



MLS 6715316 Land

\$140,000

40 Acres
Raw Land

TBD County Rd 140
Deer Creek MN 56527

Status: Pending

Description:

Located in Deer Management Zone 240, this property represents the epitome of prime whitetail deer habitat. A quick glance at the drone photos reveals a network of well-worn trails—a clear sign that deer and other wildlife call this land home. The property sits in an area renowned not only for producing top-end bucks but also for its high deer density, both of which are evident from the abundance of deer sign across the land.

This is a true “clean slate” property, offering you the rare opportunity to tailor it exactly to your hunting goals. Design and place your food plots where they’ll be most effective. Strategically position your deer stands for maximum advantage. Whether you envision a rustic hunting cabin or a forever home, this buildable parcel gives you the flexibility to bring your vision to life.

While it’s undeniably a whitetail-focused property, there’s no shortage of additional wildlife. During a recent walk, multiple pheasants were flushed—proof of a healthy upland bird population—and turkeys are frequently seen on the grounds.

If you’re looking for a well-located property in a strong neighborhood, ready to be customized for your specific hunting and recreational needs, this one deserves a closer look.

*Located in Deer Management Zone 240, known for big deer and high deer density

*Outstanding whitetail habitat with visible deer trails

*Abundant deer sign throughout the property

*Clean slate property—design your own food plots and stand locations

*Buildable land ideal for a hunting cabin or full-time residence

*Excellent turkey and pheasant hunting opportunities

*Multiple rooster pheasants flushed during recent property walk-through

*Flexible layout to create a personalized hunting setup

*Situated in a desirable and proven hunting neighborhood

*Ideal for serious hunters or outdoorsmen

Additional Details:

Lot Acres	40
Lot Dimensions	40±
School District	2155

Taxes	\$472
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	Listed By: \$472 Whitetail Properties Real Estate Tax year: 2025
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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.

Driving Directions:

From Deer Creek, South on 29, west on Co Rd 140 to property.



Call Affinity Real Estate

218-237-3333

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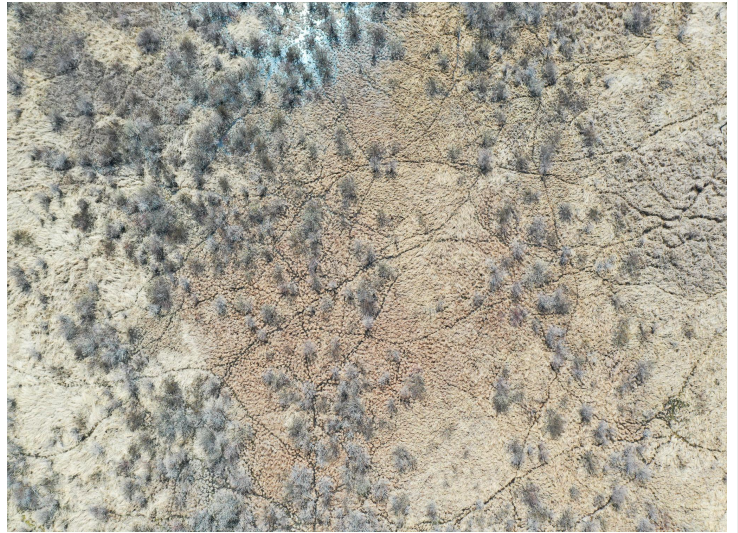
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