



MLS 7123381 Land

\$1

20.5 Acres

Raw Land

33098 Cotton Lake Road
Rochert MN 56578

Status: Active

Description:

UPCOMING AUCTION: PROPERTY PREVIEW August 28 from 3-5PM and Sept 6 from noon - 3pm. Auction date is Sept 14. Auction includes two tracts; this listing is for Tract 1, which is 20.5± acres. If you've been looking for the ultimate hunting headquarters, it's hard to imagine a better setup than this. Situated on approximately 20.5 beautifully maintained acres, this tract features an impressive 40'x80' heated and insulated shop complete with comfortable living quarters, loft, bathroom, in-floor heat, private well, electricity, and a 1,500-gallon holding tank. Whether you're spending the weekend chasing deer, fishing Cotton Lake, or simply escaping to the outdoors, this building is ready to enjoy from day one. The shop was clearly designed with outdoorsmen in mind. In addition to providing plenty of room for ATVs, UTVs, boats, tractors, campers, and equipment, it also features a dedicated game processing area complete with water and a hoist for hanging and processing deer or other game. Outside, you'll find beautifully maintained grounds with an established trail system winding throughout the property, along with strategically placed food plot openings. The mature timber, rolling terrain, and diverse habitat provide excellent hunting opportunities while also making the property enjoyable year-round. Being only 1.5 miles from the Cotton Lake public access means you can spend your mornings on one of the area's premier lakes before returning to your own property for an evening hunt. Whether purchased individually or together with Tract 2, this property makes an outstanding recreational headquarters and is also fully buildable for anyone considering a future home or expanded retreat.

Additional Details:

Lot Acres	20.5
Lot Dimensions	20.5
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2025

Additional Features:

Driving Directions:

From Detroit Lakes, East on Hwy 34, north on Co 29 to North Cotton Lake Rd. Follow to property.



Listed By:
Whitetail Properties Real Estate

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218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470