



MLS 7057040 Land

\$110,000

13.21 Acres
Raw Land

TBD Co Hwy 18
Fergus Falls MN 56537

Status: Active

Description:

Discover a versatile 13-acre recreational and buildable property offering an ideal combination of future homesite potential, hunting opportunity, and attractive natural features. Located with convenient frontage and access off County Road 18, this tract provides an excellent setup for buyers seeking a manageable acreage parcel that can serve as a private getaway, hunting property, or future country residence.

The front portion of the property features open ground well-suited for a potential building location. This area offers excellent access from the road and elevated views across the surrounding landscape, creating a strong opportunity for those looking to build a home, cabin, or seasonal retreat. The combination of easy entry and scenic sightlines adds immediate appeal for anyone wanting both convenience and privacy.

Moving deeper into the property, the terrain transitions through a nice ridge that leads down toward a pond area in the back. This natural elevation change creates visual character while also enhancing wildlife movement patterns. Ridges, edge cover, and lower wet areas often create ideal travel corridors for whitetail deer, making this property especially appealing for hunting and outdoor recreation.

The pond and lower back portion of the tract offer strong waterfowl potential, with opportunities for duck hunting in a private setting. Water features are increasingly difficult to find on smaller acreage tracts, and having pond habitat paired with surrounding agricultural fields gives this property a strong advantage for attracting both resident and migrating birds depending on seasonal conditions.

Surrounding agricultural fields further strengthen the recreational value of this parcel. Nearby row crop activity can provide consistent food sources for local deer populations, encouraging regular movement through the property. Combined with the ridge system and pond habitat, the tract offers a balanced mix of bedding cover, travel routes, and feeding influence. The north end of the property includes several strong locations for transitional food plots. These plot areas could be developed to help hold deer on the property longer, improve daylight activity, and create strategic hunting setups. Whether planted in annual blends, brassicas, clover, or other forage options, food plot potential adds another layer of management value for the next owner.

Utilities are another key benefit, with power running along the west side of the property. This can simplify future development plans and increase the practicality of building. Smaller acreage parcels with hunting potential, road access, utilities nearby, and build sites continue to see strong demand in many markets.

Whether your goal is to build a home with country views, establish a weekend hunting camp, enjoy private duck and deer hunting, or invest in a versatile rural tract, this 13-acre property checks multiple boxes. Properties that combine buildability, habitat diversity, access, and manageable size are increasingly hard to find. Schedule a private showing to



the unique parcel has to offer.
Whitetail Properties Real Estate
in buildable open ground

- *Direct Access off County Road 18
- *Service of Minnesota In-Broker Reciprocity (IBR) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change of withdrawal.
- *Power runs along west side of property
- *Nice ridge leading to pond area



Call Affinity Real Estate

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- *Strong deer hunting setup with surrounding ag fields
- *North end offers food plot locations
- *Versatile recreational, residential, or investment use