

MIDWEST LAND GROUP PRESENTS

80 ACRES

WADENA COUNTY, MN

23790 360TH STREET, MENAUGA, MINNESOTA, 56464



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE WADENA COUNTY HUNTING RETREAT

This awesome 80 +/- acre Wadena County hunting tract is absolutely filled with premiere opportunities and conveniently located just under 20 minutes east of Menahga, 30 minutes southeast of Park Rapids, and just over an hour northwest of Brainerd. Adjoining thousands of acres of the Huntersville State Forest, this property doesn't only offer extensive opportunities for additional land to hunt but also includes a well-maintained trail system, preexisting food plots, multiple existing stands/blinds staying with the property overlooking success-proven spots, and essential water sources and cover consisting of a pond, stream, cattails, pine, spruce, tamarack, and a blend of northern hardwoods. With all the crucial elements of an ideal wildlife habitat spread throughout this property, it is no surprise this

tract boasts opportunities for an abundance of wildlife including whitetail, turkeys, bear, grouse, pheasant, and potentially waterfowl dependent on the water levels of the pond.

In addition to its hunting uses, this property has an existing cabin with everything you need to be utilized year-round. The cabin includes a kitchen, living room, bathroom, one bedroom with two beds, a recently added bunkhouse with four beds presenting more space for friends and family to enjoy, and a screen porch. Outside the back of the cabin, there are two large storage containers to store anything you may need as well as a bonfire pit and outhouse in the front. Don't miss out on this opportunity to own an outdoorsman's paradise!



PROPERTY FEATURES

PRICE: **\$267,400** | COUNTY: **WADENA** | STATE: **MINNESOTA** | ACRES: **80**

- Deer, turkey, bear, grouse, and pheasant
- Internal trail system
- Pre-existing food plots
- Great cover and bedding areas
- 4 blinds
- 1 seasonal pond
- Adjoining thousands of acres of state land
- Secluded cabin
- 2 large enclosed storage containers
- 20 minutes from Menahga
- 30 minutes from Park Rapids
- Just over an hour from Brainerd



PRE-EXISTING FOOD PLOTS

This property includes a well-maintained trail system, preexisting food plots, multiple existing stands/blinds staying with the property overlooking success-proven spots, and essential water sources and cover.



