

MLS 7035591 Land

$749,000

341.68 Acres
Raw Land

TBD County Road 14
Sebeka MN 56477

Status: Active

Description:

“If you build it, they will come.”That’s the first thought that came to mind after walking this property. What I mean by that is this land has the foundation to become something truly special — a true legacy hunting property that could produce outstanding deer for years to come.Right now, it already has all the ingredients whitetail deer love, especially big mature bucks. Even more important, this is a large, continuous tract of land, something that rarely becomes available in this area. The property includes nearly 75± acres of tillable ground, combined with low swampy bedding areas and diverse timber consisting of poplar, oak, tamarack, ash, red willow, and tall reed canary grass. The habitat diversity here is exceptional and creates the kind of environment that allows deer to feed, travel, and bed securely. Located just north of Nimrod and west of the Crow Wing River corridor, this area is already well known for producing quality wildlife. With some thoughtful habitat work — food plots, screening cover, and travel corridors — this property could easily be transformed into a true whitetail hotspot. And while the deer hunting is excellent, that’s not the only attraction. This region is known for world-class bear hunting, along with strong turkey and grouse populations, making this a well-rounded recreational property. Whether you’re looking to expand your farming operation with productive tillable acres, pasture or create a premier hunting destination, this property offers the opportunity to do both. Priced to move, this is a rare opportunity in a highly sought-after area. You’ll want to come take a look before it’s gone.**Seller financing available with favorable terms!***Large continuous hunting tract near Nimrod*Approximately 75± acres of productive tillable ground*Exceptional deer habitat with food, cover, and water nearby*Timber mix of oak, poplar, tamarack, ash, and willow*Natural bedding cover including swamp and tall reed canary grass*Located near the Crow Wing River wildlife corridor*Proven area for big whitetails*World-class bear hunting in the region*Strong turkey and grouse hunting opportunities*Ideal for habitat development and food plots*Opportunity to expand farming operation, pasture or create a hunting legacy property

Additional Details:

Year Built	1911
Lot Acres	341.68
Lot Dimensions	341.68±
Taxes	$7,006
Taxes with Assessments	$7,006
Tax Year	2025

Additional Features:

Driving Directions:
From Nimrod, North on Co 14 to property.

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

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.

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

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








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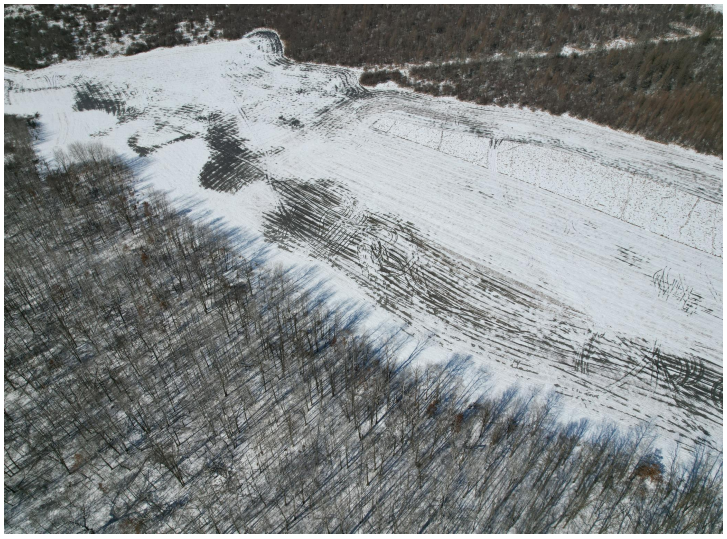







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