MLS 7129327 Lake Land

$299,900

80 Acres
Raw Land

TBD 335th Avenue
Cushing MN 56443

Waterfront: Little Cranberry

Status: Active

Description:

Situated between the small towns of Cushing and Motley in Todd County, Minnesota, this 80-acre recreational property delivers the kind of big, rolling terrain that rarely comes up for sale in this part of the state. The land sits about a mile off Highway 10 to the west, with a roughly one-mile easement winding through rolling ground to reach the property.Once inside the boundary, the topography takes over. Big oaks stand throughout rolling hills and ridgelines, and the whole property is laced with natural pinch points that funnel deer movement through the timber, along with an overgrown trail that adds another travel corridor through the interior. Deer activity here is heavy, with numerous trails crisscrossing the woods, a clear sign of consistent daily use. Thick, heavy cover throughout gives deer the bedding security that keeps them on the property and makes this land a true year-round sanctuary, not just a place to catch animals passing through.Water is on the property itself, and the setup gets even better in the southeast corner, where a ridge rises high above Little Cranberry Lake. The lake and surrounding wetland habitat also make this a strong waterfowl property, with great duck hunting in addition to the whitetail opportunity.This is a property that photographs undersell. The scale of the rolling terrain, the size of the oaks, and the way the ridge opens up over Little Cranberry Lake are things that need to be walked and seen in person to fully appreciate. For a hunter or land buyer looking for a stretch of central Minnesota ground with real topography, mature timber, heavy cover, and its own water and lake frontage view, this 80 acres checks boxes that are hard to find together in one property.Located in Todd County, this tract offers a manageable drive from Motley, Staples, Long Prairie, and Brainerd, making it accessible for regular hunting trips or weekend use while still feeling remote once you're on the land.

Additional Details:

Lot Acres	80
Lot Dimensions	80
Taxes	$1,734
Taxes with Assessments	$1,734
Tax Year	2026

Additional Features:

Driving Directions:

F outh head west on County Road, head south on County Ave

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Whitetail Properties Real Esta

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