INTERNAL TRAIL SYSTEM



4 BLINDS



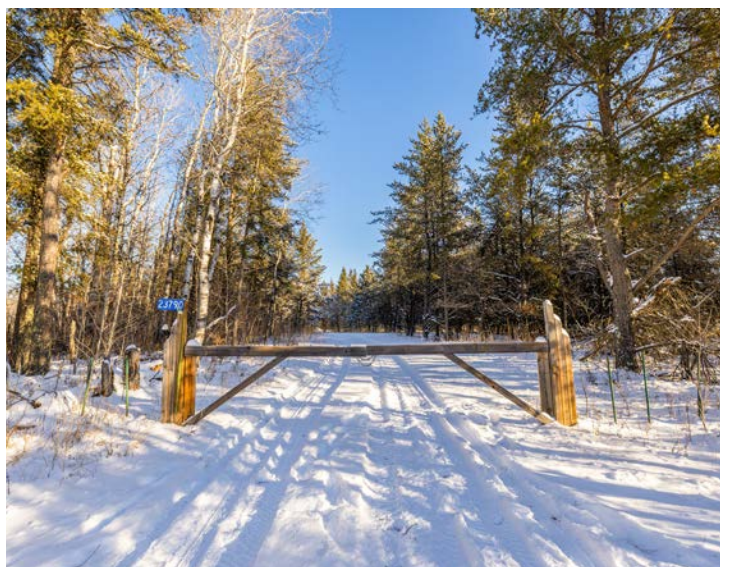
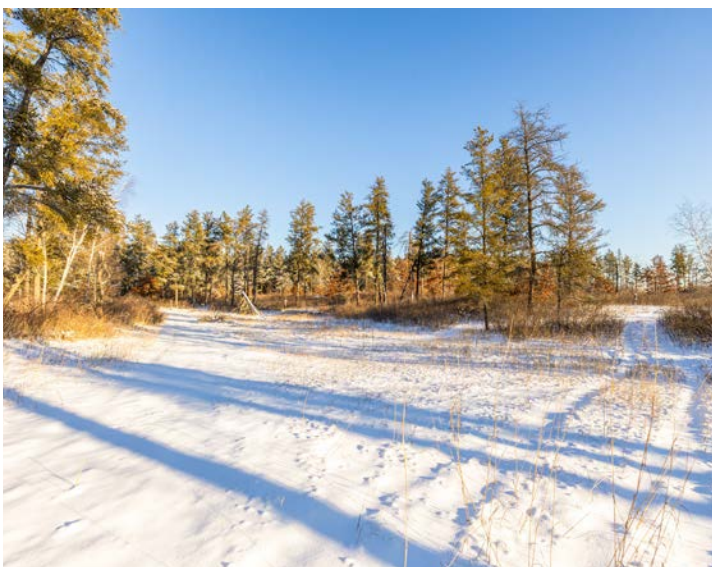
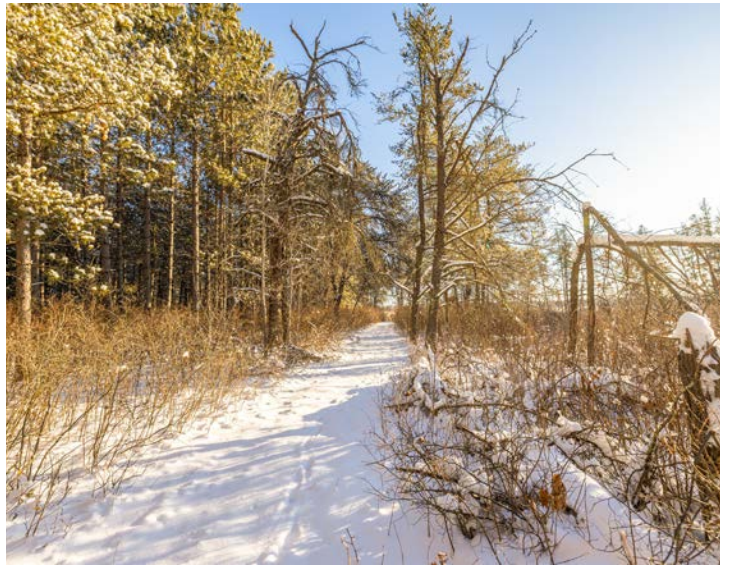
GREAT COVER AND BEDDING AREAS



