

MLS 6709093 Land

\$680,000

160 Acres
Raw Land

TBD 539th Avenue
Menahga MN 56464

Status: Active

Description:

160 Acres of Premium Hunting Land-Turnkey Camp with Cabin in Spruce Grove Township! Here is a rare opportunity to own 160 acres of premium, rolling and highly sought after hunting land just north of Butler in Spruce Grove Township. Tucked away, this incredible property is the perfect blend of seclusion, natural beauty and ready to use functionality. Property Highlights: Rolling terrain, mature hardwoods and pines, multiple ponds, a creek and bedding areas that provide excellent cover and water sources for wildlife; 17 acres of tillable field, perfect for planting food plots; extensive, well maintained trail system winding throughout the property for easy access to all corners; established deer stands and blinds in proven locations. This property includes a hunting cabin with solar capability, is enrolled in the SFIA program and adjacent to 320 acres of state land, expanding your hunting opportunities. The current owner has harvested a 194 score Boone and Crockett buck off of the property, a testament of the world class hunting this land offers. Seller is offering this property with seller financing and easy terms. Don't miss out on a once in a lifetime chance to own a legendary property that checks every single box for a serious sportsman.

Additional Details:

Lot Acres	160
Lot Dimensions	160
School District	553
Taxes	\$2,442
Taxes with Assessments	\$2,442
Tax Year	2024

Additional Features:

Driving Directions:

North of Butler on Hwy 67. As you curve to the west, it's the first dirt road to the north. 539th Avenue. May also show on google as 520th



Listed By:
Centennial Realty

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Call Affinity Real Estate

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info@affinityrealestate.com



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



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Deer Permit Area

Area
241

Firearm A Season
Nov. 9 - 17

Zone
200

Management Type
Two-deer limit

Archery Season
Sept. 14 - Dec. 31

Muzzleloader Season
Nov. 30 - Dec. 15

Firearm B Season
N/A

Special Regulations
N/A

DEER PERMIT AREA 241 HUNTING INFORMATION

2024 Deer Hunting Information

Designation: Two-deer limit
Firearm Options: All Legal Firearms
Special Regulations: N/A
Seasons:
Archery: Sept. 14 - Dec. 31
Youth: Oct. 17 - 20
Early Antlerless: N/A
Firearm A: Nov. 9 - 17
Firearm B: N/A
Muzzleloader: Nov. 30 - Dec. 15
Late CWD Hunts: N/A

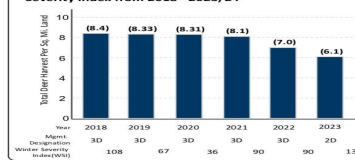
Land Cover Types

	% Tot.
Woody Cover	44
Grassland and Wetlands	29
Annual Row Crops	16
Open Water	5
Developed	6

Total Land Area in 2023 (Non-water)
996 Sq. Mi.

Lands Open to Public Hunting	
Publicly Owned Lands	Sq. Mi.
State Wildlife Management Area	3
State Forest	3
Misc. State Land	9
County Managed Land	8
USFWS Land (WPA and NWR)	0.8
USFS Land (National Forest)	0
Privately Owned Lands	0
Forest Legacy/Forests for Future	0
Wild to Access	0
Total for Public Hunting	23.8

Deer Harvest, Management Designation and Winter Severity Index from 2018 - 2023/24



Wildlife Manager Report

Deer Permit Area (DPA) 241 is almost entirely private land and supports high deer densities, hunter numbers, and success rates. The area has excellent deer habitat, including patches of conifer and deciduous forest, wetlands, and riparian areas mixed with agriculture and old fields. Deer damage from localized high deer densities has been common through time, but recently the overall deer population has likely been below goal. The 2024 designation of a Two-deer limit again is meant to allow for some population growth, while providing hunters and landowners with tools to manage local deer numbers.

DNR Wildlife Contact(s): Erik Thorson, 218-732-8452 ext. 235

Important Chronic Wasting Disease (CWD) Information

Optional CWD testing: <https://www.dnr.state.mn.us/cwd/cwd-testing.html>

A deer feeding and attractant ban is in effect for Cass and Hubbard Counties. See mn.gov/cwd/feeding.html for details.

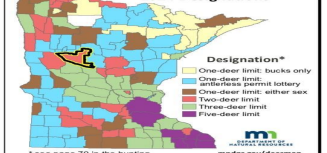
2023 Firearm Deer Hunter Statistics

Hunters per Sq. Mi. Land: 13

Hunter Success: 40%

	Adult		Fawn		Adult		Fawn		Total
	Male	Female	Male	Female	Male	Female	Male	Female	
Firearms	2483	204	1838	374	5217				
Archery	178	30	122	35	565				
Muzzleloader	66	25	163	16	270				
Total Harvest	2725	559	2143	425	6052				

2024 Designations



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