



MLS 6586836 Land

\$3,000,000

1094.55 Acres

Raw Land

6608 148th Street

Cass Lake MN 56633

Status: Active

Description:

This massive once-in-a-lifetime property is something that even my dreams barely had the power and imagination to dream up! When it comes to what a property needs to grow trophy whitetails, this property has it all. Simply put, no corners were cut when setting up this property to develop and hold big bucks!! Having hunted nationwide for big whitetails, I've been on, hunted, and leased excellent large acreage properties. I can honestly say I'm not sure any of them were as quality from top to bottom on what this property offers. It's evident when going around this property for a day that the owner understands the land, wildlife management, and hunting and how they all work together, and the proof is in their success.

The land has miles and miles of well-maintained trails and approximately 60 acres of food plots. The owner has these food plots set up to the nines with enclosed redneck box stands, portable stands, and ladder stands to make sure they're able to hunt many of these locations smartly with various wind directions. There is also a pipeline running through the property from NW to SE and a powerline running from SW to NE, and both of these areas are set up with many food plots and redneck blinds. These areas are set up for anything from close-up archery opportunities to long-distance shooting, making a dream setup for the rifleman who enjoys long-range rifle setups and shooting. After several hours of driving around this property, we lost count of all the redneck box stands, ladder stands, and portable stands. The owner has approximately 90% or more of the fenced property borders and many gated access points around the perimeter, another key detail in hunting smart for mature whitetails. While driving around the property, we saw many deer and turkeys in the food plots, even at midday. We also saw a buck likely to fall into the 150" range standing on one of the trails ahead of us. As I said, there have been no corners cut. I truly believe anyone who sees this property and understands what it takes to do even one-tenth of this on a property would understand the cost and efforts put into building this hunting paradise.

The property is also top-notch regarding the "hunting shack" and buildings! The hunting shack in the SW area of the property has a beautiful gravel driveway and gated entrance. Pulling into the hunting shack site sits a fire pit with a deer pole to hang the harvest on colder days and enjoy retelling the harvest stories over a fire with the hunting crew. The cabin has a beautiful screen porch on the front and a lean-to in the back. Inside is the main living room kitchen area, the walls adorned with some truly impressive monster bucks they've harvested. As you head into the hallway, you will see a bunk room on each side. Then, past that is a mud room with personal cubby spaces for the hunters and a bathroom off to the side. Attached to the cabin is a beautiful game processing room. Behind the cabin is another shed with a walk-in cooler inside and another covered game-hanging area under the lean-to.

property are four buildings. The first building is a 48' x 48' airplane hangar with a 40' wide roll-up door, concrete floor, and floor drain. The second building is a beautiful 30' x 40' finished garage with heated floors and a propane-vented shop heater. The third building is a 50' x 64' machine shed to store all the other large equipment, tools, and more. The fourth building is a 30' x 30' shed for storage. This property is a true hunting paradise and a great investment opportunity. Call Affinity Real Estate at 218-237-3333 or info@affinityrealestate.com for more information.

Also, one should note that this property's location is so close to some of the best hunting areas in the state. Park Rapids MN 56470