



MLS 7071392 Land

\$134,000

48 Acres
Raw Land

TBD Wadena Line Road
Menahga MN 56464

Status: Active

Description:

Located 3 miles west of Menahga and just 1/4 mile south of Highway 87, this property is set up and ready for you and your hunting party. The approach is in, deer stands are already in place, shooting lanes have been cut and the property is ready to hunt this fall.

The property is a great mix of thick bedding cover, timber, swamp and open ground. The heavy cover creates excellent bedding areas and natural funnels for deer movement while the open areas give you the opportunity to plant food plots or expand the setup even more. There is no shortage of deer activity here. Large buck rubs throughout the property show the kind of action this area is known for.

In addition to deer hunting, the property also offers opportunities to hunt grouse, turkey and bear. Walk out your back door and enjoy everything this part of Minnesota has to offer. Whether you are looking for a hunting property, a place to build a cabin, your forever home or simply a piece of land to enjoy and explore, this property checks a lot of boxes.

The location is another major advantage. Being only a short drive from Menahga, Park Rapids and Sebeka gives you quick access to groceries, fuel, restaurants and everything else you need while still enjoying the privacy and feel of being out in the country.

There is enough open ground for hobby farm potential and plenty of room to roam, hunt and enjoy the outdoors. Additional acreage adjoining this property is also available for buyers looking to expand their hunting setup or add more recreational ground.

Reasonably priced and ready for the next owner to enjoy, this is a property that deserves a good look.

- * Located 3 miles west of Menahga
- * Just 1/4 mile south of Highway 87
- * Deer stands already in place
- * Shooting lanes cut and ready to hunt
- * Thick bedding cover and excellent deer habitat
- * Open ground for food plots or hobby farm potential

* Strong deer, grouse, turkey and bear hunting area

* **Broker Reciprocity** for a Cabin or home
Whitetail Properties Real Estate
No acreage available

* Short drive to Menahga, Park Rapids and Sebeka
Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing
Additional Broker listings on our website. All properties are
subject to prior sale, change or withdrawal.

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

Lot Dimensions	48
School District	821
Taxes	\$1