



MLS 7149586 Land

\$175,000

40 Acres
Raw Land

TBD 400th Street
Bertha MN 56437

Status: Active

Description:

Located in Todd County, Minnesota, between Bertha and Eagle Bend and zone 240, this 40 acre hunting property is built around one thing deer need most: security cover. The majority of the property is bedding and thick cover, creating bedding habitat that whitetails seek out and return to season after season. One thing that makes this location stand out is the land around it. This 40 is surrounded mostly by tillable agricultural ground. That gives the deer a reliable food source on the neighboring fields and a secure place to bed on this property, a combination that holds deer on a property. Deer bed in the cover here and transition out toward the surrounding ag fields, which puts this property in the path of daily deer movement. The groundwork for a hunting setup is already in place. The property has existing food plot areas that have become overgrown and are ready to be mowed, sprayed and replanted. With some seasonal work, a new owner can bring these plots back to life and create food sources right next to their bedroom. A mowed trail system runs through the west side of the property for quiet travel to hunting locations. On the east side, a permanent deer stand is already in place overlooking one of the food plots. Once that plot is replanted, the stand is set up to cover deer moving between the bedding cover and the food. Access is great on this tract. The property can be accessed from the south on both the east side and the west side. Two entry points help you choose an approach based on wind direction and movement. For a hunter looking for a manageable 40 acres with bedding cover, surrounding ag, two access points, and a head start on food plots and stand locations, this property is worth a look. An additional 7.7 acres with two cabins is currently for sale roughly one mile down the road to the east. See MLS #7136457

Additional Details:

Lot Acres	40
Lot Dimensions	40
Taxes	\$606
Taxes with Assessments	\$606
Tax Year	2026

Additional Features:

Driving Directions:

From Bertha head south on 71, turn right 145th Ave and then turn right on 400th St



Listed By:
Whitetail Properties Real Estate

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