



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

CRP and develop immediately

* Ideally for residential, commercial, or mixed-use development

* Service of Minnesota's Broker Reciprocity (sn) program, allowing

* us to display other broker's listings on our website. All properties are

* Extremely rare opportunity near Detroit Lakes

* Subject to prior sale, change or withdrawal.

* Strong long-term appreciation and ROI potential

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Lot Acres 115

Lot Dimensions 115+