



MLS 7008682 Land

**\$1,137,020**

190.52 Acres

Raw Land

TBD 370 St Lot 190.52


Erhard MN 56534

Status: Active

#### Description:

Seller prefers to sell with list #7008716 containing 80 acres. Positioned just two miles northwest of Erhard, Minnesota, in the agricultural heartland of Otter Tail County, this 190.52-acre tract presents a valuable opportunity for both farmers and land investors. Located along 370th Street in Erhard Grove Township, the property combines exceptional tillable acreage with the natural advantages of a well-managed landscape, making it ideal for row crop production and potential long-term growth. The farmland is mostly flat to gently rolling, allowing for smooth, efficient operation of equipment throughout the growing season. With its open layout and wide field exposure, the property is well-suited for modern precision farming methods, offering operators excellent ease of access and workflow continuity. The soil quality is one of the key strengths of this farm. It carries a soil productivity index of 75.1 and a National Commodity Crop Productivity Index (NCCPI) of 51, both indicators of solid yield potential. The property is comprised of proven and productive soil series including Lakepark-Parnell, Darnen loam, and Esmond-Sisseton-Heimdal complexes. These soils are known regionally for their favorable structure, drainage, and capacity to support high-performing crops such as corn, soybeans, and small grains. Beyond its farming value, the property also carries recreational appeal. Its wide-open layout, coupled with surrounding natural cover and subtle elevation changes, offers habitat that attracts deer and upland game species. Hunters and wildlife enthusiasts will find potential for seasonal recreation without compromising the productivity of the land. But beyond its agricultural backbone, the land is equally compelling for the outdoorsman. A series of small, tree-lined corridors and brush-laced edges wind naturally through the property, creating ideal travel routes and bedding zones for white-tailed deer. These natural transitions between field and cover have long attracted trophy bucks, making the land a favorite for local deer hunters. The property's secluded feel and varied topography allow for multiple stand locations, supporting archery and rifle hunting throughout the season. In addition to its draw for whitetails, the property has also seen activity from Minnesota's elusive black bear population. The brushy edges, dense understory, and quiet wooded pockets provide attractive cover and forage for bears moving through the area. Game trails and signs are evident throughout the transitional zones, enhancing the property's appeal for big game enthusiasts. Adding to its recreational value is a small pond, framed by cattails and surrounded by natural grasses. This water feature has proven to be a consistent draw for migrating ducks and Canada geese, offering excellent opportunities for waterfowl hunting during the fall. Early mornings on the pond provide classic decoy spreads and strong flight paths. Whether you prefer pass shooting from the edge or settling in for a cold sunrise hunt in layout blinds, the pond is a ready-made spot for quality duck and goose action. It also serves as a watering source for other wildlife and a hub of biodiversity throughout the seasons. Power line easement

#### Additional Details:

	Listed By: 190.52 Dakota Plains Realty 829,991,20
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Tax Year	2025



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#### Additional Features: