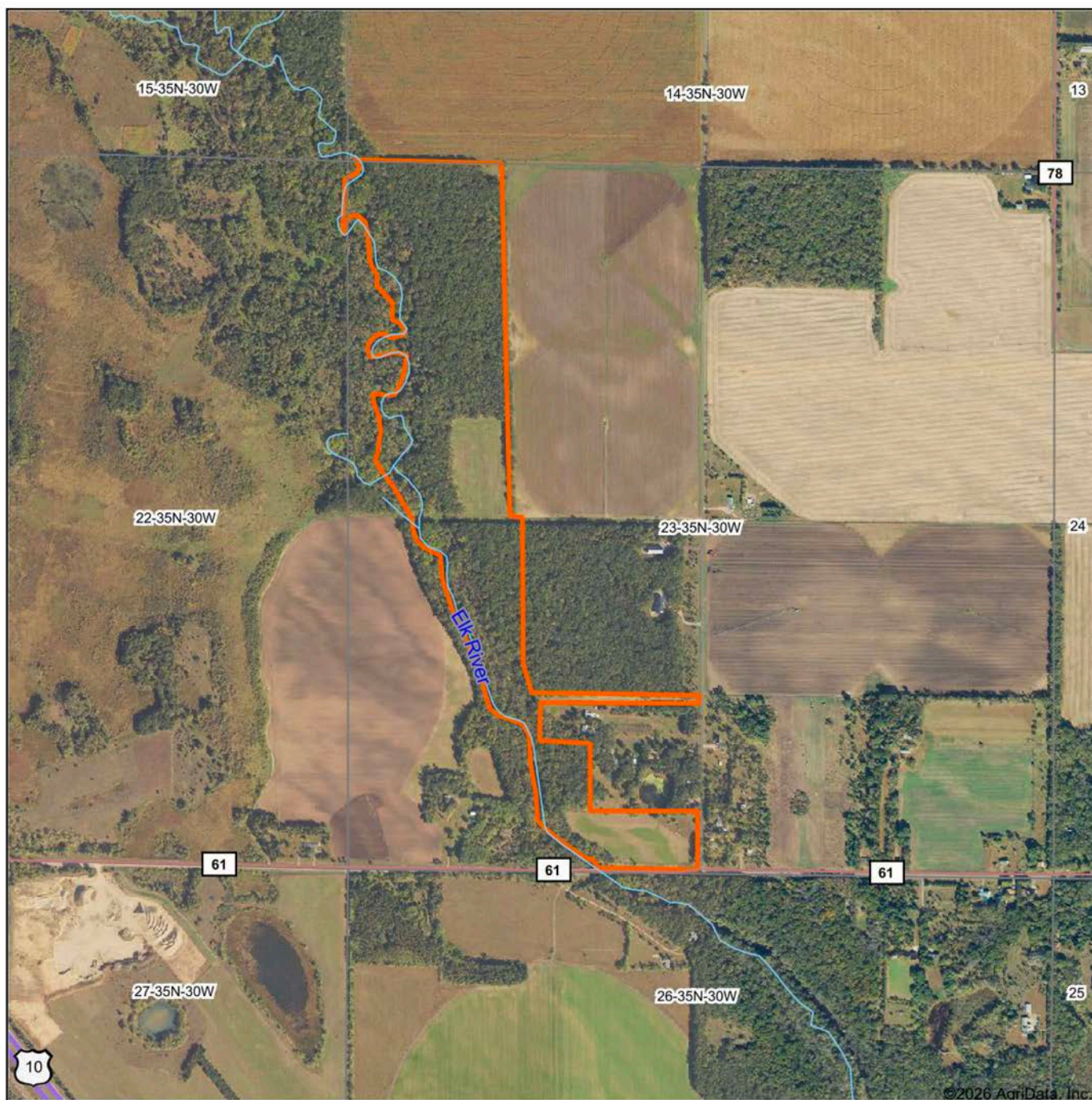


# TRAIL CAM PHOTOS

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# AERIAL MAP



Boundary Center: 45° 30' 29.91, -94° 2' 33.72

0ft 1166ft 2331ft



Maps Provided By:



