



MLS 7032918 Land

\$399,000

120 Acres
Raw Land

47691- 635th Avenue
Sebeka MN 56477

Status: Pending

Description:

Welcome to a property with massive upside for serious deer hunters. As the buck walks, this property sits just 3.5 miles northwest of Sebeka and 4.5 miles southeast of the famed “town” of Hillview. If you know, you know — this pocket of Otter Tail County is widely recognized as one of the best deer hunting areas in the region and in the state of Minnesota.

I can personally vouch for the quality and quantity of deer that live in this neighborhood, and this property has all the ingredients needed to become a true dream deer hunting destination.

It’s already good — but with some thoughtful habitat work it could become exceptional.

Deer thrive where they have three key things: cover, food, and water, and this property offers all three. The land is made up of a diverse mix of tillable acreage, pasture or hay ground, thick bedding cover, and timber, creating a strong foundation for holding and growing mature whitetails.

Currently there are approximately 28± acres in row crop production and 40± acres in hay ground, which creates tremendous opportunity for improvement. Portions of the hay ground could easily be converted into strategic food plots, additional tillable acreage, or tree plantings to dramatically enhance the property’s ability to hold deer year-round.

With the right habitat plan—food plots, screening cover, and travel corridors—this property has the potential to become a true big buck producer.

Beyond deer hunting, the property also supports turkey, bear, and grouse hunting, but make no mistake about it — this is a deer hunter’s property first and foremost.

The property is already equipped with a 4-inch drilled well, power, and septic, which currently service a hunting shack. The trailer works well as a hunting camp, but more importantly the infrastructure is already in place if you choose to build your own cabin or even a home on the land.

What excites me most about this property is not just how good the hunting already is, but what it could become with a little vision and habitat work.

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*120± acres located 4.5 miles SE of Hillview

*Renowned deer hunting area