



MLS 7029175 Land

\$405,000

78.5 Acres
Raw Land

TBD 190th Avenue
Ulen MN 56585

Status: Active

Description:

This 78.5± acre property is located just northwest of Ulen, Minnesota in Clay County. This tract consists of approximately 72± tillable acres and 6± wooded acres. The tillable ground is currently in a corn and soybean rotation and is leased for the upcoming planting season. The property will have open tenancy in 2027, offering flexibility for a buyer who may wish to continue leasing the farmland or operate it independently.

The tillable acres provide a consistent agricultural use pattern and have been maintained in a standard crop rotation. The predominantly flat topography supports efficient farming practices and provides multiple options for future planning. The level landscape also allows flexibility for a potential building site, subject to local zoning and permitting requirements. Buyers should verify all building and land use regulations with Clay County and the appropriate township.

The wooded acreage, though limited in size compared to the tillable portion, adds recreational value and wildlife habitat diversity. The wooded acres have big enough timber to support stand locations for hunting. While walking the property, I kicked up approximately 30 deer around the timber. Several deer scrapes were found, and turkey tracks were visible throughout the woods. The property's location offers a balance of agricultural use, recreational potential, and proximity to established communities.

With the majority of the acreage being tillable, this property may appeal to buyers seeking agricultural land with supplemental recreational use. The existing lease structure provides near term income, and the open tenancy in 2027 allows future flexibility. The flat terrain may also present options for those considering a residential structure, farmstead, or shop.

The combination of productive farmland and a wooded component supports both agricultural and outdoor recreational uses. Whether continuing the current crop rotation, managing wildlife habitat, or exploring a potential building site, this property presents multiple land use possibilities within a single tract.

- *78.5± total acres
- *Located northwest of Ulen, MN in Clay County
- *72± tillable acres
- *6± wooded acres
- *Corn and soybean rotation
- *Leased for upcoming season with open tenancy in 2027
- *Predominantly flat topography
- *Deer and turkey
- *Potential building sites subject to local zoning and permits

	Listed By: Whitetail Properties Real Estate
Lot Acres	78.5
Location of Minnesota School District	8337
Taxes	\$1,711
Taxes with Assessments	\$1,711
Tax Year	2025



Call Affinity Real Estate

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