

RECREATIONAL/HUNTING LAND - VERNDALE MN



REAL ESTATE **AUCTION** • ONLINE ONLY •



REGISTER & BID TODAY AT: www.ucprorealty.com

21517 County Rd. 26, Verndale, MN 56481

**LAND VIEWING:
Saturday, Oct. 27, 1-3PM**

120 Acres of Hunting/Recreational Land

Excellent piece of recreational land with 120 acres to explore and hunt. Property holds a double-wide trailer house in need of some remodeling that has electricity and a conforming well and septic. Perfect hunting shack/cabin to customize for you and your guests. The property features many trails through the level to low land with woods, wetlands and a few open fields. Excellent for hunting deer, waterfowl and grouse. Several existing deer stands will stay on the property. All scrap metal will be cleaned out before auction ends.

The rear North side of the property meets up to Lyons State Forest, which is connected to many wildlife management areas including Strike, North Germany, and Dry Sand Wildlife Management Areas. Property is located North of the Leaf River and Red Eye River and West of the Crow Wing River and Wahoo Valley, Cottingham Park in Wadena County. This area has many outdoor recreational activities including hunting, camping, trails for hiking and trails for all-terrain and off-road vehicles. Property is in Bullard Township - 20 minutes to Wadena and Staples, MN.

MLS#: 5010554

PID#: 03.018.1020 | 2018 Property Taxes: \$1626

School District: 818-Verndale

Directions: East of Aldrich on Hwy 10 go North on County Road 26, through a couple S curves, cross County Road 7, property will be on the left.

If you have any questions about this property, need help registering for the auction, need assistance in placing bids, have concerns about the online bidding process OR any other questions you are encouraged to call United Country Pro Realty. Staff will be present for assistance at 140 Elm St. W in Annandale, MN 55302 when the auction closes at 3 p.m. SHARP on 10/31/18.

Please see Auction site for full Terms & Conditions.

6% Buyer's Premium. Auctioneer # 86-120.

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**AUCTION ENDS:
Wednesday, Oct. 31, 3PM**



Office: 320-274-1341

140 W Elm St., Annandale, MN 55302

Curt Weiers, Broker/Owner

Cell: 763-267-2312

