



MLS 7058441 Lake Land

**\$264,500**

**Description:**

96 acres of pure Minnesota wilderness just minutes from Fergus Falls—this is the kind of property hunters wait years to find. Tucked away with an incredibly private, remote feel, this land delivers the ultimate outdoor experience with a proven track record for ducks, geese, turkey, deer, and pheasants. A rare mix of mature woods, established duck ponds, a natural lake with islands, and native prairie grasses creates the ideal habitat for nesting and consistent wildlife activity. Well-equipped for serious hunters, the property includes a duck blind, docks, and a tower stand already in place. Enjoy sunrises over the water, unforgettable sunsets, and endless opportunities for hunting, recreation, and camping. As part of a conservation easement, the United States Fish and Wildlife Service continues to enhance the land for premier waterfowl hunting. This is more than land—it's your private hunting sanctuary

**Additional Details:**

Lot Acres	96
Lot Dimensions	Irregular
School District	544
Taxes	\$920
Taxes with Assessments	\$920
Tax Year	2026

**Additional Features:**

**Driving Directions:**

Head S on S Union Ave and turn E onto W Bancroft Ave. Turn S onto S Court St and make E onto W Channing Ave. Head SE onto Pebble Lake Rd and then NE onto State Hwy 210 E. Turn S until you reach into the property.



Listed By:  
Keller Williams Realty Professionals

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**Call Affinity Real Estate**

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