



MLS 6607586 Lake Land

\$475,000

79.37 Acres

Other

TBD 155th Avenue

Pelican Rapids MN 56572

Waterfront: Unnamed Lake

Status: Active

Description:

Prime 79.37 acres of mixed Tillable and Hunting land in West Otter Tail County! The land consists of approximately 25 acres of mature timber and 51 tillable acres with a Crop Productivity Index of 70.96. The property also has over 850 front feet of lake shore on an unnamed private lake providing lots of varied opportunity for a picturesque home site, campsites, or duck hunting! The lake does have some history of holding fish, but the current status of the fishery is unknown. With a substantial portion of the property dedicated to fertile, tillable land, this parcel is perfect for those looking to cultivate crops, establish a hobby farm, or simply enjoy the beauty of Minnesota's agricultural landscape. The soil is rich and well-drained, suitable for a variety of crops. The deer and turkey hunting goes without saying—this is a dynamite hunting destination with big topography changes, numerous edges, varied habitats, food, water, cover, and a successful Whitetail Deer hunting history. This property is conveniently located in the heart of everything - 9 min to Dunvilla; 14 min to Barnesville; 15 min to Pelican Rapids; 30 min to Detroit Lakes; and 40 min to Fargo. Recent certificate of survey completed. Home site and shop as seen in video no longer included.

Additional Details:

Lot Acres	79.37
Lot Dimensions	Irregular
School District	548
Taxes	\$816
Taxes with Assessments	\$816
Tax Year	2025

Additional Features:

Driving Directions:

From Dunvilla head southwest on US-59 S. Turn right onto MN-34W. Continue on MN-34W for 4 miles. Turn left onto 155th Ave/300th St S. Property will be on the left.



Listed By:
RE/MAX Advantage Plus

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