



MLS 7082865 Lake Land

\$800,000



Description:

Located in the heart of Norman County, this 205+/- acre property offers an excellent combination of productive farmland, recreational opportunities, river frontage, and future homesite potential. With approximately 147+/- tillable acres carrying an average CPI of 63, this property presents a strong opportunity for operators, investors, and outdoor enthusiasts looking to own a versatile piece of Minnesota land.

The tillable acres provide quality agricultural production potential in an area well known for productive soils and strong farming history. Convenient access from both County Road 31 and 400th Street allows easy year-round entry for equipment, farming operations, and recreational use. The layout of the farm supports efficient field access while also maintaining privacy and scenic views near the river corridor.

One of the standout features of this property is the Wild Rice River running along the north end of the acreage. The river frontage creates a beautiful natural setting and adds exceptional recreational appeal to the property. Towering views overlooking the river provide an outstanding location to build your dream home, cabin, or future country retreat. Whether you are looking for peaceful sunsets, wildlife viewing, or a private setting surrounded by nature, this property delivers a rare combination of income-producing land and scenic landscape.

Outdoor enthusiasts will appreciate the hunting opportunities throughout the property and surrounding area. The combination of tillable acreage, river habitat, travel corridors, and nearby cover creates an attractive environment for whitetail deer, waterfowl, and other wildlife common to northwest Minnesota. Properties offering both income potential and quality hunting are becoming increasingly difficult to find, especially with river frontage and strong access already in place.

This property also provides long-term flexibility for a variety of buyers. Continue farming the productive acres, establish a recreational getaway, develop a rural homesite overlooking the Wild Rice River, or hold the land as a long-term investment in a highly desirable agricultural region. The blend of productive farmland, recreational appeal, and scenic river views creates a unique opportunity in Norman County.

If you have been searching for Minnesota land that offers productive tillable acreage, hunting opportunities, river frontage, and excellent building potential, this property deserves your attention. Properties with this combination of features rarely come available in this area. Schedule your private showing today and experience everything this Norman County property has to offer. The property is currently leased through the 2027 crop season, with open tenancy available beginning in 2028.

*205± total acres in Norman County, Minnesota

*Approximateiv 147± tillable acres

*Listed By: Whitetail Properties Real Estate
County Road 31 and 400th Street

*Wild Rice River frontage on the north end
*Excellent potential building sites overlooking the river
*Productive farmland with investment potential
*Strong whitetail deer and wildlife habitat

*Recreational and hunting opportunities throughout the property

*Combination of income-producing land and scenic river views



Call Affinity Real Estate

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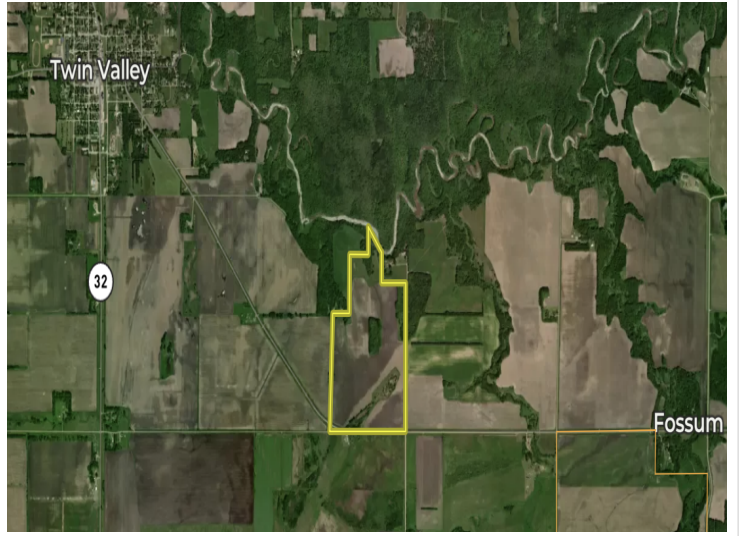
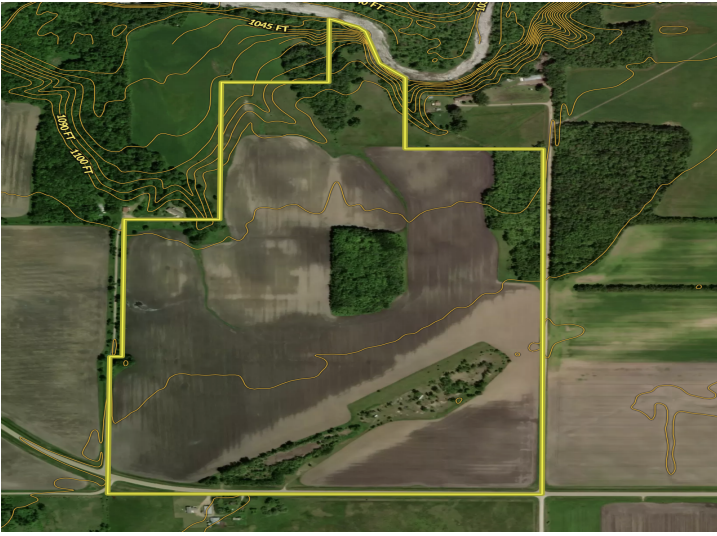
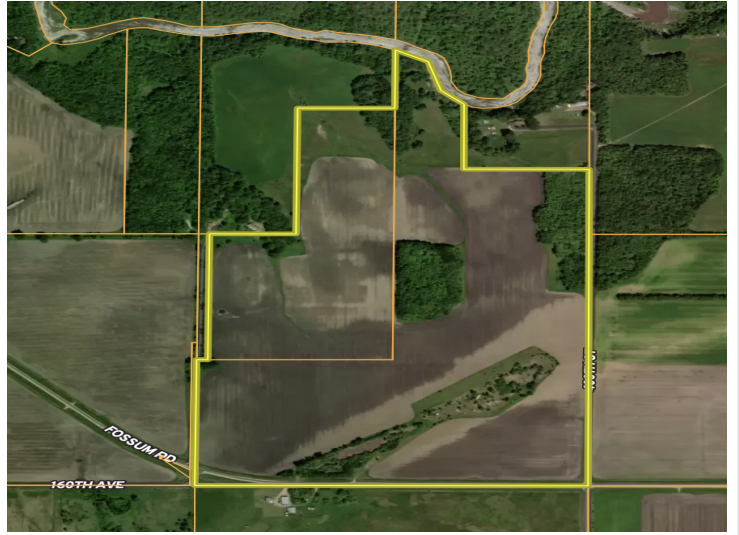
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