



MLS 6709093 Land

\$680,000

160 Acres
Raw Land

TBD 539th Avenue
Menahga MN 56464

Status: Pending

Description:

160 Acres of Premium Hunting Land-Turnkey Camp with Cabin in Spruce Grove Township! Here is a rare opportunity to own 160 acres of premium, rolling and highly sought after hunting land just north of Butler in Spruce Grove Township. Tucked away, this incredible property is the perfect blend of seclusion, natural beauty and ready to use functionality. Property Highlights: Rolling terrain, mature hardwoods and pines, multiple ponds, a creek and bedding areas that provide excellent cover and water sources for wildlife; 17 acres of tillable field, perfect for planting food plots; extensive, well maintained trail system winding throughout the property for easy access to all corners; established deer stands and blinds in proven locations. This property includes a hunting cabin with solar capability, is enrolled in the SFIA program and adjacent to 320 acres of state land, expanding your hunting opportunities. The current owner has harvested a 194 score Boone and Crockett buck off of the property, a testament of the world class hunting this land offers. Seller is offering this property with seller financing and easy terms. Don't miss out on a once in a lifetime chance to own a legendary property that checks every single box for a serious sportsman.

Additional Details:

Lot Acres	160
Lot Dimensions	160
School District	553
Taxes	\$2,442
Taxes with Assessments	\$2,442
Tax Year	2024

Additional Features:

Driving Directions:

North of Butler on Hwy 67. As you curve to the west, its' the first dirt road to the north. 539th Avenue. May also show on google as 520th



Listed By:
Centennial Realty

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218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470