



MLS 7085728 Land

\$2,500,000

531.2 Acres
Raw Land

TBD 140th Street
Frazee MN 56544

Status: Pending

Description:

Located just north of Evergreen, MN, east of Frazee, and west of Menahga, sits 531± deeded acres commonly known around the area as the "BTD Property." Quite honestly, this is one of the best deer hunting properties I have had the chance to sell in my 16 years in real estate. If you know this area, then you already know the reputation it carries statewide for producing big whitetails and strong deer numbers. The neighborhood around this property has long been known for quality deer management, mature bucks, and large contiguous ownerships. Add in turkey, grouse, and bear hunting and this is the type of property people wait years for an opportunity at. Large tracts like this simply do not come available here. The habitat, layout, access, trail system, cover, and surrounding neighborhood make this a property with unbelievable upside. In my opinion, it would not take much at all for the next owner to consistently manage and hunt multiple mature trophy caliber bucks year after year. This is a true legacy caliber property and one that checks every box for serious whitetail hunters.

- 531± deeded contiguous acres
- Located north of Evergreen, MN between Frazee and Menahga
- Known locally as the "BTD Property"
- One of the best large whitetail hunting tracts I have personally seen in Minnesota
- Area known statewide for big deer and strong deer numbers
- Turkey, grouse, and bear hunting opportunities
- Approximately 64.5 acres of open ground with a CPI of 76
- SFIA enrollment generating nearly \$5,100 annually
- Over 9 miles of established trails throughout the property
- 11 permanent hunting stands included
- Cabin built in 1988 with additional sleeping space added later
- Generator power
- 221-foot drilled well
- Wood stove, propane refrigerator, and propane cook stove
- Wood shed, tool shed, ATV shed, and lean-to included
- Extremely rare opportunity to own a large contiguous tract in a premier deer hunting neighborhood

Additional Details:

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Tax Year	2025



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Additional Features: