



MLS 6750982 Residential

\$529,000

1,176 sq ft
2 bedrooms
1 baths

33293 115th Avenue
Eagle Bend MN 56446

Status: Pending

Description:

Located in the scenic countryside between Rose City and Eagle Bend, MN, this 79.91± acre farmstead offers a well-rounded mix of income-producing ag land, useful infrastructure, and quality hunting opportunities. The land features approximately 40± acres of flat, tillable ground with a strong 81 CPI, currently in alfalfa, clover, and oats—perfect for continued forage or transition into corn and soybeans.

The balance of the land includes fenced pasture and low-lying ground that provides great wildlife cover and hunting opportunities. This area is well known for producing quality whitetail, and local reports regularly include mature bucks. The property also supports turkey, pheasant, and even the occasional bear.

The two-bedroom, one-bath home is modest and functional and is fully wired and plumbed; they just need to be reconnected. A 1500-gallon septic holding tank and a 4" drilled well are in place for modern convenience as well. The home sits on a full unfinished basement.

Adding to the value is a newly built 70'x80' pole barn/shop, multiple outbuildings, a barn, and ample fenced pasture—ready to support a hobby farm or livestock operation. Whether you're looking for a productive land investment, a quiet country home base, or a place to both farm and hunt, this property checks all those boxes.

*79.91± acres located between Rose City and Eagle Bend, MN

*Approx. 40± acres of flat, productive tillable ground with a CPI of 81

*Currently planted in alfalfa, clover, and oats—ideal for forage or row crops

*Excellent deer habitat with strong deer numbers and big deer

*Additional wildlife includes turkey, pheasant, and occasional bear

*Modest 2 bed, 1 bath home—wired and plumbed, just needs to be reconnected

*1500-gallon septic tank and 4" drilled well in place
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*Newly constructed 70'x80' pole barn/shop with ample space for equipment storage of animals
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*Fenced pasture ready for horses, goats, or other animals

*Great investment opportunity with ag income and hunting value

*Peaceful rural setting with easy access to both Rose City and Eagle Bend



Call Affinity Real Estate

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