



MLS 7032035 Land

**\$135,000**

40 Acres  
Raw Land

TBD 635th Avenue  
Sebeka MN 56477

Status: Pending

**Description:**

If you've been searching for a smaller hunting property with massive deer potential, this one deserves serious attention. Located just 3.5 miles northwest of Sebeka and 4.5 miles southeast of the well-known "town" of Hillview, this property sits in one of the most respected deer hunting pockets in Otter Tail County and the state of Minnesota.

If you know the area, you know exactly what I'm talking about — big deer and lots of them.

This 40± acre tract is made up primarily of thick, heavy cover, exactly the kind of habitat mature bucks love to hang out in during daylight hours. The dense bedding cover throughout the property creates a true sanctuary feel and provides everything deer need to feel secure.

A water pond located on the property provides a reliable water source for wildlife and adds another key ingredient for holding deer on the land.

Approximately 13± acres of hay ground offer tremendous opportunity for improvement. This area would be ideal for food plots, tree plantings, or screening cover, allowing a new owner to dramatically enhance the property's habitat value. There is also a hidden one-acre pocket that could easily become a dynamite kill plot location.

The current setup already includes tree stands and a water hole, giving you a great starting point for hunting success while you continue improving the habitat.

While deer hunting is clearly the main attraction here, the area also supports turkey, bear, and grouse hunting opportunities, adding even more recreational value.

Finding a 40-acre parcel with this much habitat potential in this location is extremely difficult, and opportunities like this don't come around often.

If you're looking for a manageable-sized property that has all the ingredients to become a true big buck producer, this one is absolutely worth a look.

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**40± Acres Raw Land in Otter Tail County, MN** - A premier hunting area located 3.5 miles NW of Sebeka and 4.5 miles SE of Hillview.



**Call Affinity Real Estate**  
**218-237-3333**  
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\*Thick bedding cover throughout the property

\*Water pond providing a natural wildlife water source

\*13± acres of hay ground with excellent habitat improvement potential