



MLS 6826440 Land

\$335,000

100 Acres
Raw Land

18987 Hidden Acres Loop
Pelican Rapids MN 56572

Status: Active

Description:

This property offers a blend of tillable, wooded and river bottom in Otter Tail County, Minnesota. The parcel features more than 25 acres of tillable ground, presenting options for income by renting the land. The balance of the property consists of mature timber and lowland/ river-bottom bedding that provides diverse cover and natural habitat structure.

Access to the property is from a county road. Electric service is already on site, simplifying any plans for a cabin, residence, or seasonal shelter. For those interested in a permanent or seasonal build, there is a cleared building site suitable for a home, cabin, or recreational structure.


Throughout the wooded and wetland areas lies a network of games trails. Given the terrain, portions of the wooded and lowland bedding would make effective stand sites or bedding areas for deer.

There are hundreds of acres of public land immediately to the south, offering extended habitat, additional hunting ground, and buffering from development. If you are a waterfowl hunter, the tillable ground could be a great setup spot for smacking em before or after the roost in the public land. This adjacency enhances the property's value for long-term wildlife use and offers opportunities for larger-scale hunting, wildlife viewing, or conservation planning.

Given the mixture of tillable acres, wooded bottoms, and accessible terrain, the land is suitable for a range of uses. The tillable portion could remain in crop production, be converted to food plots, or be used for pasture or hay. The wooded and lowland areas provide a natural environment for wildlife habitat and recreation. The building site with existing power allows for developing a dwelling, seasonal retreat, or a permanent residence depending on local zoning.

The river-bottom cover and lowland areas offer natural wetland recharge and seasonal water flow. These may attract waterfowl or other wetland-associated species, adding to the recreational appeal.

The location is within easy reach of local amenities. Pelican Rapids offers basic services, shops, and access to larger roadways. For more extensive amenities and services, the city of Detroit Lakes is approximately twenty-five miles to the east. The relative seclusion of the tract while remaining accessible makes it a practical choice for those seeking a balance between privacy, convenience, and recreation.



Listing by
Whitetail Properties Real Estate
Site utilities, and accessible road frontage of the property for farming, hunting, recreation, habitat management, or building. Because of the sheer mix of interesting
Service of Minnesota, Inc. Broker Reciprocity (sm) program, allowing
range of future uses without tying on promises or results.
us to display other broker's listings on our website. All properties are
subject to prior sale, change or withdrawal.
*100± acres of diverse land



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

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

*25 acres of tillable land, suitable for agriculture
*75 acres of wooded area providing wildlife habitat

*Access off a township road for easy entry
*Electrical utilities available on site



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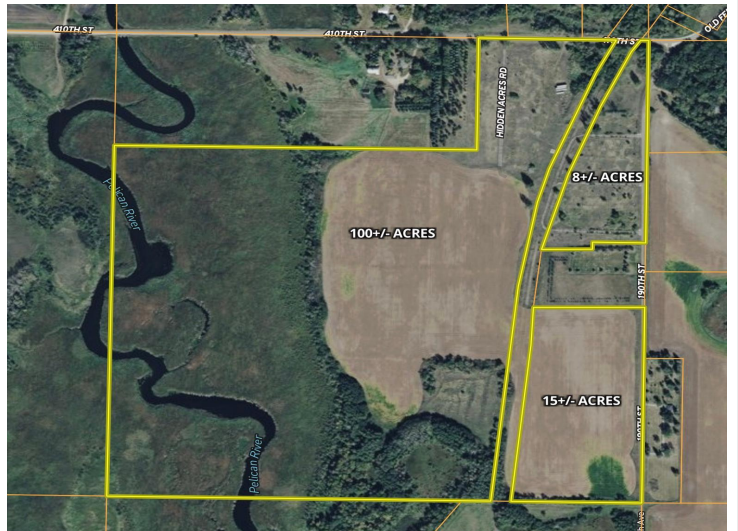


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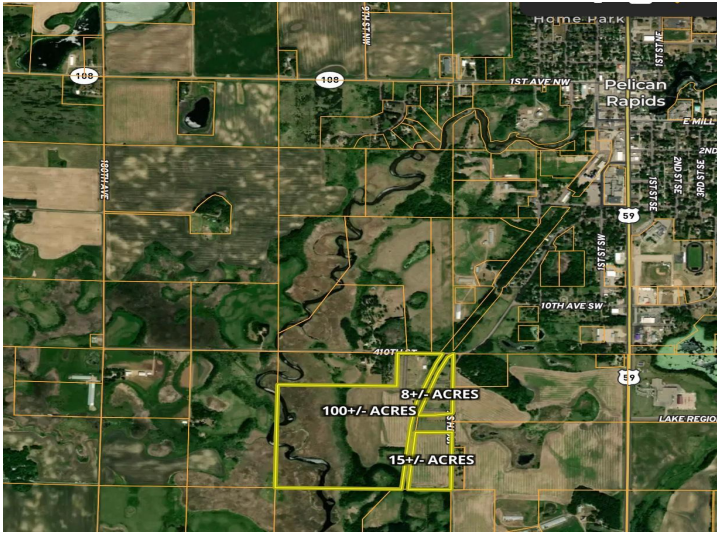
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