



MLS 6728437 Land

**\$196,000**

80 Acres  
Raw Land

TBD 290th Street  
Waubun MN 56589

Status: Active

**Description:**

80 Acres – Oakland Twp, Mahnomen County

Heavily wooded 80-acre parcel featuring a beautiful mix of oak, maple, basswood, birch, and popple. Excellent hunting for deer, bear, turkey, grouse, and waterfowl. The property includes a large flooded timber pond, a flowing creek, and multiple stand locations with natural funnels and pinch points. Easy access off a well-maintained county road with an established approach in place. Property is enrolled in the SFIA program, providing annual income.

Ideal build site with elevated views overlooking the pond and roadside electric available. Food plot potential along the east side powerline easement. Access to the back of the property via the west side of the pond or along the powerline. Located in a high-quality deer management area known for genetics and trophy potential — adjacent to where the 227" Worden buck was harvested in 2024. Little to no hunting pressure over the years.

Conveniently located just 35 miles from Detroit Lakes, 11 miles NE of Waubun, and 4 miles north of Hilltop and Bones Convenience Store.

**Additional Details:**

Lot Acres	80
Lot Dimensions	1320x2640
School District	435
Taxes	\$1,220
Taxes with Assessments	\$1,220
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Waubun go east on Hwy 113 about 10 miles to Hilltop and then go north on 230th Ave to 290th St and go east about a half mile to the property on north side of the road.



Listed By:  
Whitetail Properties Real Estate

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