



MLS 7048708 Land

\$170,000

37.06 Acres
Raw Land

TBD 190th Ave
Pelican Rapids MN 56572

Status: Active

Description:

QUALITY HUNTING LAND. 37 acres of mixed heavy timber, open meadow, cat tails, wet land, and tillable land, with plenty of buck rubs scattered throughout the property. Perimeter trails and a trail through the center of the property provide easy access to sneak into the best spots. An approach and building pad have been cleared and prepared with class 5 gravel. Electric service runs along the east boundary of the property. Located just south of Pelican Rapids with easy access via a minimum maintenance road along the east side of the property. The property is bordered by the Pelican River and approximately 470 acres of Federal Waterfowl Production land to the west, making it almost impenetrable from the west. The northwest corner of this property has an open meadow area of about 6.5 acres. There are several smaller open areas on the north border, center and southeast section of the property that would be ideal for smaller food plots. MN DNR Permit Area 239 is a two deer limit area providing plenty of opportunity on this land. Schedule a showing to explore this beautiful hunting property and prepare for the next hunting season.

Additional Details:

Lot Acres	37.06
Lot Dimensions	1349x1343 irr.
School District	1952
Taxes	\$566
Taxes with Assessments	\$566
Tax Year	2025

Additional Features:

Driving Directions:

From HWY 59 and 10 AVE SW, west on 10 Ave SW to Old Fergus Road. South on Old Fergus Road to 190th Ave. South on 190th Ave to the property.



Listed By:
Cormorant Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470