



MLS 6421069 Lake Land

\$195,000

100 Acres
Raw Land

TBD 540th Avenue
Deer Creek MN 56527

Waterfront: Leaf River

Status: Expired

Description:

See updated supplements for more details.

This property has great spots for food plots throughout, but don't worry if you ran out of time to plant your own food plot this fall, the big bucks will come to you. A lot of land simply doesn't offer the habitat to see a larger buck during normal daylight hours. This land is different. Why? This land contains a river and a large swath of nearby sanctuary. This is where the bigger bucks come to mate and hide. You can now own Leaf River bottom (a property with a reputation for strong whitetail genetics) with the added bonus of 2,000 feet of river and its natural deer corridor attributes. Just check out all the buck signs!

What else does this land offer?

Wonderful and easy easement access to buildable high-land in SE corner of property;

Pre-staked septic location and an easement allowing utilities;

Miles of trails;

Four enclosed deer stands;

Diverse upland and lowland habitat;

Wonderful views of the river and surrounding bluffs.

Additional Details:

Lot Acres	100
Lot Dimensions	100 +/- Acres
School District	553
Taxes	\$800

Taxes with Assessments	(unreported)
Listed By:	2023
Realty Group	LLC

Additional Features:
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.

Driving Directions:

From New York Mills, south 6 miles on Co Rd 135. Cross Hwy 52 going south on 540th Ave for 1/2 mile. Driveway access on right-hand side.



Call Affinity Real Estate

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