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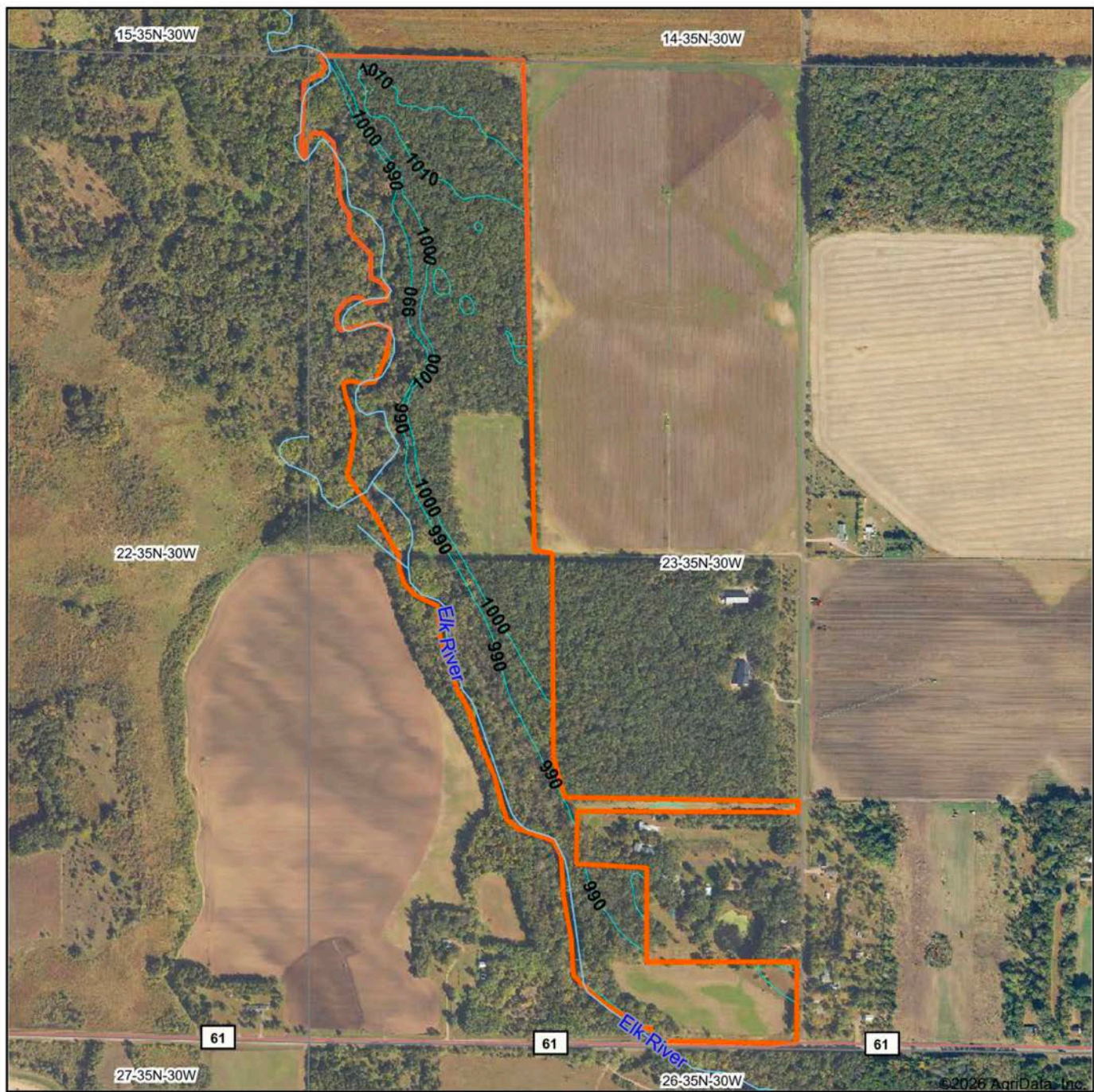
www.AgrIDataInc.com

