



MLS 6789308 Land

\$1,350,000

480 Acres
Raw Land

TBD Co 26
Rothsay MN 56579

Status: Active

Description:

Located just west of Rothsay, MN, this is an extremely rare opportunity to own 480± acres of versatile land that provides strong income, productive farmland, excellent hunting, and long-term conservation value.

The property currently generates \$34,839 annually in income, with plenty of upside potential to increase that figure. It features a well-balanced mix of tillable ground, alfalfa, CRP, GRP, and native prairie—creating multiple revenue streams while supporting outstanding wildlife habitat.

Agricultural Income: Approximately 158± acres are currently farmed, while GRP and native prairie acres can be hayed. The CRP acres provide steady annual payments and long-term land stewardship.

Habitat Diversity: Tree rows, tall native grasses, alfalfa, CRP, and highly productive cropland intermingle to create both strong returns and a thriving ecosystem.

Hunting & Recreation: This tremendous mix of cover and food sources makes the property home to deer, turkey, pheasant, and prairie chickens—offering incredible hunting opportunities alongside reliable income.

Whether you're looking for dependable returns from CRP and GRP, expanding your farming operation, or securing an exceptional hunting property that pays you back, this land is a true gem. It is also buildable and an ideal candidate for enrollment in additional government habitat programs, further enhancing its potential.

This truly is a rare find—an income-producing property with future growth opportunities that is well worth your time to explore.

*Located just west of Rothsay in Wilkin County, Minnesota

*Rare 480± acre tract offering income, farmland, hunting, and conservation value

*Generates \$34,839 annually with potential to increase returns

* **Listed By** of productive tillable farmland
Whitetail Properties Real Estate

*Additional income from CRP (Conservation Reserve Program) and GRP (Grassland Reserve Program) through 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.



Call Affinity Real Estate

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

*Excellent habitat diversity: tree rows, alfalfa, tall native grasses, and CRP intermixed

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*Outstanding hunting for deer, turkey, pheasant, and prairie chickens

*Buildable property with potential for a home, cabin, or hunting lodge