

LAND AUCTION



160 AC± | 2 TRACTS | BECKER CO, MN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/24/24 | **AUCTION TIME:** 5 PM CT

LOCATION: WOLF LAKE LIONS HALL, 130 N MANNINEN AVE, MENA HGA, MN 56464

OPEN HOUSE: 9/8 | 12PM-4PM

19734 WILDERNESS DRIVE, OSAGE, MN 56570

We welcome you to bid your price on these two spectacular tracts that offer the utmost privacy and superb hunting. Located just east of Big Toad Lake and at the end of Wilderness Drive you will be hard-pressed to find better property on the open market in Becker County.



TRACT 1 DESCRIPTION: HOME/SHOP ON 40±AC

Located at the end of Wilderness Drive just east of Big Toad Lake, this property offers up seclusion, top-end hunting, a home that needs some TLC, a large shop, 3 stall garage, an open meadow, rolling hills, large oaks, a pond and much more. This area is known for having a tremendous deer population and I know of several giant bucks that have been taken over the years close to this property. More than just excellent deer hunting you can expect the turkey, grouse, and even bear hunting to be as good as you will find. If you are in construction or a handyman, the home is worth fixing up to be your forever home or convert it into your hunting camp. The shop will be big enough to store ATVs, tractors, and equipment. The land is mostly wooded with a giant oak ridge running north to south but there is also an open meadow that can be converted into a large food plot. The adjoining 120± acres are also available and would make for a great addition to this property. You definitely need to see this property to appreciate its diversity and seclusion.

TRACT 2 DESCRIPTION: 120±AC

Located at the end of Wilderness Drive just east of Big Toad Lake, this property just might have the most diverse habitat I have seen in 120± acres. It is made up of an open meadow, willows, mature oak, rolling hills, tamarack, poplar, water, ponds and creek, you name it this property has it. From the second I stepped foot on this property I knew it was going to be good and the more I explored it the better it got. I have known for years that this area is tremendous in terms of producing giant deer and I can't imagine this property will be any different. The deer trails and sign are everywhere and after you look at the property you will understand why. There is a nice trail system throughout the property that leads to several deer stands. There are multiple spots for food plots and the edge and pinch points this property has is amazing. As an added bonus this property borders an additional 80± acres of landlocked county land. If you are looking to build, there is a great building spot in the northwest corner of the property. Also, the adjoining 40± acres are available with a home and outbuildings on it. With a little TLC those can be brought back to life and could be what you are looking for to go along with this property. Either way, this land is so good that you absolutely need to see it in person to understand just how good it really is.

Taxes:	Tract 1-\$60/Tract 2-\$114
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	Tract 1-SE ¼ NE ¼ S15 T139N R38W/Tract 2-SW ¼ NW ¼ and W ¼ SW ¼ S14 T139N R38W
PIDs:	Tract 1-33.0144.000/Tract 2 -33.0141.000
Lat/Lon:	46.85531, -95.4616
Zip Code:	56570



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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