



AMERICAN LEGACY LAND CO

FOR SALE

HUNTING PROPERTY

Jackson County, MN

75+/- Acres

OFFERED AT:

\$435,000

ABOUT THIS PROPERTY:

Hunters and nature enthusiasts, here's your chance to own your dream recreational property. The seller remembers as a young man hunting with his dad and uncles. He has many stories about his kids while they were growing up; riding ATV's, exploring, camping adventures and going hunting. Here's your chance to start your own stories and memories. This farm is located 7 miles south of Jackson, MN on Hwy 23 (Petersburg Rd), on the North edge of Petersburg, MN.



More About this Property:

Just across the road from the Des Moines River, sets this excellent hunting and recreational property. There are not many opportunities like this to own your own place to enjoy nature and hunting of deer, pheasant, squirrel, or predators. Enjoy duck hunting during wet years. Maybe you like ATV riding? The activities are endless. Or if you're looking for pasture for your cows, this farm would work for you. Located 7 miles south of Jackson on the NE side of Hwy 23 (Petersburg Rd). There's 75 +/- acres with a combination of CRP and timber/pasture. Electric access is located across the road and water just south by Petersburg. There is an opportunity to purchase 30 acres across the road on the SE side of Hwy 23.

Directions: 7 miles South of Jackson on Hwy 23 on the NE side of the road. On the North end of Petersburg, MN.

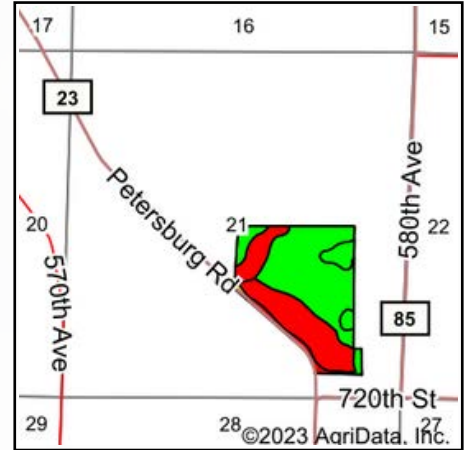
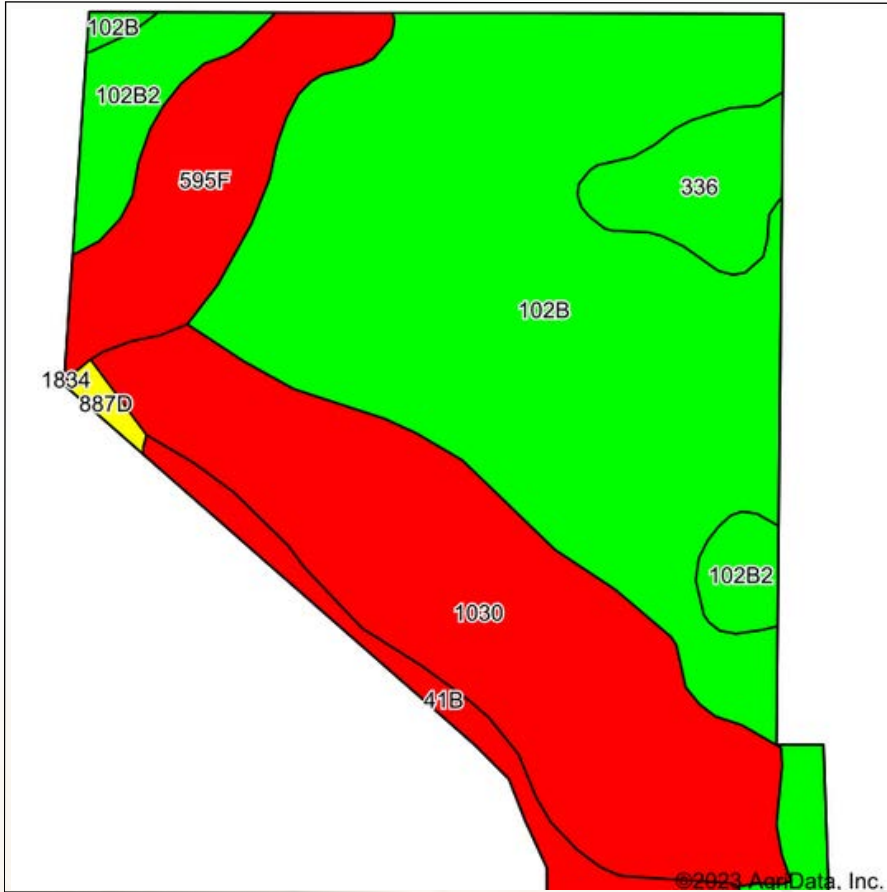
Legal Description: S-21 twp. 101 range 034 Jackson County, MN

Income Potential. CRP payment of \$7611 ending in 2030 and 2031

FEATURES:

- Deer hunting
- Pheasant hunting
- Pasture, timber, and CRP
- CRP payment
- ATV riding and camping
- Electric and water close by
- Located on a hard surfaced road

Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **21-101N-34W**
 Township: **Petersburg**
 Acres: **75.26**
 Date: **12/18/2023**



Area Symbol: MN063, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	37.29	49.5%		IIE	95
1030	UdorthentsPits complex	20.25	26.9%			0
595F	Belview loam, 22 to 40 percent slopes	6.94	9.2%		VIIe	14
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	4.14	5.5%		IIE	95
336	Delft clay loam, 0 to 2 percent slopes	3.44	4.6%		IIw	94
41B	Estherville sandy loam, 2 to 6 percent slopes	2.80	3.7%		IIIs	44
887D	ClarionSwanlake loams, 12 to 18 percent slopes	0.40	0.5%		IVe	69
Weighted Average					*	59.9

*c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.



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About the Agent:

Randy is a 4th generation grain farmer who grew up on a farm near Paullina, IA. Randy graduated from Paullina High School and attended Northwest Iowa Community College in Sheldon, IA. Randy learned to appreciate working the land and raising livestock as well as spending his free time hunting and fishing. Those hobbies led to a passion for the outdoors and creating wildlife habitat.

Randy worked as an insurance agent and adjuster for more than 30 years, acquiring knowledge of property and land values, building relationships and earning the trust of his clients to help fulfill their needs. As a land agent for American Legacy Land Company, Randy will utilize his farming experience and his many years in sales to work to get the most for his client's agricultural or recreational property.

When Randy's not working, he enjoys developing wildlife habitat and food plots, upland bird hunting, deer hunting, and enhancing his hunting land.

Randy loves spending time with his family, including his wife, Julie, three adult children and their spouses, and his 8 grandchildren. Randy is a member of Zion Lutheran Church and serves as an Elder for his congregation. Randy is also a member of Pheasants Forever.

Whether you are looking to buy your dream property or selling your legacy, Give Randy a call, he's here to help you make that possible.

RANDY PAULSEN, LAND AGENT



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