MLS 7141817 Land

$499,000

234.93 Acres
Raw Land

23307 210th Avenue
Ulen MN 56585

Status: Active

Description:

BEFORE you read this write-up, STOP and go look at the game pictures so you can truly appreciate what this property has to offer and what the current landowner has done to make this property as good as any hunting property in the state of Minnesota, let alone Clay County.The pictures speak for themselves. Wow, wow, wow!!!Located northwest of Ulen, southwest of Twin Valley, and northeast of Felton, this 234.9± acre property is absolutely dialed in.If you know, you know. This area of Clay County has quietly been a sleeper for big whitetails for a long time. I'm talking about legitimate 150"+ deer showing up year after year with the potential for true Boone and Crockett caliber bucks. Look through the trail camera pictures, harvest photos, and videos the owner has collected over the years and you'll quickly understand what I'm talking about.But those deer aren't here by accident.The current owner has gone to great lengths to make this property what it is today. Established food plots, fruit trees, pumpkin patches, an extensive trail system, thick security cover, wetlands, surrounding agricultural ground, and carefully managed habitat provide the food, water, bedding, and security that mature whitetails need.When I toured the property with the owner, you could hear pheasants cackling all around us. Then he showed me the video of the big-bodied bruiser 8-point he videoed from the stand, and I'll admit, it had me fired up. This is the kind of property serious hunters dream about owning.The property is enrolled in a WRP conservation program that transitions into RIM, preserving the easement area in perpetuity while the existing habitat plan still provides for important management activities including stands, trails, and additional food plots. Approximately 10 acres were intentionally left outside the easement area for building and planting opportunities.The habitat work itself is impressive. NRCS completed a prescribed burn last spring, and previous improvements include diking and the installation of a water-control structure designed to maintain open water even during dry years. That water adds another key component for whitetails while creating excellent habitat for waterfowl and other wildlife.And don't think for a second this is just a deer property.The pheasant hunting is excellent, along with turkey, waterfowl, and black bear. The owner has harvested a very large bear here, and the property lies within Minnesota's no-quota bear area. To make things even better for the deer hunter, this property is now located in a rifle zone rather than a shotgun zone.Where can you find nearly 235 acres within approximately an hour of Fargo offering this caliber of whitetail hunting along with pheasant, turkey, waterfowl, and bear hunting?You'd be hard-pressed to find another one.The habitat work has been done. The food plots are established. The trail system is in place. The hunting history is proven. And most importantly, the pictures show exactly what is living here.This property is set up and ready to hunt this fall. If you're serious about owning one of the better all-around hunting properties I've had the privilege of listing, you need to see this one.Just make sure you look at those game pictures first!

Lot Size	234.93
Lot Dimensions	234.93
Taxes	$1,420
Taxes with Assessments	$1,420
Tax Year	2026

Listed By:
Whitetail Properties Real Esta

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