



MLS 6788268 Land

\$319,000

60.3 Acres
Raw Land

TBD 190th Street
Battle Lake MN 56515

Status: Closed

Description:

Located straight south of Battle Lake in Clitherall Township, Otter Tail County, this 60.3± acre property offers a strong combination of productive tillable acres and recreational opportunity. Approximately 47± acres are tillable, with an average CPI of 79 and one pocket reaching as high as 97.

The soils include the Friberg-Weetown Complex, Chapett-Dorset Complex, and Knute Fine Sandy Loam, providing well-drained, productive ground that is ready for a new owner/operator or investment buyer.

This tract not only provides excellent farm ground but also borders a body of water known for outstanding waterfowl hunting. It's a rare opportunity to own land that works both as an agricultural investment and a recreational retreat.

The property also borders 285± acres of state land, creating additional opportunities for hunting and outdoor enjoyment. For those looking to expand further, this tract adjoins an additional 175± acres currently for sale, of which 132± acres are tillable. Together, these properties provide the chance to assemble a large, versatile operation in a highly desirable area.

In addition to farming and recreation, portions of the property may also qualify for enrollment in government habitat or conservation programs, providing another layer of income potential.

Whether you're looking to expand your existing farm, add to your investment portfolio, or combine farming with hunting and recreation, this property deserves a close look.

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

*47± acres tillable with an average CPI of 79 and a high pocket of 97

*Productive soils: Friberg-Weetown Complex, Chapett-Dorset Complex, and Knute Fine Sandy Loam

*Well-drained farmland suited for corn/bean rotation or other crops

*Water with excellent waterfowl hunting opportunities
Whitetail Properties Real Estate

*Adjoin 285± acres of state land for expanded hunting and recreation
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 of withdrawal.

*Potential to enroll in government habitat or conservation programs for added income



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