



MLS 6750994 Land

\$225,000

60 Acres
Raw Land

TBD 115th Avenue
Eagle Bend MN 56446

Status: Pending

Description:

This 60± acre tract offers a great opportunity for those looking to expand their ag operation or secure a solid land investment with some added recreational value/investment. The farm features approximately 40± acres of quality tillable ground with a CPI rating of 81. Currently planted in alfalfa, clover, and oats, this flat, highly usable ground is well-suited for continued forage crops or conversion to corn and soybeans.

The remaining acres include some open pasture and low ground, providing diverse habitat and security cover for all the critters that call this property home. This area is well known for its deer numbers and hunting potential with consistent local reports of mature bucks, as well as turkey, pheasant, and even bear making use of the cover and nearby ag food sources. This property is quite literally loaded with deer!

Whether you're looking to farm it, lease it, or enjoy some fall hunting opportunities, this tract offers both immediate functionality and long-term value.

- *60± total acres offering ag income and recreational value
- *40± acres of quality tillable ground with a CPI rating of 81
- *Currently planted in alfalfa, clover, and oats
- *Flat, highly usable farmland ideal for forage or row crop rotation
- *Remaining acreage includes open pasture and low ground
- *Diverse habitat supports strong wildlife populations
- *Area known for excellent deer numbers and mature bucks
- *Additional game species include turkey, pheasant, and bear

*Property is heavily used by deer—truly a high-traffic area



Listed By:
Whitetail Properties Real Estate

*Solid Opportunity to participate in the Regional Quality Hunting Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing Additional Dealer broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



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Lot Dimensions	60±
School District	786
Taxes	\$1