**23-35N-30W**  
**Sherburne County**  
**Minnesota**



10/19/2026

# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 980.0

Max: 1,013.9

Range: 33.9

Average: 996.6

Standard Deviation: 10.2 ft

0ft 831ft 1661ft

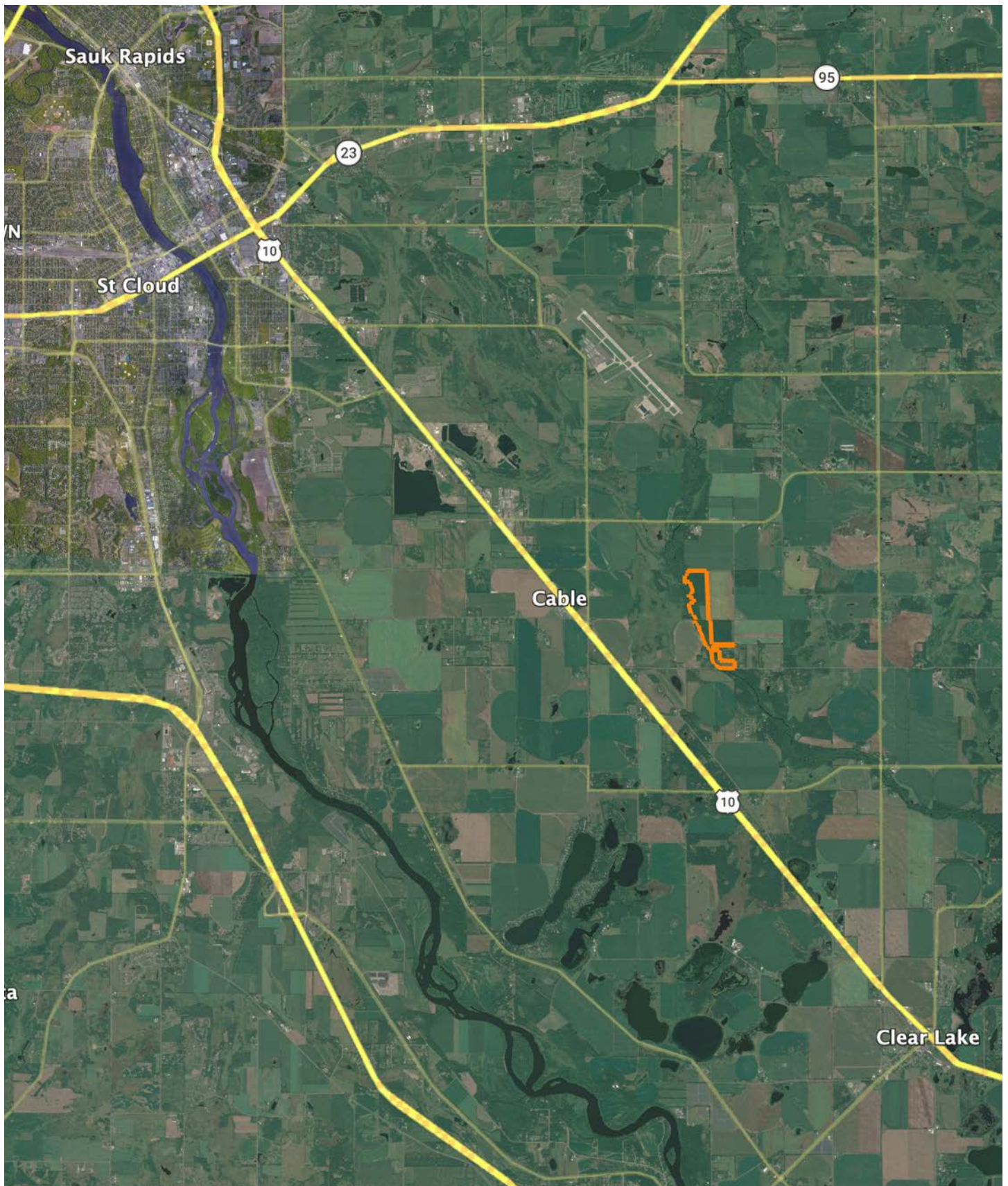


10/19/2026

23-35N-30W  
Sherburne County  
Minnesota

Boundary Center: 45° 30' 29.91, -94° 2' 33.72

# 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.



**COLE PEPLINSKI**, LAND AGENT  
**320.584.9049**  
CPeplinski@MidwestLandGroup.com



## MidwestLandGroup.com

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