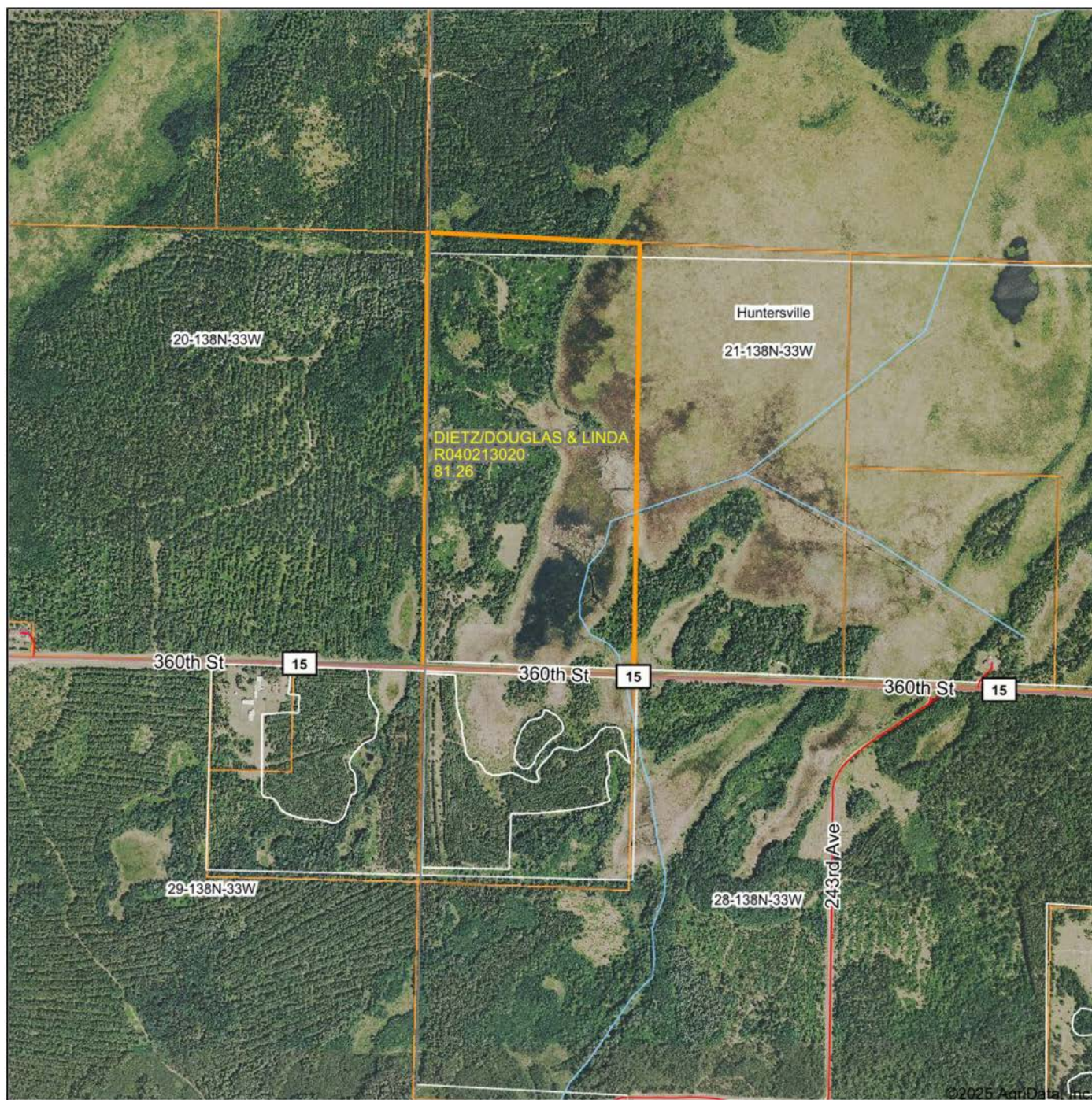
SECLUDED CABIN



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 46° 45' 1.47, -94° 52' 8.01

