

AMERICAN LEGACY LAND CO

FOR SALE

HOBBY FARM

Wadena County, MN

152 +/- Acres

OFFERED AT:

\$759,999

ABOUT THIS PROPERTY:

American Legacy Land Company is proud to introduce "The Sebeka Hobby Farm". This turnkey hobby farm is a farmer's dream - situated right between Sebeka and Nimrod. Passion and pride boast throughout, with multiple fenced in pens and pastures set up for cattle, sheep, or horses; along with an oversized livestock barn with ample space. Enjoy the warmth in the heated shop and cold storage on the back side.



More About this Property:

Throughout the land you will find healthy timber along with cropland and the Red Eye River running through the property, as well as a pole shed for equipment storage. The charming farmhouse features 4 bedrooms and 1 bath and an enclosed porch, with many new updates throughout, such as windows, roof, and siding. This farm is ready for livestock and its next owner to continue the legacy.

Address: 17430 280th St, Sebeka MN, 56477

Directions: From Sebeka, head east on HWY 227. The property is on the left hand side right, after County Rd 23.

Taxes: \$2,318

Income Potential: Field rent, cattle, sheep

FEATURES:

- 152 +/- Acres
- 4 bed / 1 bath home
- Heated shop with cold storage
- Set up for cattle or sheep
- Fenced in pastures
- Oversized barn with stalls

**WADENA COUNTY,
MINNESOTA**



AMERICAN LEGACY LAND CO





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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
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**HELPING YOU BUY
AND SELL LAND**



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About the Agent:

Jordan is originally from Western Wisconsin where he grew up hunting and learning a love for the land and outdoors. From an early age, Jordan has had a passion for wildlife and creating better habitat. What started out as a hobby, has now turned into his dream career.

Jordan enjoys sharing his knowledge and experience with other outdoorsmen. Having spent many years working within the hunting industry - his knowledge and passion for land and land management only grew. He continues to travel the Midwest hunting and learning about regions and their land practices. His expertise is proven through his sweat equity for himself and his clients, with their success in the woods. Having the ability to break down a property to set it up for success is Jordan's strong suit, as well as finding the ideal property for the outdoorsmen.

An active member in the National Deer Association, Backcountry Hunters and Anglers, National Wild Turkey Federation, and Ducks Unlimited, Jordan enjoys giving back to wildlife and conservation while getting youth involved in the outdoors.



Whether you are looking for hunting land, developable land, farm, a cabin, or country living, in MN, Jordan is your expert on the buy/sell side as well as land consulting. You'll find him in the woods or on the lake year round.

Jordan currently lives in the Brainerd Lakes Area of MN with his wife, Greta, and two kids Dawson and Presley, and their black lab, Tilly.

JORDAN YIRA , LAND AGENT



320-333-8867



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