

LAND AUCTION



160 AC± | 1 TRACT | OTTER TAIL CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/2/24 | **AUCTION TIME:** 12 PM CT

LOCATION: PRAIRIE EVENT CENTER, 201 W MAIN ST, PARKERS PRAIRIE, MN 56361

OPEN HOUSE: 9/21 | 12PM-4PM

22116 COUNTY HIGHWAY 73, HEWITT, MN 56453

Top-End Hunting Property Located In Otter Tail County With Intensive Quality Deer Management

It is hard to put into words how special this property is and even harder to explain how rare this opportunity truly is. Growing up as a kid in the late 80s and early 90s I was infatuated with deer and deer hunting and a large part of that was because of the area this property is located in. This part of Otter Tail County is known throughout the state as one of the best areas for growing and holding big bucks because they were practicing quality deer management before anyone even knew what quality deer management was. This property lies in the heart of that area and is surrounded by like-minded landowners. Over the years, the owners of this property have meticulously managed it and created a tradition like none other. The land itself is made up of oak and poplar woods, willows, tamarack, a field, food plots, trails and more. It has the best habitat a deer could ask for! There are six enclosed heated deer stands that will be sold with the property and they all have easy access to them via the extensive trail system right from the cabin steps. The cabin is the quintessential hunting cabin with a wood-burning stove and propane heater, a loft for sleeping, and plenty of room to tell as many hunting stories as possible. There is a 30x40 shop, shower house, sand point well, and outdoor biffy to round out the complete hunting package. Access is via deeded legal easement and is 1/2 mile from the nearest road, providing the ultimate privacy. There are so many deer mounts that adorn the wall of the cabin they have run out of room. I am truly honored to bring this property to the open market. This is a special property and is definitely worth your time and consideration for bidding.



Taxes:	\$2740
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	No survey needed
Brief Legal:	160.00± Ac Sw ¼ S33 T133N R036W Otter Tail Co, MN
PIDs:	43000330246000
Lat/Lon:	46.28596, -95.23265
Zip Code:	56453

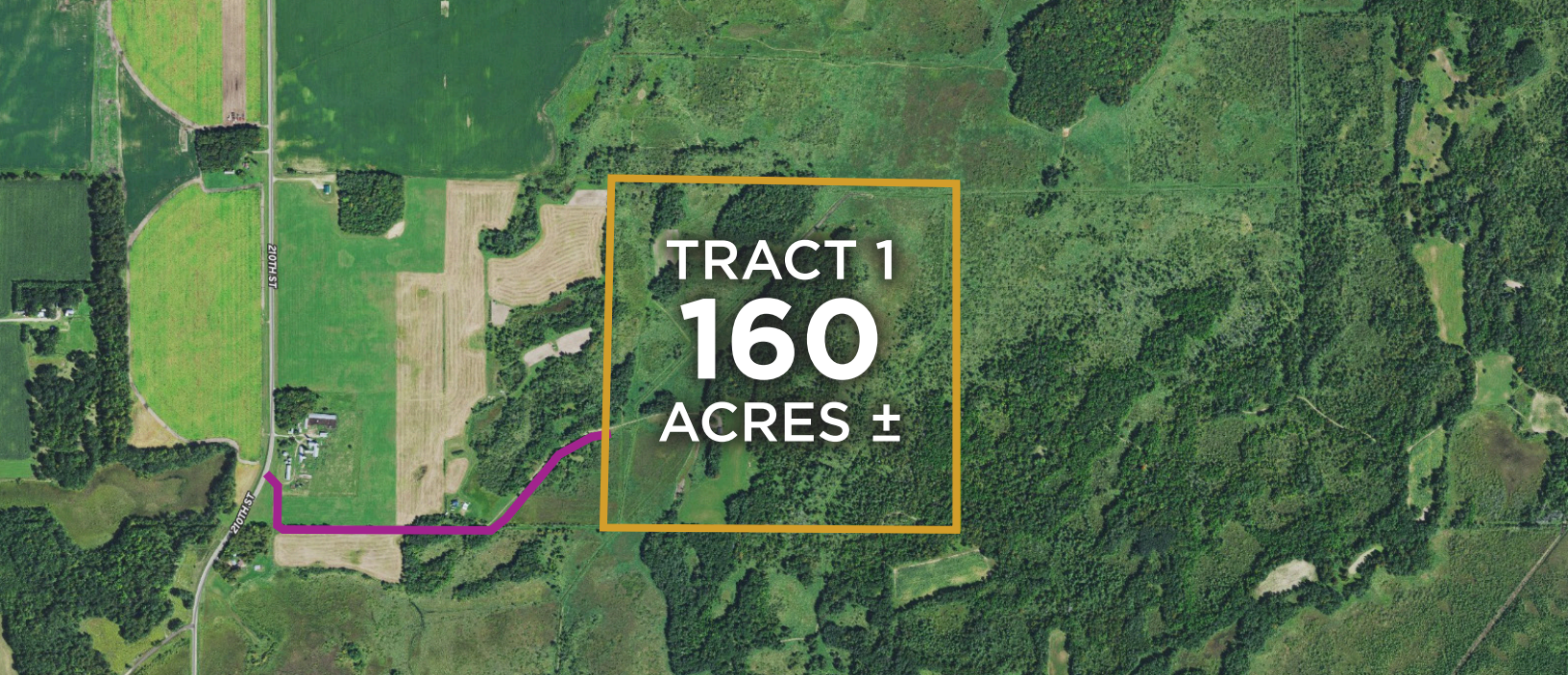


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JASON ZIEGLER, AGENT: 701.367.2376 | jason.ziegler@whitetailproperties.com

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



160 AC± | 1 TRACT | OTTER TAIL CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/2/24 | **AUCTION TIME:** 12 PM CT

LOCATION: PRAIRIE EVENT CENTER, 201 W MAIN ST, PARKERS PRAIRIE, MN 56361

OPEN HOUSE: 9/21 | 12PM-4PM

22116 COUNTY HIGHWAY 73, HEWITT, MN 56453



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