

LAND AUCTION



93.4 AC± | 4 TRACTS | BECKER CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

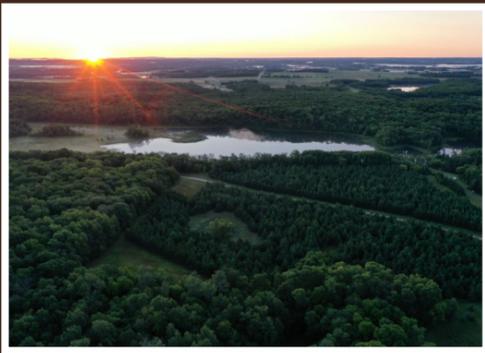
AUCTION DATE: 10/4/23 | **AUCTION TIME:** 5:00 PM

AUCTION LOCATION: HOLIDAY INN DETROIT LAKES

1155 HWY 10 EAST, DETROIT LAKES, MN 56501

OPEN HOUSE: 9/22/23 | 4:00 - 6:00 PM & 10/1/23 | 12:00 - 2:00 PM

Located between Detroit Lakes and Frazee, this 93.4 surveyed acres sits on Youman Lake and will be offered to the public to bid both by live and online auction in 4 tracts. Tract 1 is 70.8 acres, Tract 2 is 5.9 acres on Youman Lake, Tract 3 is 5.4 acres on Youman Lake, and Tract 4 is 11.3 acres. The auction will be held at the Holiday Inn in Detroit Lakes on October 4th at 5:00 pm. The land is absolutely spectacular and offers up 950 feet of lake frontage, consists of mature oak, maple, aspen, and basswood, has planted pines, and several excellent building sites. Youman Lake has been used as a walleye rearing pond in the past by the DNR and reports of some solid walleye fishing still exist. Come bid your price on October 4th for any or all tracts.



TRACT 1: 70.8 ± ACRES

Extremely rare is the only way to describe this property. Rare in the fact that this size of a property and this good of a property nearly never hits the open market this close to Detroit Lakes. The land is made up of nearly all high ground that has mature oak, maple, aspen, and basswood on a rolling landscape. A long narrow swath of open meadow on the east side of the property is the perfect location for a food plot. The strip of timber between the open meadow and low ground is an absolute homerun pinch point! Loaded with deer and turkey you cannot go wrong with this property. Build your dream home on the south end and enjoy hunting and recreation out your backdoor while collecting income from the SFIA.



TRACT 2: 5.9 ± ACRES

With over 600 feet of frontage on Youman Lake and plenty of room to build your dream home this property is absolutely stunning! The path down to the lake is in and ready for you to enjoy spectacular sunrises while you sip your cup of coffee and listen to the loons serenade you. Youman Lake has been used as a walleye rearing pond in the past by the DNR and reports of some solid walleye fishing still exist. The lake is perfect for kayaking or canoeing and the waterfowl hunting is decent. The property is made up of all high ground, planted pine, and mature timber along the lake. This stunning lot demands your attention, and the location is second to none.



TRACT 3: 5.4 ± ACRES

With over 300 feet of frontage on Youman Lake and plenty of room to build your dream home this property is absolutely stunning! The gradual slope to the lake allows you to enjoy spectacular sunrises while you sip your cup of coffee and listen to the loons serenade you. Youman Lake has been used as a walleye rearing pond in the past by the DNR and reports of some solid walleye fishing still exist. The lake is perfect for kayaking or canoeing and the waterfowl hunting is decent. The property is made up of all high ground, planted pine, and mature timber along the lake. This stunning lot demands your attention, and the location is second to none.



TRACT 4: 11.3 ± ACRES

This hard-to-find building lot offers enough room for you to build your dream home, outbuildings, and shop leaving enough room for you to enjoy the outdoor recreational opportunities as well. Made up of mostly all high ground with planted pine and some mature timber there is a nice wetland on the north end that would make for a great watering hole and an open meadow in the NW corner that would be an excellent food plot. The area is loaded with deer and turkey; this could be a nice place to hunt out your back door. Cut trails through the pine and give yourself a nice walking path in the spring, summer, and fall and cross-country ski trails in the winter. The location of this property is centrally located between Detroit Lakes and Frazee and is absolutely gorgeous!

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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