



MLS 6806758 Lake Land

\$199,000

53.09 Acres
Raw Land

TBD Co Hwy 1
Battle Lake MN 56515

Waterfront: Brown Lake (Amor
Twp.)

Status: Active

Description:

Located in the heart of Otter Tail County, this all-encompassing property offers just about everything a person could want or need in a recreational tract. For starters, it sits just west of Otter Tail Lake — a premier landmark for serious fishermen and anyone who enjoys summer on the water.

The land itself provides the perfect mix of habitat for all kinds of wildlife, but make no mistake — this is a deer hunter's property first and foremost. Thick cover is the name of the game here, and the trail camera pictures tell the story — this is where the deer live and feel safe, including some impressive mature bucks.

The lake also offers solid waterfowl hunting, and a palletted trail takes you right down to the water's edge with ease. When we first walked the property, the dog flushed a few grouse, and it wouldn't surprise me if a pheasant or two call it home as well.

On the south end of the property sits the old building site, complete with power already in place and a 2" sand point well. The site is ready for your hunting cabin or forever home.

If you're looking for the pinnacle of what Otter Tail County hunting has to offer, look no further — this one is set up and ready to go!

Additional Details:

Lot Acres 53.09

Lot Dimensions 2312600.4

Listed By 542
Whitetail Trophy Properties Real Estate, LLC
\$798

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Driving Directions:

From Ottortail head north on MN 128 W/MN 78 N toward Otter Dr turn left onto Co Hwy 1 take Co Hwy 1 12.5 miles and property is