



MLS 6772984 Land

\$209,999

120 Acres Raw Land

XXX Cass line rd Menahga MN 56434

Status: Pending

## **Description:**

Designed with serious hunters in mind, the land features established food plots, habitat improvements, and a wellmaintained trail system providing easy access throughout.

The diverse terrain offers excellent transition areas—from mature woods to low-lying bedding zones and productive food plots—creating ideal conditions for supporting and attracting mature whitetails. A secluded pond, surrounded by great cover that draws in wildlife from all over.

This area is known for strong Quality Deer Management (QDM) practices, with neighboring landowners focused on growing healthy, mature deer. In addition to excellent whitetail hunting, the property also offers opportunities for waterfowl, grouse, turkey, and bear.

Tucked back off the main road, the property feels secluded and off-the-grid, yet remains conveniently close to both Menahga and Huntersville. As a bonus, it borders Huntersville State Forest, granting access to thousands of additional acres for hunting and recreation.

Whether you're seeking a long-term deer camp, recreational getaway, or quality land investment, this property is ready to deliver.

## **Additional Details:**

120 Lot Acres 120ac Lot Dimensions School District 821 Taxes \$970 Taxes with Assessments \$970 Tax Year 2025

## **Additional Features:**

## **Driving Directions:**

From Menanga head south on HWY 71, then take a left onto county 2BistherBythe second left you can make on to 320 eciprocity

American Legacy Land Co., LLC

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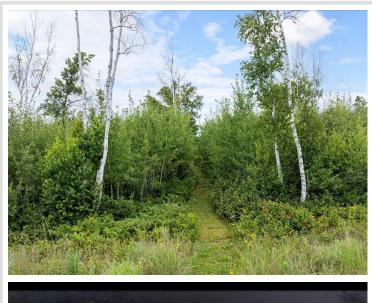






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