



MLS 6724898 Land

\$438,500

100 Acres
Raw Land

27XXX County Highway 73
Deer Creek MN 56527

Status: Pending

Description:

Discover an exceptional opportunity on this 100 acre tract offering a rare blend of tillable farmland, pasture, and mature woods-ideal for farming and recreational use. South Bluff Creek winds through the northeast wooded portion, providing a reliable water source and enhancing the deer and wildlife habitat and makes it a great hunting area. With 66 acres tillable, 25 wooded, and 16 pasture, this property is functional as it is scenic. This tract is ideal for crop production, cattle grazing and exceptional hunting. Additional wooded areas could be cleared to expand the tillable acreage, or selectively developed into strategically placed food plots to enhance deer and wildlife activity.

With its combination of productive soil, water access, and diverse habitat, this land is truly a must see for investors, outdoorsman and ag producers alike. Seller will be providing a survey. Seller is keeping the homestead which includes 20 acres.

Additional Details:

| | |
|------------------------|-------|
| Lot Acres | 100 |
| Lot Dimensions | 100 |
| School District | 2155 |
| Taxes | \$800 |
| Taxes with Assessments | \$800 |
| Tax Year | 2024 |

Additional Features:

Driving Directions:

From Hwy 29 south of Wadena, South on Hwy 73



Listed By:
Centennial Realty

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Call Affinity Real Estate

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