



MLS 6675199 Land

\$575,000

152 Acres
Raw Land

TBD State Highway 87
Frazee MN 56544

Status: Pending

Description:

Welcome to one of the best deer hunting properties currently on the market—a rare find that checks every box for serious hunters. I've had the privilege of listing some incredible properties in recent years and this one is no exception. Located just east of Frazee on Hwy 87 in Evergreen, MN, this property sits in an area renowned for both deer quantity and trophy-quality bucks. One look at the land, and you'll immediately understand why it holds such high potential. This 152± acre property is a perfect blend of habitat. With approximately 100 acres of rolling timber, a creek, ponds, and scattered wetlands, the land provides excellent bedding and security cover for wildlife. The remaining 50± acres of quality cropland offer a reliable food source while also bringing in income. The amount of deer and turkey sign is off the charts, and when I put the drone up, I caught five deer moving to cover.. The combination of natural pinch points, hidden food plots, and multiple access routes makes this a solid setup for any hunter. The property has been part of an area with strong deer management practices, which is a big reason why it consistently produces big deer year in and year out—not just deer, but also for turkey, grouse, and even bear. Adding to its appeal, the southwest corner offers an ideal building site for a hunting cabin or even a year-round home. Whether you're looking for a top end hunting property or a long-term investment in high-quality land, this property delivers.

This is a can't-miss opportunity for anyone looking for a great hunting property. If you're serious about finding a place that holds deer, provides great hunting, and offers the perfect blend of food, security, and cover—you owe it to yourself to check this one out!

- *Top End Deer Hunting Property
- *152± Acres of Ideal Habitat
- *50± Acres of Quality Cropland
- *Incredible Wildlife Sign
- *Strategic Hunting Setup
- *Proven Big Buck Territory
- *Diverse Hunting Opportunities
- *Ideal Build Site
- *Investment Potential
- *A Must-See Property
- *Deer, Turkey, Bear, and Grouse

*Deer Stands



Listed By:
Whitetail Properties Real

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Lot Acres	152
Lot Dimensions	152±
School District	23
Taxes	\$1
Taxes with Assessments	\$1



Call Affinity Real Estate
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