

MLS 7163035 Lake Land

$740,000

160 Acres
Raw Land

13749 Balsam Avenue
Frazee MN 56544

Waterfront: Toad River

Status: Active

Description:

If you know, you know...this property's location is about as good as it gets!Located approximately 8 miles east of Frazee on State Highway 87 and another mile north on dead-end Balsam Avenue, you'll find this absolutely stunning 160± acre property with a 3-bedroom, 2-bath home and 30x48 shop.For starters, this property is a wildlife mecca, and once you see the layout, it's easy to understand why. Not only does the Toad River wind through the property, but Dead Horse Creek does as well. Those two waterways alone create some of the best natural wildlife habitat you could ask for. Flowing water, thick security cover, natural travel corridors, and excellent bedding areas are all here. If you know anything about mature whitetails, you know how much they love this type of setup.But it doesn't end with the river systems.Approximately 34 acres of tillable ground provide agricultural income potential and an excellent food source for wildlife. Combine that with the mature timber, established trails, river bottoms, and several opportunities for additional food plots, and you've got the ingredients for a property that can produce outstanding hunting year after year.Multiple big bucks have been harvested on and around this property, and the deer hunting potential is tremendous. Don't overlook the turkey and bear hunting either, as both are excellent in this area. There may even be opportunities for trapping minnows in the river system, subject to applicable regulations. And we all know how much walleyes love creek chubs!Another thing I really appreciate is that the property is already set up to enjoy. The well-maintained 3-bedroom, 2-bath single-wide home would make an excellent hunting headquarters or a place to live while planning your future dream home. A 4-inch drilled well, septic system, and electricity are already in place, taking care of some major improvements that can be costly to establish.The 30x48 shop provides plenty of room for equipment, tractors, ATVs, hunting gear, and vehicles, along with space for processing deer and working on projects.And the setting of the home is something special. Sitting high on a hill, it overlooks the agricultural fields and river bottoms, providing beautiful views and the opportunity to watch deer, turkey, and other wildlife right from your own property.Properties with this combination of acreage, river frontage, tillable ground, established infrastructure, hunting history, and location are difficult to find. Whether you're looking for a serious hunting property, a recreational getaway, a place to call home, or a long-term land investment, this one checks an awful lot of boxes.This is one of those properties that will be enjoyed for generations, and the next owner will have an incredible opportunity to make it their own.Don't miss your chance to see this one!

Additional Details:

Year Built	1990
Lot Acres	160
Lot Dimensions	160
Taxes with Assessments	$952
Tax Year	2026

Additional Features:

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

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Driving Directions:

From Frazee, east on Hwy 87 to Balsam Ave. North to property.