



MLS 6789328 Land

\$86,000

40 Acres
Raw Land

TBD Co 52
Deer Creek MN 56527

Status: Active

Description:

Just in time to call your own and with the chance to hunt the famed Leaf River bottom, this 40+/- acre tract is ready for you to make it your own. Located north of Deer Creek and south of New York Mills, this property sits in an area well known for growing, holding, and producing some absolute Otter Tail County giants.

The land is made up primarily of red willows and poplars with over 1,700 feet of Leaf River frontage winding through the property. It also sits kitty-corner from an additional 20 acres of landlocked state land, offering even more hunting opportunity. Having sold multiple properties in this neighborhood over the past 15 years, I can personally attest to the quality and quantity of bucks that call this area home. Strong deer management practices have been in place here for years, and the results speak for themselves—top-end bucks are consistently produced.

This tract is classic river-bottom ground. When it's wet, it's wet, but when conditions are dry you can navigate it with ease. Make no mistake—this is big deer country. The combination of prime security cover, food sources in the surrounding area, and natural river-bottom habitat creates the perfect sanctuary for mature whitetails.

Beyond deer, the Leaf River also provides additional recreational opportunities including waterfowl hunting, minnow trapping, and fishing—all valuable bonuses to an already strong property.

If you've been looking for a huntable tract in a neighborhood that has historically produced big bucks year after year after year, you've found the right place. Properties like this in the Leaf River bottom don't come around often.

*40± acres located north of Deer Creek and south of New York Mills

*Area known for producing trophy-class Otter Tail County bucks

*Over 1,700 feet of Leaf River frontage running through the property

*Prime deer habitat with red willows, poplars, and thick security cover

*Adjacent to 20 acres of landlocked state land for expanded opportunity



Listed By:
Whitetail Properties Real Estate

*Good deer management focused on quality bucks

*Classic river bottom hunting tract with wet spots, but navigable when dry
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*Consistent history of big deer harvested year after year



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