



MLS 6655771 Lake Land

\$489,900

Description:

The first time I set foot on this property three years ago, I knew it was special. The property is located in an area known for trophy whitetail bucks, great turkey and duck hunting and is just minutes from the town of Battle Lake. The topography is rolling hills, open meadows, tillable areas and lots of shoreline all creating natural pinch points and great locations for deer stands. It has been professionally managed to produce large bucks for the hunting season and to create a safe, secure area for does to raise fawns. There is about 15 acres of tillable land currently planted in soybeans, corn and hay, all unharvested and left for winter food for the wildlife. This creates phenomenal, late season deer hunting and provides great spring shed hunting. There are excellent south facing bedding sites, some nice thick cover areas and excellent transition/staging areas leading to the food plots and watering sites. There are mature white, bur and red oaks, mature apple trees and a mix of pine, ash, poplar and boxelder trees. There are also plenty of browse species including hazelnut and red and yellow dogwood. Also, as part of the property management plan, mineral sites, a man-made water hole that the deer love, and a feeding station are in place. There are 2 new, 6X6 Redneck blinds on 10 foot elevated ladder platforms. They are strategically placed for easy, quite access and accommodate 2 or 3 people comfortably, plus there are plenty of additional stand locations. In the spring, the turkey hunting is lights out and then comes waterfowl hunting with easy access to the lake without having to walk/driving through the property disturbing the deer. There are plenty of building sites and spots to park a camper right at the road access to the property. Check out the pictures of the deer that frequent this property, they show how great natural resources and professional property management have turned this property into one of the best hunting parcels I have ever seen.

Additional Details:

Lot Acres	74.26
Lot Dimensions	Irregular
School District	542
Taxes	\$1,580
Taxes with Assessments	\$1,580
Tax Year	2024

Additional Features:



Listed By:

Weichert, Realtors - Paulson and Co.

West on State Highway 240 to County Highway 47, On the left on Hwy 47 to 200th Street. Turn Right on 200th Street and follow to property on the South (left) side of the Road.

Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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Affinity
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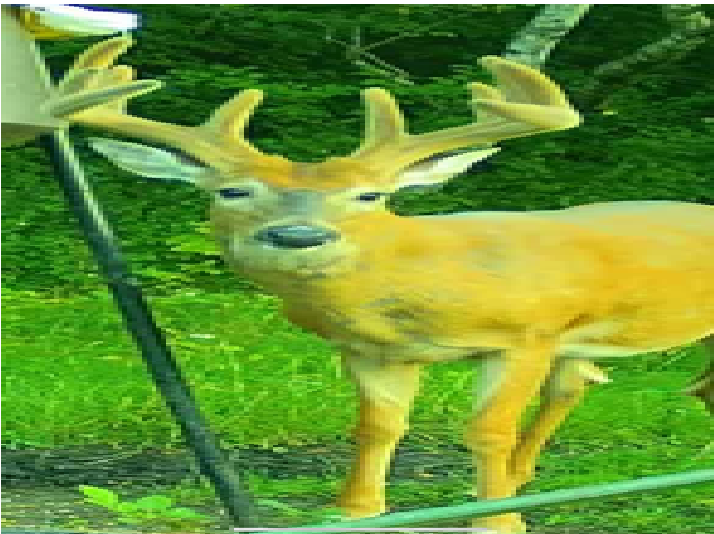


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