

Minnesota Land for Sale

Wilderness Land - Total 5,137 Acres - Price is \$5M USD (\$1000/Acre)

As a passive investment opportunity these 5,137 acres are priced at 50% of current market value of raw land in Minnesota (\$2000) so the buyer would have equity upon purchase.

Across the winding riverbed to the west is approximately 5,137 acres of pure wilderness with no roads or subdivisions. 75% of the land is solid ground and 25% is comprised of rich wetlands which line Pike River. The exciting topography of the western portion boasts a large hill called Pike Mountain and two lakes which connect to Pike River. The lakes are named Hay Lake (160 Acre Lake) and Rice Lake (34 Acre Lake).

The Pike River property surrounds the headwaters of the Pike River. This area has never been farmed (i.e., it is free of fertilizer runoff and water pollution) and is not accessible to the public.

The mature timber on the 5,137 acres has been wooded over the last decade. Timber value of this land would appreciate gradually over the next 15 years. The primary advantages of the 5,137 acres of wilderness is the many species of wildlife it supports.