



MLS 7082826 Land

\$200,000

120 Acres
Raw Land

TBD 400th Street
Twin Valley MN 56584

Status: Active

Description:

Located in the heart of Norman County, Minnesota, this diverse 120-acre recreational and hunting property offers an outstanding opportunity for outdoorsmen, hunters, and land investors looking for prime wildlife habitat in northwestern Minnesota. With a strong mix of lowland cover, established forage, water features, and excellent habitat diversity, this tract is set up to attract and hold wildlife throughout the entire season.

Approximately 8 acres of established alfalfa provide a valuable food source for local wildlife. The property features numerous additional locations perfectly suited for transitional food plots, allowing the next owner to further enhance the habitat and hunting potential. The combination of food, water, and cover creates an ideal environment for mature whitetails and a wide variety of game species.

The west side of the property features a pond tucked into thick dogwood cover, creating exceptional duck hunting opportunities in a secluded setting. Waterfowl habitat like this is difficult to find, especially when paired with the surrounding cover and natural travel corridors that help draw birds into the area. The pond and surrounding habitat also contribute to the overall diversity and recreational appeal of the property.

One of the standout features of this tract is the abundance of thick lowland willow ground that provides outstanding bedding cover for deer. This type of habitat is highly sought after in northern Minnesota because it gives mature bucks the security they need to stay on the property during daylight hours. The dense cover throughout the property creates natural travel corridors and staging areas that can be strategically hunted throughout the season.

In addition to excellent whitetail hunting, the property offers opportunities for bear hunting and upland bird hunting. Pheasants were active throughout the property, with birds cackling across the landscape, highlighting the strong upland habitat already in place. The variety of cover types and natural habitat transitions support multiple game species and create year-round recreational value.

The property also offers practical improvements and future development potential. Power is available at the road, making it easier for future plans such as a hunting cabin, camper setup, or additional improvements. There is excellent potential to establish a trail system along the south side of the property that could extend westward throughout the tract, creating easy access for hunting, habitat management, and recreational use.

Whether you are searching for a premium hunting property, a recreational getaway, or a habitat-rich investment tract in northwestern Minnesota, this Norman County property checks many of the boxes serious land buyers are looking for. The combination of thick bedding cover, water, food sources, and diverse hunting opportunities makes this property a rare find with significant upside potential for future habitat improvements and long-term enjoyment.

- * Approximate 8 acres planted in alfalfa
- * Excellent duck hunting opportunities
- * Whitetail Properties Real Estate
- * Low ground ideal for deer bedding cover
- * Excellent bear hunting potential
- * Excellent pheasant hunting potential
- * Multiple areas suitable for transitional food plots
- * Power available at the road
- * Strong habitat diversity throughout the property



Call Affinity Real Estate

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* Secluded recreational property with future improvement potential

Additional Details: