



MLS 6819440 Lake Land

**\$250,000**

30 Acres  
Raw Land

33816 Explorer Drive  
Swanville MN 56382

Waterfront: Swan River

Status: Active

#### Description:

Located northwest of Swanville and southeast of Pillsbury in Todd County, this very diverse property is ready for you to develop into your dream setup.

For years, the main focus here has been turkey production, with three well-equipped barns designed for both starting and finishing turkeys for nearby major processors. The current lease has ended, and the owner is ready to pass this great opportunity along to the next buyer.

If poultry isn't your path — no problem. These barns offer a ton of versatility. They could easily be converted into storage buildings, equipment sheds, or shops, or removed entirely to create a perfect homesite on this beautiful, varied acreage.

The land includes approximately 12± acres of tillable ground currently in row crop rotation. The balance of the property features excellent wildlife habitat, with the Swan River running along the northeast side — providing both a natural water source and a travel corridor for the deer and other wildlife that call this place home.

The property is loaded with pheasants, deer, and wild turkeys, and the Swan River offers kayaking, wading, and light fishing opportunities. A 4" drilled well and power are already on site, making development simple and straightforward.

If you're looking for a well-rounded, scenic Todd County property that combines agricultural potential, wildlife, water, and versatility — this one deserves a serious look.

\*Located NW of Swanville & SE of Pillsbury in Todd County

\*30± total acres (approx. 12 tillable)

\*Three well-equipped turkey barns – adaptable for multiple uses

\*Tillable acreage currently in row crop rotation

\*Swan River frontage – fish, kayak, or wade

Listed By:  
Whitetail Properties Real Estate  
habitat – deer, pheasants, and turkey  
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\*Ideal for continued ag use, storage, or development



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