



MLS 7161049 Land

\$424,900

78.8 Acres

Other

TBD Highway 200

Ada MN 56510

Status: Active

Description:

This +/- 78.8 acre property in Norman County, Minnesota is ready to hunt. It holds an abundance of wildlife, including good numbers of whitetail deer and wild turkeys. The tract also adjoins State land, so you can hunt beyond the property lines. Much of the work of setting up a hunting property is already done. A trail system runs through the land, so you can reach stands, food plots and the back of the property quietly and easily. Three established food plots give deer and turkeys a dependable food source and offer good places to watch and hunt. Eight enclosed rifle stands are placed across the property, so you can hunt different winds and conditions or bring a group without crowding. Almost +/- 27 acres of the property are tillable. These acres can grow crops that add food and edge habitat for wildlife, or they can be used for agriculture. The mix of tillable ground, food plots and cover gives the property variety for wildlife and for the hunter. The improvements make this a comfortable base camp. The 16x26 cabin has a wood-burning stove and electricity, so you have a warm place to stay through Minnesota's late season. A 15x24 shed with electricity has room for ATVs, equipment, tools and gear. A second 9x15 shed sits on skids, which adds storage that can be moved. A heated outhouse adds comfort on cold mornings. Adjoining State land, established habitat improvements and functional buildings together make this a turnkey hunting and recreational property in northwest Minnesota. You can use it for deer camp, spring turkey hunting or a quiet getaway. It is a place to hunt, unwind and get away from everyday life. The sale includes a tractor, implements and additional equipment used to maintain the property. This personal property is included in the list price and will be conveyed to the buyer through a separate bill of sale at closing, with a portion of the total purchase price allocated to the equipment. List of personal property is in the documents.

Additional Details:

Lot Acres	78.8
Lot Dimensions	3,432,528 sq ft
Taxes	\$918
Taxes with Assessments	\$918
Tax Year	2026

Additional Features:

Driving Directions:

From Twin Valley then west on 200 2 miles Property is on north side of road
Whitetail Properties Real Estate



Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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