



MLS 6618905 Land

\$300,000

80 Acres
Raw Land


TBDx 150th Street
Verndale MN 56481

Status: Active

Description:

Discover a truly unique property located just east of Wadena and north of Verndale, offering an incredible blend of farming and recreational opportunities. This multi-use land is currently being farmed and utilized for hunting, but its potential extends far beyond. 39.5± FSA tillable acres in a productive bean/corn rotation, the property features lighter sandy soil ideal for irrigation or potential enrollment in CRP or CREP programs. The crops enhance the hunting experience by providing vital food sources for local wildlife. The diverse landscape includes mature woods filled with mature oaks, aspen, and ash, complemented by thick bedding areas of cattails, willows, and tamarack. This rich habitat attracts a variety of wildlife, including deer, turkey, grouse, and even the occasional bear and pheasant, making it a top-end hunting property. In addition to its agricultural and recreational uses, this property presents an excellent opportunity for a stunning home site. With ample space to hunt right from your backyard, start a hobby farm, or raise livestock, you can create your ideal rural lifestyle. This diverse property offers endless possibilities, whether you're looking to invest, establish a homestead, or enjoy outdoor adventures. Don't miss out on the chance to own what I consider a great property in a great area!

- *Tremendous mixed use property
- *Tillable
- *Great hunting
- *Mature woods
- *Thick bedding areas
- *Oak, Ash, Aspen, Tamarack, Willows
- *Hidden field
- *Excellent food plot spots
- *Easy access from a paved county road
- *Approach is in
- *Buildable
- *Great location
- *Deer Zone 241
- *Deer, turkey, grouse, bear and an occasional pheasant
- *Potential for irrigation
- *Perfect opportunity for programs like CRP, CREP, RIM, and more

 Listed By:
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Taxes with Assessments \$1



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