



MLS 7122144 Land

\$499,000

120 Acres
Raw Land

TBD Wilderness Drive
Frazee MN 56544

Status: Active

Description:

Located at the end of Wilderness Drive just east of Big Toad Lake, this 120± acre property just might have the most diverse habitat I've seen on a tract of this size. I knew from the second I stepped onto this property that it was going to be something special, and the more I explored it, the better it got. Every time I thought I'd seen the best part, another feature seemed to appear around the next corner. If you were going to sit down and design the perfect hunting property, I'm not sure you could do a much better job than what Mother Nature has already created here. The diversity of habitat is simply incredible. Newly established food plots blend seamlessly into open meadows, thick willow cover, mature oak ridges, tamarack bottoms, poplar stands, rolling hills, ponds, a winding creek, and pockets of water scattered throughout the property. Every piece of the puzzle is here, creating outstanding habitat for wildlife while making the property incredibly enjoyable to explore. I've known for years that this area has a reputation for producing giant whitetails, and after walking this property, it's easy to understand why. Deer trails crisscross nearly every part of the property, fresh sign is abundant, and the natural layout creates countless travel corridors, bedding areas, and pinch points that mature bucks love to use. A well-maintained trail system makes it easy to navigate the property, whether you're checking trail cameras, accessing stand locations, or simply enjoying a walk through the woods. Several established deer stand locations are already in place including two new Redneck Elevate Blinds, and multiple newly created food plots provide excellent opportunities to further develop what is already an exceptional hunting property. One thing that really stood out to me was how many natural funnels and edge transitions this property offers. Those are the places serious hunters look for, and this property has them throughout. The layout naturally moves deer across the property while giving hunters numerous options for stand locations regardless of the wind direction. As an added bonus, the property borders approximately 80± acres of landlocked county land, effectively expanding your hunting opportunities while adding another layer of privacy that is becoming increasingly difficult to find. Another feature I really appreciate is that Sam Tumberg with Purpose-Filled Habitat Management has already spent considerable time on this property helping develop its habitat plan and overall layout. His vision has helped shape many of the recent improvements, and he has indicated he'd be happy to assist the next owner in continuing to develop the property if desired. If building is part of your future plans, the northwest corner of the property offers an excellent location for a cabin or year-round home while still maintaining privacy and easy access to everything the property has to offer. Properties with this kind of habitat diversity, proven hunting potential, and thoughtful habitat improvements are becoming increasingly difficult to find. Whether you're a serious deer hunter, a habitat enthusiast, or someone looking for an incredible recreational property, this tract checks an awful lot of boxes. This is truly one of those properties that has to be seen in person. Pictures and aerial maps simply can't capture how special it really is.



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Tax Year 2026



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