



MLS 7123384 Land

\$1

72.69 Acres
Raw Land

TBD Cotton Lake Road
Rochert MN 56578

Status: Active

Description:

UPCOMING AUCTION! Property Preview August 28 from 3-5PM and Sept 6 from noon to 3pm. Auction date is Sept 14. The auction includes two tracts, this listing is for Tract 2, which is 72.69 acres. For the serious hunter, this tract is going to be hard to beat. Approximately 72.69 acres of rolling terrain, mature timber, established food plots, and exceptional wildlife habitat combine to create an outstanding hunting property in one of the area's premier locations. A well-maintained trail system provides excellent access throughout the property, while a large destination food plot and an additional smaller plot are already established and ready for this fall. Two enclosed Muddy hunting blinds are included, allowing the next owner to step right in and enjoy everything the property has to offer. The timber is incredibly diverse, consisting of mature oak, maple, birch, and aspen that provide both beauty and excellent wildlife habitat. Deer movement throughout this property is exceptional, and the history of successful hunts speaks for itself. Bordering the Tamarac National Wildlife Refuge creates opportunities that are difficult to duplicate. You'll enjoy incredible private hunting while also having direct access to thousands of acres of public land. The area's reputation for producing quality whitetails, abundant turkey, grouse, and exceptional bear hunting makes this a property you'll enjoy year after year. Like Tract 1, this parcel is fully buildable, giving the next owner the flexibility to construct a cabin, home, or hunting retreat in an incredible setting. Whether purchased on its own or together with Tract 1, this property represents a rare opportunity in one of Becker County's most desirable recreational areas.

Additional Details:

Lot Acres	72.69
Lot Dimensions	72.69
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2025

Additional Features:

Driving Directions:

From Detroit Lakes, East on Hwy 34, north on Co 29 to North Cotton Lake Rd. Follow to property.



Listed By:
Whitetail Properties Real Estate

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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$1
 MLS 7123384 Land
 TBD Cotton Lake Road
 Rochert MN 56578



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



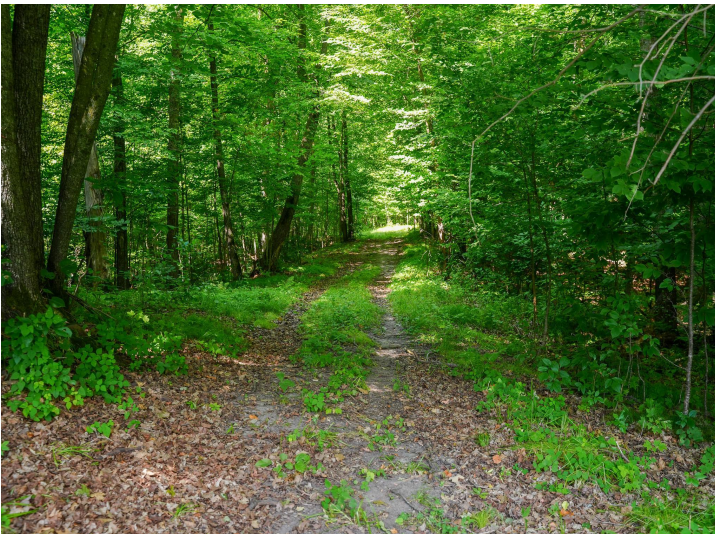
\$1
MLS 7123384 Land
TBD Cotton Lake Road
Rochert MN 56578



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



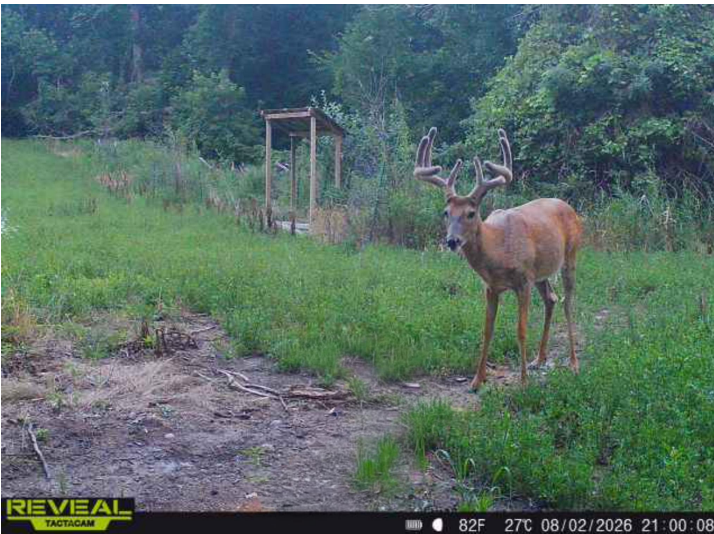
\$1
MLS 7123384 Land
TBD Cotton Lake Road
Rochert MN 56578



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$1
 MLS 7123384 Land
 TBD Cotton Lake Road
 Rochert MN 56578



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$1
 MLS 7123384 Land
 TBD Cotton Lake Road
 Rochert MN 56578



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$1
MLS 7123384 Land
TBD Cotton Lake Road
Rochert MN 56578

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$1

MLS 7123384 Land
TBD Cotton Lake Road
Rochert MN 56578

website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$1

MLS 7123384 Land
TBD Cotton Lake Road
Rochert MN 56578