



MLS 7102534 Land

\$145,000

40 Acres
Raw Land

TBD 205th Avenue
Sebeka MN 56477

Status: Active

Description:

This property is better than it looks on paper...and it already looks great on paper!

Quality 40-acre properties like this are becoming harder and harder to find. Located in Wadena County between Sebeka and Nimrod, this property offers so much that it's honestly hard to express it all in writing. It is one of those properties you really need to walk to fully appreciate everything it has to offer.

For starters, the access is outstanding. A well-maintained, gated quarter-mile easement leads you into the southwest corner of the property, providing exceptional privacy while also allowing you to take advantage of the predominant north winds during the fall hunting season. Access like this is something serious hunters appreciate, and it's one of the many things that makes this property special.

Once you're on the property, you'll immediately notice the incredible layout. The mix of open fields, mature timber, and pockets of low ground creates outstanding habitat diversity. The open fields are perfectly scattered throughout the woods, creating edge habitat, ideal food plot locations, and opportunities for hay production if you choose. As a matter of fact, if you sat down to design the perfect 40-acre hunting property, you'd be hard-pressed to come up with a better layout than this.

The timber is made up of mature pine, birch, red oak, and pockets of aspen, giving the property both beauty and diversity. Along the east side, thick willow brush provides exceptional bedding cover, while the numerous transition areas naturally funnel wildlife throughout the property. Everything about the layout works together to create outstanding habitat.

The current setup is excellent. Two half-acre food plots and a one-acre food plot are already established and strategically positioned throughout the property. In addition, there's approximately seven acres currently harvested for hay along with another five-acre field that is cut in the fall. Whether you continue the current management practices or customize the property to fit your own hunting style, the foundation is already in place.

It doesn't take long to understand why the deer love this property. The combination of food, cover, water, and security creates exactly the type of habitat mature whitetails are looking for. Add in healthy populations of wild turkey, ruffed grouse, and black bear, and you have a recreational property that offers something truly special much of the year.

Listed By: Whitetail Properties Real Estate
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 Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.
 Properties like this simply don't come available very often in this part of Wadena County. This property is a combination of outstanding access, privacy, habitat diversity, established food plots, productive fields, mature timber, and excellent hunting opportunities makes this one a rare find.

I truly believe this property is even better than it looks on paper, and once you walk it, I think you'll agree.