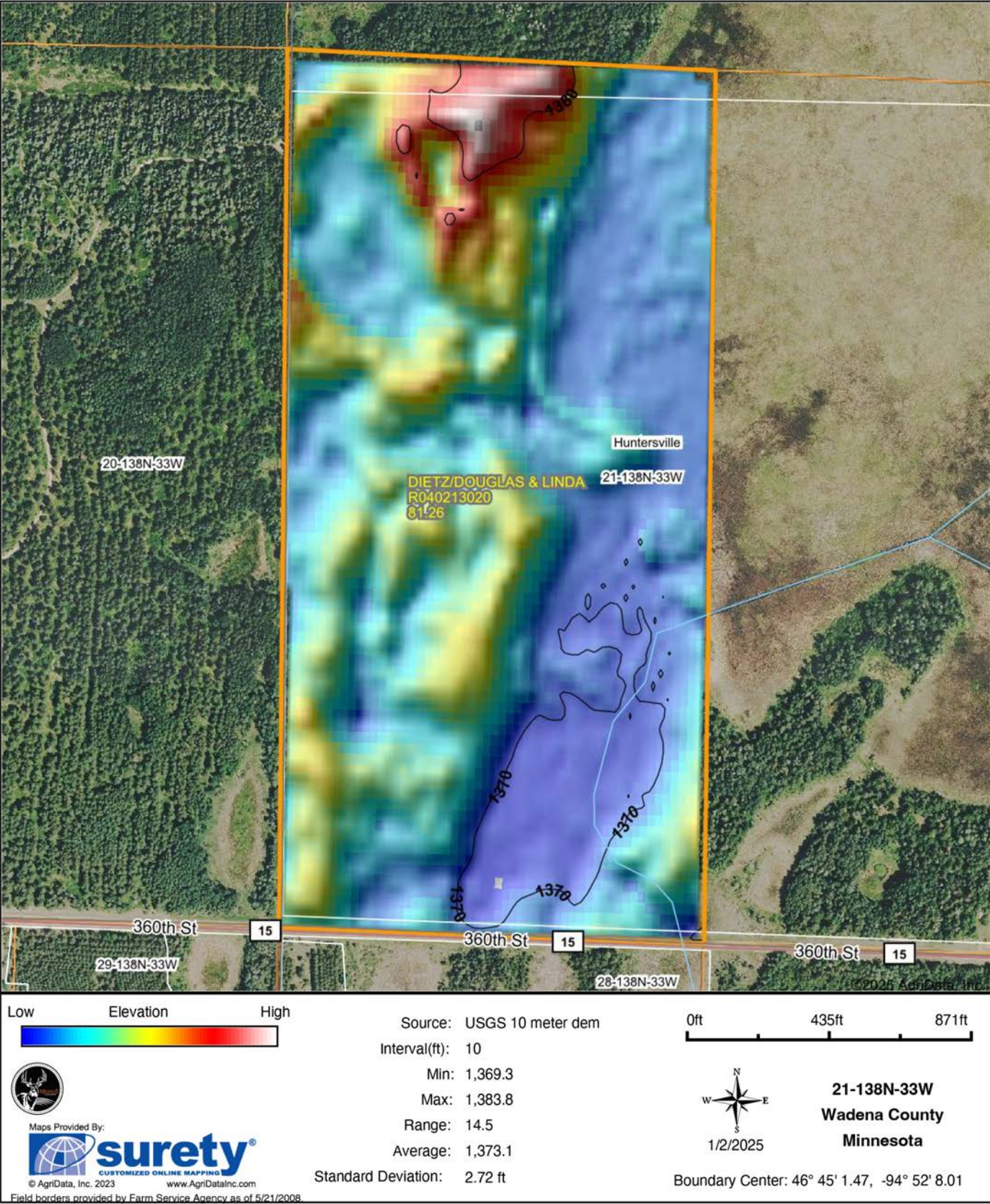
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Minnesota

