



MLS 6788236 Lake Land

\$342,000

80 Acres
Raw Land

TBDx 190th Street
Battle Lake MN 56515

Waterfront: Unnamed Lake

Status: Active

Description:

Located straight south of Battle Lake in Clitherall Township, Otter Tail County, this 80± acre property offers an excellent combination of farmland and recreation. Approximately 46± acres are tillable, with an average CPI of 65.5. The soils include the Friberg-Weetown Complex, Chapett-Dorset Complex, Knute Fine Sandy Loam, and other productive soil types, providing a solid base for consistent crop production.

The remaining 34± acres consist of water and habitat, creating excellent opportunities for deer, waterfowl, and pheasant hunting. This blend of tillable and recreational ground makes the tract both versatile and valuable.

The property also borders 285± acres of state land, offering expanded opportunities for hunting and outdoor use. In addition, it adjoins 155.3± acres currently for sale, of which 133± acres are tillable, providing the option to assemble a larger, highly productive operation.

Portions of the property may also qualify for enrollment in government habitat or conservation programs, adding further income potential.

Whether you're looking to expand your existing farm, add an income-producing investment, or enjoy a mix of agriculture and recreation, this 80± acre tract is a strong opportunity.

*80± acres in Clitherall Township, Otter Tail County (south of Battle Lake)

*46± acres of tillable farmland with an average CPI of 65.5

*Soils include Friberg-Weetown Complex, Chapett-Dorset Complex, Knute Fine Sandy Loam, and other productive soil types

*34± acres of water and hunting ground ideal for deer, waterfowl, and pheasant

*Borders 285± acres of state land for expanded hunting and recreation



listed for sale, including 133± tillable acres, based on our operation
Whitetail Properties Real Estate

*Affinity Real Estate is an Equal Housing Opportunity Broker. We are a member of the National Association of Realtors (NAR) and the Minnesota Association of Realtors (MAR). We are also a member of the Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

*Multiple uses: farming, investment, recreation, or a combination of all three



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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