



MLS 7056236 Land

\$128,000

80 Acres
Raw Land

TBD 320th Street
Browerville MN 56438

Status: Active

Description:

If you have been searching for an affordable deer hunting property with the kind of habitat that consistently holds deer, this 80± acre Todd County tract deserves a serious look. One glance at the aerial and drone imagery shows exactly what makes this farm so appealing to hunters. A massive network of deer trails runs throughout the property, revealing steady game movement across the entire acreage. This is the type of ground where deer do not just pass through. This is the type of property they use as a core bedding and security area.

The habitat is the story here. Most of the property consists of low ground, but for the serious whitetail hunter, that can be a major advantage. Low ground with dense cover often becomes the place mature bucks and high deer numbers seek out for daytime security. The thick, tangled habitat on this tract creates the kind of secluded environment that helps deer feel safe, especially during daylight hours and throughout the hunting season. In areas with surrounding hunting pressure, properties like this often become the sanctuary deer depend on.

This Todd County hunting property is set up to function as a bedroom for the local herd. Deer are able to bed, stage, travel, and return to cover with confidence. In the evenings, they may move off to surrounding food sources, but this tract offers the security cover that draws them back each morning. For buyers who understand the value of bedding habitat, edge, and dependable deer movement, this farm checks a lot of important boxes. It offers the chance to hunt where deer actually live, rather than simply trying to catch them moving between bedding and feeding areas somewhere else.

Another strong feature of the property is the mix of dotted wooded islands and edge cover spread across the landscape. These subtle changes in habitat create natural travel routes, pinch points, and stand locations that experienced hunters know how to capitalize on. The combination of interior trails, secluded cover, and transition edges can create excellent opportunities during early season, the rut, and late season. Whether you prefer to hunt from fixed stands, hang-and-hunt setups, or ground blinds, there is a lot here for a hunter to study and develop.

This property also stands out because it appears to support both quality bucks and a high volume of deer. That combination is not always easy to find in an affordable recreational tract. Buyers looking for a deer hunting property in Todd County want a place with clear sign, strong habitat, and the potential to produce memorable hunts year after year. This farm offers all of that in a raw, natural setting built around security, cover, and whitetail movement.



Value \$128,000
Whitetail Properties Real Estate

80± acres in Todd County

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



From the moment you see this 80± acre tract, you know it's a special one. It is a property designed by nature to provide a high quality deer hunting property that offers a legitimate chance at both mature bucks and high deer numbers. The habitat is the story here. Most of the property consists of low ground, but for the serious whitetail hunter, that can be a major advantage. Low ground with dense cover often becomes the place mature bucks and high deer numbers seek out for daytime security. The thick, tangled habitat on this tract creates the kind of secluded environment that helps deer feel safe, especially during daylight hours and throughout the hunting season. In areas with surrounding hunting pressure, properties like this often become the sanctuary deer depend on. This Todd County hunting property is set up to function as a bedroom for the local herd. Deer are able to bed, stage, travel, and return to cover with confidence. In the evenings, they may move off to surrounding food sources, but this tract offers the security cover that draws them back each morning. For buyers who understand the value of bedding habitat, edge, and dependable deer movement, this farm checks a lot of important boxes. It offers the chance to hunt where deer actually live, rather than simply trying to catch them moving between bedding and feeding areas somewhere else. Another strong feature of the property is the mix of dotted wooded islands and edge cover spread across the landscape. These subtle changes in habitat create natural travel routes, pinch points, and stand locations that experienced hunters know how to capitalize on. The combination of interior trails, secluded cover, and transition edges can create excellent opportunities during early season, the rut, and late season. Whether you prefer to hunt from fixed stands, hang-and-hunt setups, or ground blinds, there is a lot here for a hunter to study and develop. This property also stands out because it appears to support both quality bucks and a high volume of deer. That combination is not always easy to find in an affordable recreational tract. Buyers looking for a deer hunting property in Todd County want a place with clear sign, strong habitat, and the potential to produce memorable hunts year after year. This farm offers all of that in a raw, natural setting built around security, cover, and whitetail movement.

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

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

- *Massive network of deer trails visible throughout the property
- *Thick low-ground habitat ideal for bedding and daytime security cover
- *Strong potential to serve as a sanctuary property for local deer movement
- *Excellent setup for hunters targeting both quantity and quality of deer