



MLS 7094813 Land

\$199,000

40.19 Acres
Raw Land

TBD Co Rd 14
Browerville MN 56438

Status: Active

Description:

Located just outside the Browerville city limits and with easy access off County Road 14, this versatile 40± acre property offers a great mix of buildable acreage, productive farmland, and quality hunting opportunities.

The property features rolling terrain that gradually rises as you move south, creating several excellent building locations with scenic views of the surrounding countryside. Whether you're looking to build a home, hobby farm, hunting cabin, or simply invest in land, this property gives you plenty of options.

A shelter belt of mature trees separates the front 25± acres from the back 15± acres, creating privacy and natural separation between potential building sites and recreational areas. The front portion offers ample room for a home, outbuildings, pasture, or additional acreage to put back into production.

The back 15± acres consist primarily of tillable ground that gently slopes into the field. Shelter belts along the east and west boundaries, along with an island of trees in the middle of the field, create a secluded setting that deer are naturally drawn to. The combination of cover, food, and limited disturbance provides secure bedding and travel habitat, making this property hunt much bigger than its size would suggest.

With an average CPI of approximately 80, the property also offers solid agricultural potential. Portions of the overgrown pasture could be reclaimed and returned to production, giving a buyer the opportunity to increase tillable acreage and maximize the property's income-producing potential.

This tract sets up well for a variety of uses. Build on the front 25± acres with easy county road access and enjoy hunting and recreation on the back 15± acres, or convert more of the property back into agricultural production and take advantage of the quality soils.

Properties that offer quality building sites, productive farmland, privacy, and hunting opportunities in one package are becoming increasingly difficult to find. If you've been looking for a manageable-sized acreage with multiple uses and long-term potential, this property deserves a closer look.

Additional Details:

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| | Listed By: 40.19 Whitetail Properties Real Estate |
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