

LAND AUCTION



40 AC± | 1 TRACT | OTTER TAIL CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/13/24 | **AUCTION TIME:** 5 PM CT

AUCTION LOCATION: VFW, 26 1ST AVENUE NW
PELICAN RAPIDS, MN 56572

OPEN HOUSE: 7/28/24 | 12-3 PM | TBD 230TH AVE, ERHARD, MN 56534

Located straight east of Erhard, MN and just west of Maplewood State Park, this property is the epitome of a hunting property that has it all. It's located in an area that is known for QDM and is made up of the perfect mix of habitats, along with a nice hunting cabin, stands, and trail system. It is privately located at the end of a dead-end township road and access is in the SE corner of the property. The cabin sits in the SE corner of the property which is the ideal location based on the predominant NW winds in the fall. An extensive trail system leads you through the property from the cabin to each stand location. The middle of the property is the absolute best bedding cover you can find in the area with willows, tall grasses, and brush. The bedding area is surrounded by huge rolling ridges that this area is known for and some of the largest oaks you will find. This property sets up well for bow or rifle hunting. The deer and turkey hunting are top-end and there is a chance a bear may roam through from time to time adding to the overall experience. So, if you are looking for the perfect hunting property come bid your price on August 13th at 5 PM in Pelican Rapids.



Taxes:	\$882.00
Lease Status:	No leases
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	Sect 19 Twp 135 Range 042 40.00 Ac Ne1/4 Se1/4
PIDs:	39000190156000
Lat/Lon:	46.49038, -96.01284
Zip Code:	56534

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JASON ZIEGLER, AGENT: 701.367.2376 | jason.ziegler@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376



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