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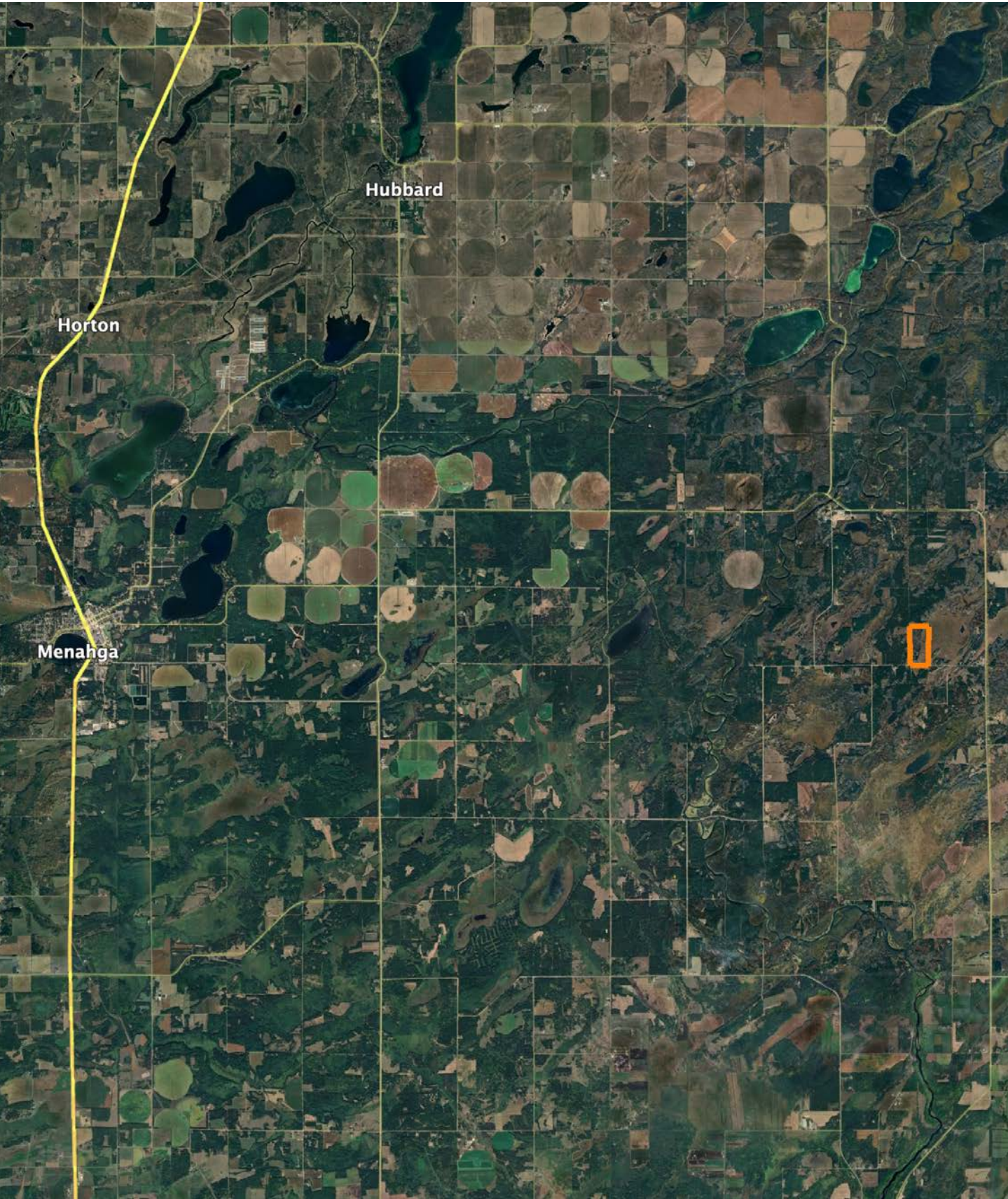


1/2/2025

HILLSHADE MAP



OVERVIEW MAP



AGENT CONTACT

Cole Peplinski's journey into land sales was driven by his profound respect for farmers, ranchers, and landowners, cultivated through extensive hands-on experiences. His roles as a waterfowl hunting guide, turkey outfitter, ranch hand, and experience in agricultural equipment sales have provided him with invaluable insights into land management, farming, and ranching practices, and the importance of strong relationships. The relationships he built while attending the University of Nebraska-Lincoln and following graduation working in Marketing at Bass Pro Shops and Cabela's headquarters in Missouri where he oversaw the company's national hunting pro team have helped him continue to gain experience with various types of landowners and build lasting relationships within the outdoors industry.

A resident of Alexandria, Minnesota, Cole brings a wealth of passion to his role deeply rooted in his love for the outdoors. From his very first hunt, he knew he had found a lifelong passion, which has only grown over the years as he has continually honed his knowledge of various terrains, types of game, and conservation skills. As a professional hunting guide, he's worked with hunters of all expertise levels and understands what type of experience each is looking for so he can find properties that cater to those needs.

Cole is actively involved with the National Wild Turkey Federation and the National Deer Association. His diverse background, relentless drive, and commitment to continuous learning make him a trusted advisor for clients looking to buy or sell land. Cole's strong work ethic, excellent communication skills, and deep understanding of land values ensure that his clients receive the best possible service and outcomes.



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