



MLS 7006301 Land

**\$1**

115 Acres  
Raw Land

TBDx 130th Street  
Detroit Lakes MN 56501

Status: Active

**Description:**

AUCTION DATE: February 25, 2026 at 5PM.  
PREVIEW BY APPT ONLY.

Attention Investors and Developers! Here is your opportunity to own a choice piece of real estate located directly in the path of continued Detroit Lakes expansion.

This 115± acre tract sits just south of Big Detroit Lake and borders land that is currently under development, making this property the next logical piece for future growth. Properties of this size, in this location, simply do not come available.

The land consists of a mix of open fields currently enrolled in CRP, wooded areas, and low ground, with blacktop road access from the south. This area has seen significant residential growth over the past few years, and this property is ideally positioned for future housing development, commercial opportunities, or a mixed-use concept.

With a few years remaining on the CRP contracts, a buyer can purchase now and generate income while planning development, or choose to buy out the CRP contract and begin development immediately. Either way, this property sets up as a tremendous investment opportunity with flexibility in timing and execution.

As an added bonus, this property has been notorious for producing top-end whitetail deer year after year. So not only can you enjoy CRP income while laying out your development plans, but you can also take advantage of exceptional hunting in the meantime.

Opportunities like this are extremely rare. I can only recall two properties of this size this close to Detroit Lakes selling in the past six years. This is a golden opportunity you do not want to miss.

Come bid your price on February 25th at 5PM

- \*115± acres just south of Big Detroit Lake
- \*Located directly adjacent to active development
- \*Positioned in the path of future city expansion
- \*Mix of CRP open fields, woods, and low ground
- \*Blacktop road access from the south



Listed By:  
Whitetail Properties Real Estate

- \*Whitetail Properties Real Estate is a member of the Regional Multiple Listing Service (RMLS) and is a member of the National Association of Realtors (NAR).
- \*Whitetail Properties Real Estate is a member of the Minnesota Broker Reciprocity (BR) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.
- \*Extremely rare opportunity near Detroit Lakes
- \*Strong long-term appreciation and ROI potential



Call Affinity Real Estate

**218-237-3333**

**info@affinityrealestate.com**



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