



MLS 7001358 Land

\$356,000

80 Acres
Raw Land

TBD County Hwy 10
Fergus Falls MN 56537

Status: Active

Description:

Located straight east of Elizabeth and north of Fergus Falls along County Highway 10, this 80± acre tract is ready for new ownership and offers a wide range of opportunities.

Approximately 65± acres are tillable, currently in a corn and soybean rotation, providing consistent income potential. The remaining acreage lies on the southern end of the property and consists of lower ground that is ideal for pheasant and whitetail hunting.

This location would be well suited for a future homesite, development opportunity, or as a long-term investment where you continue to rent the cropland for solid cash flow while enjoying waterfowl field hunting, pheasant, and deer hunting. When the current lease expires, another option would be to farm it yourself and potentially add a pivot.

There is also potential for gravel on the property, although no boring samples are currently available.

Long story short, the possibilities here are extensive. If you're looking for a strong investment with solid ROI and long-term appreciation, this property deserves a serious look.

*80± total acres in Otter Tail County

*Located on County Hwy 10 east of Elizabeth

*65± acres tillable in corn/bean rotation

*Balance of acreage ideal for pheasant & whitetail hunting

*Income-producing cropland with development potential

*Opportunity to continue leasing or farm yourself

*Potential for future irrigation pivot

* Listed by (no borings completed)
Whitetail Properties Real Estate

*Affiliate 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.
Strong long-term appreciation potential



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Additional Details:

Lot Acres	80
Lot Dimensions	80±
School District	1044