



MLS 7071353 Land

\$440,000

153 Acres
Raw Land

10121 State Hwy 87
Menahga MN 56464

Status: Active

Description:

Located just west of Menahga along Highway 87, this 153± acre property offers an outstanding mix of hunting land, buildable acreage, mature timber, open ground and recreational opportunities in an area known for excellent deer numbers and strong hunting history.

This property has the kind of diversity that is difficult to find in one large tract. Rolling open pasture ground, mature timber, thick bedding cover, tamarack and ash low ground and natural funnels all combine to create excellent wildlife habitat while also giving the next owner multiple opportunities for building, recreation and future improvements.

The hunting setup is already well underway. Deer stands are in place, shooting lanes have been cut and the property is loaded with deer sign including thick trails and large buck rubs throughout. The heavy cover and low ground areas provide ideal bedding habitat while the timber and transition areas naturally move deer across the property. Add in a few food plots and this property could become an exceptional hunting setup. In addition to deer hunting, the area is also well known for turkey, grouse and bear hunting opportunities.

The property offers excellent access with frontage along Highway 87, established approaches already in place and power available on site. A storage building is also included, providing a place to keep equipment and gear while you develop the property further.

The open ground creates endless possibilities for the next owner. Whether you are looking to start a hobby farm, keep horses, build a dirt bike track, plant trees for future habitat or simply enjoy wide open space with room to roam, this property gives you the flexibility to make it your own. Portions of the property were formerly used as a gravel pit and will be restored back to their original condition, giving the next owner a clean slate moving forward.

There are also several excellent building locations throughout the property for a future home, cabin or hunting camp. The location offers the convenience of being only minutes from Menahga while still providing the privacy and feel of a true northern Minnesota recreational property. Park Rapids, Sebeka and Wadena are all within a reasonable drive for shopping, dining and services.

Whether you are looking for a large hunting property, recreation plus a way to use land as an investment, this is a great find and deserves a serious look. This property is also being offered for sale in 3 smaller tracts of boxes and deserves a serious look.

- *Approximately 53± total acres in the Menahga area
- *Service of Minnesota as Broker Reciprocity (SM) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change of withdrawal.
- *Mix of mature timber, open pasture, and low ground habitat
- *Deer stands and shooting lanes already in place
- *Heavy deer sign with large buck rubs and thick trails
- *Excellent deer, turkey, grouse and bear hunting
- *Power available and storage building included
- *Multiple buildable locations for home or cabin



Call Armin Real Estate

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