

MLS 7099176 Land

$179,000

102.02 Acres
Raw Land

TBD 340th Street
Menahga MN 56464

Status: Active

Description:

If you've been looking for a hunting property with a great mix of cover, buildable ground, and convenient access, this tract is worth a look. Located just down the road from Yaeger Lake WMA, the property offers excellent habitat for whitetails along with several features that make it a strong recreational property.Access is easy with frontage on a paved road, making it simple to get in and out year-round. In the northwest corner of the property, you'll find approximately 10 acres of high and dry ground that could make an excellent location for a future home, hunting cabin, or weekend getaway, subject to local zoning and permitting requirements.The property has the kind of habitat deer hunters look for. Thick willow cover provides outstanding bedding areas and gives deer the security they need to spend time on the property. A stand of tamaracks located near the middle of the tract adds habitat diversity and creates natural travel corridors as deer move between bedding and feeding areas.The wooded portions of the property feature larger timber, providing several options for tree stand locations. Whether you prefer bowhunting or firearm hunting, the combination of heavy cover, mature trees, and natural movement corridors creates multiple opportunities to set up for success during the season.Another major benefit is the property's location near Yaeger Lake WMA. Having public land just down the road gives you additional hunting and recreational opportunities while still enjoying the privacy and flexibility that comes with owning your own piece of ground.

Additional Details:

Lot Acres	102.02
Lot Dimensions	102.02
Taxes	$426
Taxes with Assessments	$426
Tax Year	2026

Additional Features:

Driving Directions:

From Menhgha head south east on County Road 31 for roughly 4 miles, turn right on County Road 23 for a mile and half, turn left on 340th St , go a 1/4 mile and he property in on your right.

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

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