



MLS 6778957 Land

**\$379,000**

111.16 Acres

Raw Land

TBD 385th Street

New York Mills MN 56567

Status: Pending

#### Description:

Located east of New York Mills and west of Bluffton, this property sits in an area well known for growing and holding mature whitetails, and it has all the ingredients to do exactly that.

The land is secluded, tucked off the road, and accessed by an easement on the southwest corner. Once on the property, you'll find an extensive trail system that makes it easy to navigate to several stand locations, a food plot, and much more.

The property literally reminds me of the song "Welcome to the Jungle" because of the thick, gnarly cover it provides—the kind of cover that big deer love. Add in a food plot (with room to create a few more), and you've got everything you need to turn this into a serious whitetail property.

Cover types include willows, dense regrowth poplar, pine, grasses, and slough, mixed with mature oak, meadows, and openings. The layout sets up well for both bow and gun hunting and is located in a neighborhood known for producing big deer.

It's not just whitetails either—while walking the property, my dog flushed more than a dozen grouse and about a half-dozen pheasants, and the turkey sign was outstanding. I also have no doubt that bear either live here or pass through on occasion.

If you've been looking for a dynamite Otter Tail County hunting property, this one checks all the boxes.

\*Located east of New York Mills and west of Bluffton in a proven whitetail area

\*Accessed by an easement into the southwest corner for privacy and seclusion

\*Extensive trail system throughout the property for easy navigation

\*Established food plot with room for additional plots



Established willows, regrowth poplar, pine, grasses, and slough  
Whitetail Properties Real Estate

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\*Excellent deer sign—property holds and grows mature whitetails



Call Affinity Real Estate

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\*Strong neighborhood reputation for producing big deer

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\*Abundant upland bird and turkey hunting: grouse, pheasant, and turkeys everywhere

\*Occasional bear presence for added hunting opportunities