



MLS 7062326 Land

**\$220,000**

13.5 Acres  
Raw Land

TBD 255th Street  
Fergus Falls MN 56537

Status: Active

**Description:**

Discover the opportunity to own a versatile 13 acre property designed for country living, agricultural use, and outdoor recreation. This attractive acreage offers an excellent setup for buyers seeking a hobby farm property, rural homesite, equestrian acreage, or small farm with room to grow. With multiple existing outbuildings, utilities already in place, and a scenic landscape featuring mature oak trees and lowland habitat, this parcel is ready for the next chapter.

A key feature of the property is the strong foundation already established for future improvements. Electric service and a well are already on site, saving time and expense for a future build. Whether you are planning a custom country home, barndominium, farmhouse, or seasonal retreat, this property provides an efficient starting point with infrastructure already available.

The existing improvements include a double stall garage, a large shop, quonset building, and grainery. These structures create immediate value and functionality for storage, equipment, livestock needs, workshop space, or agricultural uses. The large shop is ideal for machinery, hobbies, fabrication work, or farm operations, while the garage offers convenient vehicle and utility storage. The quonset and grainery add even more flexibility for tools, feed, implements, or future repurposing.

For livestock and hobby farm buyers, the property includes paddocks suitable for cows or horses. There is ample room to expand pasture areas, add fencing, or create a customized setup for your operation. Whether your vision includes horses, cattle, hobby livestock, gardening, poultry, or a self-sustaining country lifestyle, this acreage offers space and versatility. Beyond the improvements, the land itself brings character and recreational appeal. Large mature gnarly oak trees line the ridge, creating a beautiful setting with shade, privacy, and natural charm. These established oaks provide outstanding visual appeal while also supporting wildlife habitat. The ridge transitions into lower ground, offering topographical diversity that can be attractive for deer, turkey, and other wildlife movement.

For outdoor enthusiasts, the acreage presents excellent potential for food plots, hunting access, trail systems, and habitat enhancement. The combination of ridge top oaks, edge cover, and lowland areas creates a landscape often sought after by recreational land buyers. Plant food plots, improve bedding cover, or simply enjoy watching wildlife from your future home or cabin.

Properties of this size and versatility are increasingly hard to find. Whether you are searching for a build-ready acreage, hobby farm setup, horse property, small hunting parcel, or rural investment tract, this 13 acre offering checks many boxes. Bring your building plans, livestock goals, and outdoor vision to this well-positioned country property. The sellers are currently in the process of placing a deed restriction on the approximately two acres of lowland located on the

property. This restriction is intended to ensure that this portion of the land is available for public land use now or in the future.

Whitetail Properties Real Estate  
property with hobby farm potential

- \*Build ready setup with electric and well already installed
- \*Double stall garage included
- \*Large shop building for storage or workspace
- \*Quonset and grainery provide added utility

\*Existing paddocks for cows or horses

\*Room for pasture expansion or food plots

\*Mature gnarly oak trees on scenic ridge

\*Ridge transitions into lowland habitat



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