

MLS 7140911 Land

$393,000

120 Acres
Raw Land

TBD 189th Avenue
Menahga MN 56464

Status: Active

Description:

Located east of Sebeka and Menahga and west of Nimrod, this 120± acre property is about as dialed in as you're going to find in Wadena County. From the habitat diversity to the trail system, proven stand locations, tillable ground, and overall huntability, this property has a tremendous amount to offer.For starters, the mix of habitat is top end. Approximately 36± acres are tillable, providing an excellent agricultural component and a consistent food source for wildlife. From there, the property transitions into mature oak, aspen, pine, hazelnut brush, meadow openings, and just the right amount of low willow cover to provide excellent bedding and security habitat.What really stands out to me is how everything transitions from one habitat type into the next. Pockets of big mature oak blend into thick hazelnut brush, which then bleeds into stands of jack pine before opening into small meadows and pockets of willow cover. There is edge and transitional habitat everywhere you look, and if you know anything about hunting mature whitetails, you know how important that can be.The layout creates natural travel corridors, pinch points, bedding areas, feeding opportunities, and numerous locations to intercept deer as they move throughout the property. There are also several excellent opportunities for additional food plots, whether you want to tuck smaller hunting plots back into the timber or establish them along the field edges. Add a strategically placed water hole or two, and you legitimately have just about everything wildlife needs right on the property.A trail system runs throughout the entire tract and leads to proven hunting locations and existing stands. That is something I really appreciate about this property. You aren't starting from scratch trying to figure out how to access and hunt 120 acres. The sellers have already spent the time learning the property, establishing access, and figuring out where the animals want to be.And their hunting success backs it up.The sellers have had tremendous success hunting whitetail deer, turkey, and black bear on the property. After walking the land and seeing the habitat firsthand, it isn't difficult to understand why. The combination of agriculture, mature timber, thick transitional cover, bedding habitat, openings, and established access creates an excellent setup for multiple species.I've had the privilege of listing and selling several properties in this part of Wadena County over the years, and this one is right near the top of the list when it comes to setup, habitat diversity, and overall huntability.That's a statement I don't make lightly.There is also power available at the road and an excellent location for a future hunting camp. Whether your vision includes a cabin, pole building, camper setup, or simply a headquarters for hunting season, you have a great location to start making the property your own, subject to applicable building and land-use requirements.The more time you spend looking at this property, the more the layout makes sense. Food is here. Bedding cover is here. Mature timber is here. Security cover is here. Established trails and proven hunting locations are already here. And there is still enough opportunity for the next owner to add food plots, water, and additional habitat improvements to put their own stamp on the property.Good hunting properties come in all shapes and sizes, but truly huntable properties are different. Access, wind direction, transitions, bedding, and stand locations all have to work together. This property has that combination.This is one of t[illegible] at looks good on an aerial, but once you get [illegible] ground and see how all the habitat comes together, you'll appreciate just how good it really is.

Broker Reciprocity

Listed By: Whitetail Properties Real Esta[illegible]

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Additional Details

Lot Acres	120
Lot Dimensions	120
Taxes	$1,262
Taxes with Assessments	$1,262

Call Affinity Real Estate
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