



MLS 6633522 Land

\$224,000

40 Acres
Raw Land

XXXX1 Candor Hall Road
Vergas MN 56587

Status: Pending

Description:

40 ACRES NEAR VERGAS! Here's a very rare opportunity to secure some of the highly coveted and incredibly private hunting acreage in the esteemed Vergas hardwood hills. As a hunting property, it checks all the boxes; thick cover mixed with open understory, numerous edges, big elevation changes, pinch points, food, water, bedding, trails, deer stands, the list goes on and on. Features tons of whitetail deer activity plus bear, turkey, and grouse hunting opportunities. This property also presents numerous outstanding build sites for your hunting cabin, destination hideaway, or maple syrup sugar bush. A mix of mature hardwoods and softwoods were selectively harvested in 2015 allowing sunlight to penetrate the canopy regenerating the forest floor with new areas of browse and cover. With that completed work, this land has a nice mix of dense understory, open understory, and a towering canopy. Access to the property is from the East off of Candor Hall Rd, via a recorded easement as seen in the listing photographs. This parcel has been recently surveyed as well. All of this and more is located a convenient 20 minutes to Detroit Lakes and 10 minutes to Vergas putting shopping, restaurants, and entertainment at your fingertips.

Additional Details:

Lot Acres	40
Lot Dimensions	1329x1322
School District	23
Taxes	\$778
Taxes with Assessments	\$778
Tax Year	2024

Additional Features:

Driving Directions:

From Detroit Lakes travel South on HWY 59 to HWY 17. Turn left onto HWY 17 for 2 miles and continue straight onto Leek Lake Dr for 2 miles. Turn right onto Candor Hall Rd for 1 mile and turn left down dead end road. Two track easement begins at the end of the gravel.



Listed By:
RE/MAX Advantage Plus

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