



MLS 7062038 Land

\$400,000

40 Acres
Raw Land

TBD Fish Lake Road
Detroit Lakes MN 56501

Status: Active

Description:

Discover an exceptional 40± acre recreational and hunting property near Pelican Lake that offers the kind of terrain, habitat diversity, and natural beauty that serious land buyers search for. Located just a stone's throw from Pelican Lake, this property combines privacy, accessibility, and premium wildlife features in one highly desirable package.

Access is provided by a recorded legal 40-foot easement, creating a secure route into the property while maintaining a secluded setting once you arrive. As you enter the land, you will quickly notice the dramatic rolling topography, which gives this tract a much larger feel while offering multiple ridge lines, valleys, travel corridors, and scenic viewpoints. Properties with this kind of elevation change are increasingly difficult to find and often provide outstanding hunting setups and recreational enjoyment.

The timber throughout the property is mature and well established, creating ideal cover, mast production potential, and endless stand placement options. If bowhunting is your passion, the opportunities here are impressive. The varied terrain and mature woods allow for numerous stand locations depending on prevailing winds, travel routes, and seasonal movement patterns. This is the type of property where each hunt can be tailored to conditions.

Adding to the habitat value are a couple of watering holes, providing important wildlife water sources and helping draw deer, turkey, and other game throughout the season. Water features can be a major advantage on hunting land, and these natural attractions add another layer of functionality to an already strong setup.

A trail system allows easy movement through the property for hunting access, ATV riding, hiking, habitat work, or simply enjoying the land. Navigating rolling timbered acreage becomes far easier and more enjoyable when trails are already in place, saving time and effort for the next owner.

Approximately 2 acres have already been cleared for food plots, giving you a strong head start on habitat improvement and seasonal attraction. These openings offer excellent edge cover, making them highly effective locations for planting food sources and creating predictable wildlife movement. The combination of food, cover, water, and terrain creates the complete package many buyers seek when purchasing hunting land.

This is a property that truly needs to be experienced in person. The terrain, views, habitat layout, and overall feel are difficult to capture in photographs alone. If you have been searching for land near Pelican Lake with hunting potential, mature timber, food plots, water, and privacy, this 40± acre tract deserves a serious look.

- *40± acres located near Pelican Lake
- *Recorded legal 40-foot easement access
- *Big rolling terrain with ridge lines and elevation changes

*Mature timber throughout property

*Established internal trail system

*Approximately 2 acres cleared for food plots

*Scenic ridge views toward Pelican Lake

*Strong mix of cover, food, water, and access

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***An additional 60 acres are available for purchase adjoining this 40-acre parcel, offering the opportunity to expand the property footprint. See MLS #7061803 for details.

Additional Details: