



MLS 7001350 Land

\$285,000

62.97 Acres
Raw Land

TBD Co Hwy 10
Fergus Falls MN 56537

Status: Active

Description:

Located directly east of Elizabeth and north of Fergus Falls along County Highway 10, this 62.97± acre property offers an excellent blend of income-producing farmland, recreational value, and build or development potential.

Approximately 47± acres are tillable, currently in agricultural production and providing consistent rental income. The balance of the property consists of lower, diverse cover that dissects the tract, creating outstanding habitat for pheasants and whitetail deer. These low areas naturally funnel wildlife and provide ideal bedding and travel corridors.

This property also sets up extremely well for field waterfowl hunting, with harvested fields offering strong opportunities. Combined with the pheasant and deer hunting, this is a well-rounded recreational tract that still generates income.

While this parcel is not suited for a pivot, it offers multiple locations that would make for an excellent homesite or future development, allowing a buyer to build while maintaining agricultural and recreational use.

There is also potential for gravel on the property; however, no boring samples have been completed, and any future gravel development would be subject to testing and applicable approvals.

This tract works well as a standalone investment, a recreational property with income, or as an add-on purchase to the neighboring acreage that is available to the west and south.

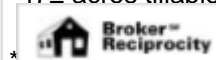
If you're looking for a property that delivers solid ROI, legitimate hunting, and long-term upside, this tract checks a lot of boxes.

*62.97± total acres in Otter Tail County

*Located near County Hwy 10 east of Elizabeth

*Borders the adjoining 80± acre tract to the west

*47± acres tillable with income-producing potential



Listed By:
Whitetail Properties Real Estate

*This property creates excellent wildlife habitat

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*Excellent field hunting for waterfowl



Call Affinity Real Estate

218-237-3333

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

*Multiple potential homesite or development locations

*Potential gravel presence (no borings completed)



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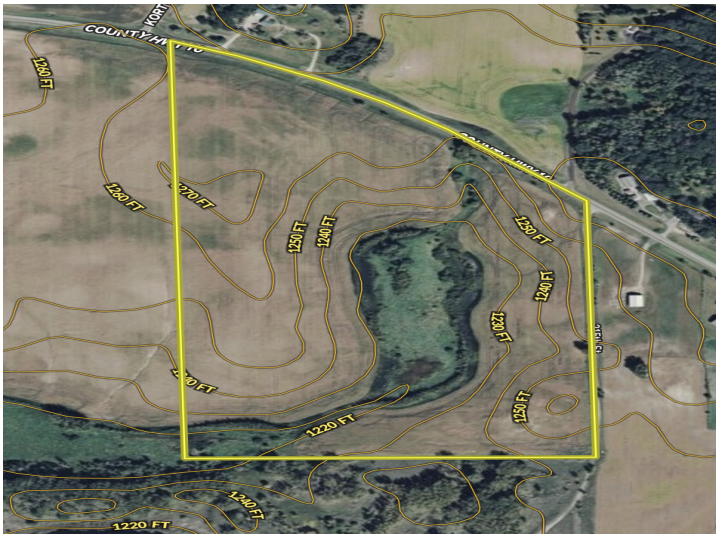
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