

MLS 7056050 Land

$399,900

132.1 Acres
Raw Land

TBD Hwy 71
Wadena MN 56482

Status: Active

Description:

This 132.1± acre Wadena County property is an absolute slammer whitetail setup with all the right ingredients to consistently hold and grow deer. Located just north of Wadena and east of Highway 71, it checks the boxes serious hunters look for when it comes to layout, habitat diversity, and low pressure.The property is loaded with a mix of pine plantations, mature oak trees, and thick low ground made up of willows, cattails and reed canary grass that create ideal bedding cover. It has the kind of security that keeps deer on the property during daylight hours. Union Creek runs through the east side, providing a reliable year-round water source and acting as a natural travel corridor for wildlife.There are approximately 22 acres of open ground scattered throughout, giving you multiple opportunities to plant food plots, improve habitat, and take this property to the next level. The previous owner had it dialed in at one point and reports seeing 30+ deer in a sit during its prime. Even without current food plots in place, he is still consistently seeing 20+ deer. That says everything about the natural strength of this farm.One of the biggest advantages here is the lack of hunting pressure nearby. The property borders city limits to the south and west where there is no hunting, helping create a sanctuary-type feel. Combine that with the bedding, water, and food plot potential, and you have a property that can hunt big.It is also set up and ready to go. There are two access points, established trail systems, and deer stands already in place. You can step in and hunt it immediately or put in a little work and turn it right back into a top-end whitetail property.This is not just a deer property either. There is strong turkey and grouse hunting throughout, and the creek bottom adds even more wildlife appeal. If you are looking for a versatile hunting property in Wadena County with proven history, great access, and all the key habitat features, this one stands out in a big way. *132.1± acres in Wadena County, Minnesota*Located just north of Wadena and east of Highway 71*Diverse habitat including pine plantation, oak trees, low ground, willows, and cattails*Approximately 22 acres of open ground for food plots or habitat work*Union Creek runs through the east side for year-round water*Borders city limits on the south and west with reportedly minimal hunting pressure nearby*Two access points offer flexible entry and exit options*Turnkey setup with trails and deer stands already in place*Strong whitetail history with seller-reported high deer sightings*Also offers excellent turkey and grouse hunting potential

Additional Details:

Lot Acres	132.1
Lot Dimensions	132.1
Taxes	$1,732
Taxes with Assessments	$1,732
T	2025

Listed By:
Whitetail Properties Real Esta

Additional Features:

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.

Driving Directions:

From Wadena, north on Hwy 71 to property.

Call Affinity Real Estate

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