



MLS 6687094 Land

\$443,000

143 Acres
Raw Land

TBD Knopf Road
Rochert MN 56578

Status: Active

Description:

This property is a true blast from the past, bringing back the good old days of hunting—where the only limit was your imagination. Walking this land flooded me with memories of years gone by, and I thoroughly enjoyed every step. Tucked away at the end of a dead-end road, this property offers a level of remoteness that's rare in this area. Even better, it serves as a gateway to thousands of acres of public hunting land, bordering Mary Yellow Head tax-forfeited land and the Tamarac Wildlife Refuge. Yes, it directly borders the refuge!

The land itself is a hunter's dream—rolling hills, oak-studded ridge tops, natural pinch points, and all high-ground timber. There's a significant amount of timber value, and a little targeted habitat work (TSI) could not only increase the land's monetary worth but also enhance the wildlife habitat.

The deer sign here is outstanding—well-worn trails, rubs, and scrapes everywhere. Every time I've set foot on this property, I've kicked up deer, and the racks hanging in the deer camp shack prove this land has the potential to produce some great old gnarly bucks.

But let's talk bears—this is a world-class bear hunting property. I've been bear hunting for 31 years, and if I could choose any property, it would be one that borders the refuge. There's zero bear hunting allowed in the refuge, making this property an absolute hotspot for top-end bears.

Beyond deer and bear, the property also offers excellent grouse hunting, and there are even turkeys in the area, making it a well-rounded hunting camp.

The modest deer camp trailer, with its steel roof and wood stove, perfectly captures the essence of the classic hunting experience—just like it used to be.

If you're looking for a remote hunting camp with nothing but upside, this is the property for you!

*Classic Hunting Camp Feel

*Borders Tamarac Wildlife Refuge

*Secluded & Private

*Exceptional Deer Hunting

*World-Class Bear Hunting

*Diverse Habitat & High Ground

Additional Details:

Lot Acres 143

Lot Dimensions 143±

Listed By 22
Whitetail Properties Real Estate
\$2,456

Affinity Real Estate Inc. participates in the Regional Multiple Listing 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.

Additional Features:

Driving Directions:

From Detroit Lakes, north on Co 31, east on Co 26 to Knopf Rd



Call Affinity Real Estate

218-237-3333

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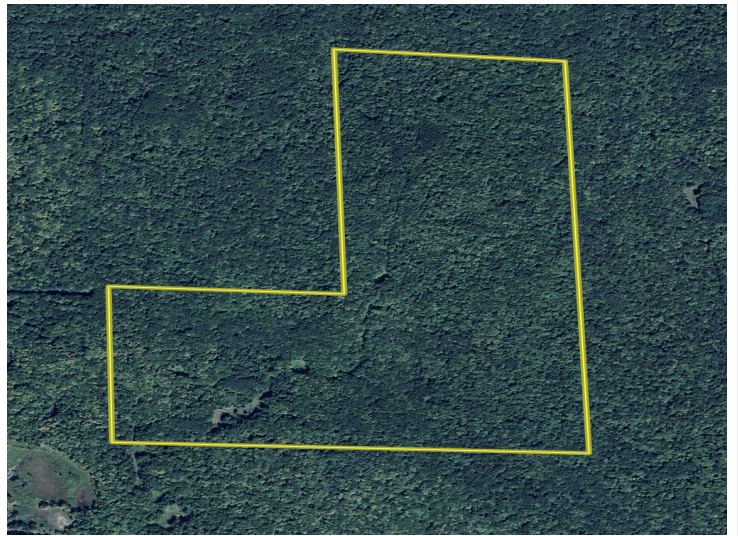
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