

MIDWEST LAND GROUP PRESENTS

25.4 ACRES IN

NORMAN COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RED RIVER KISSED COMPACT HUNTING PARADISE - INCOME-GENERATING INVESTMENT OPPORTUNITY

The opportunities are seemingly endless with this 25 +/- acre hunting property that extends far beyond just whitetail and upland potential. A sizable number of various waterfowl species follow the winding Red River Valley during migration periods, but the timber-covered shorelines provide adequate cover to grow large whitetail bucks, and the turkey and grouse habitat is abundant, as well.

Easily accessible through a short 150-yard legally established easement from pavement, the property features existing income-generating CRP 18 +/- acres, with room for foot-plot implementation to attract and hold deer and pheasants on the property. Whilst hunting opportunities with this tract are certainly highly appealing,

the fishing in the Red River is simply world-class. Widely recognized as the top channel catfishery on the planet, there is a historically productive catfish hole that abuts the western property boundary. Don't overlook the walleye fishing in the river either; it's also fantastic. The river and property edge are easily accessible via the Halstad Public Boat Launch just west of downtown Halstad.

Located a mere mile south of Halstad, Minnesota, where a number of eateries, hardware, grocery stores, and fuel stops make it easy to maintain the property or perform minor implement repairs while working the property. Plus, Fargo and Grand Forks are less than an hour in either direction, making it incredibly convenient to access all year long.

PROPERTY FEATURES

COUNTY: **NORMAN** | STATE: **MINNESOTA** | ACRES: **25.4**

- 25 +/- acres of multi-purpose hunting land
- 18 +/- acres of contracted CRP generating approximately \$2,300 annually
- Upland, waterfowl, and deer hunting opportunities
- Food plot opportunities for the visionary hunter
- Red River shoreline access within casting distance of a proven catfish hole
- The Red River boasts the finest channel catfish fishery on the planet
- Less than 2 miles from the Halstad Public Boat Landing
- 1 mile south of Halstad, Minnesota
- Convenient access to popular eateries featuring regular meat raffles, plus fuel and hardware
- Less than an hour south of Grand Forks/East Grand Forks
- Less than an hour north of Fargo, North Dakota
- Locally adjacent snowmobile/ATV trails

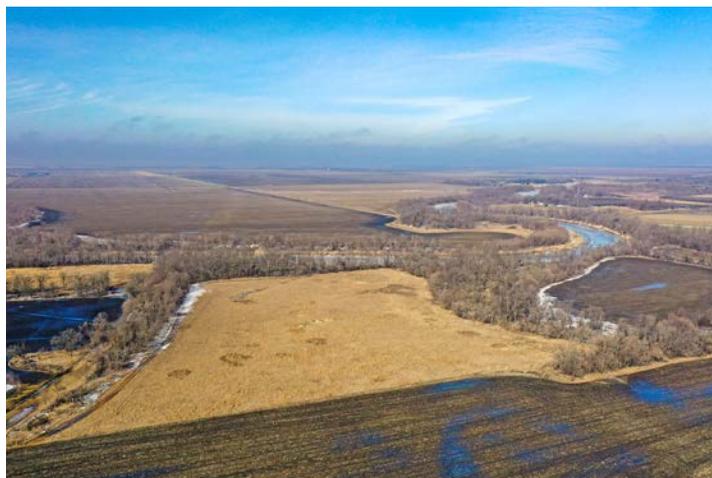
UPLAND, WATERFOWL AND DEER HUNTING



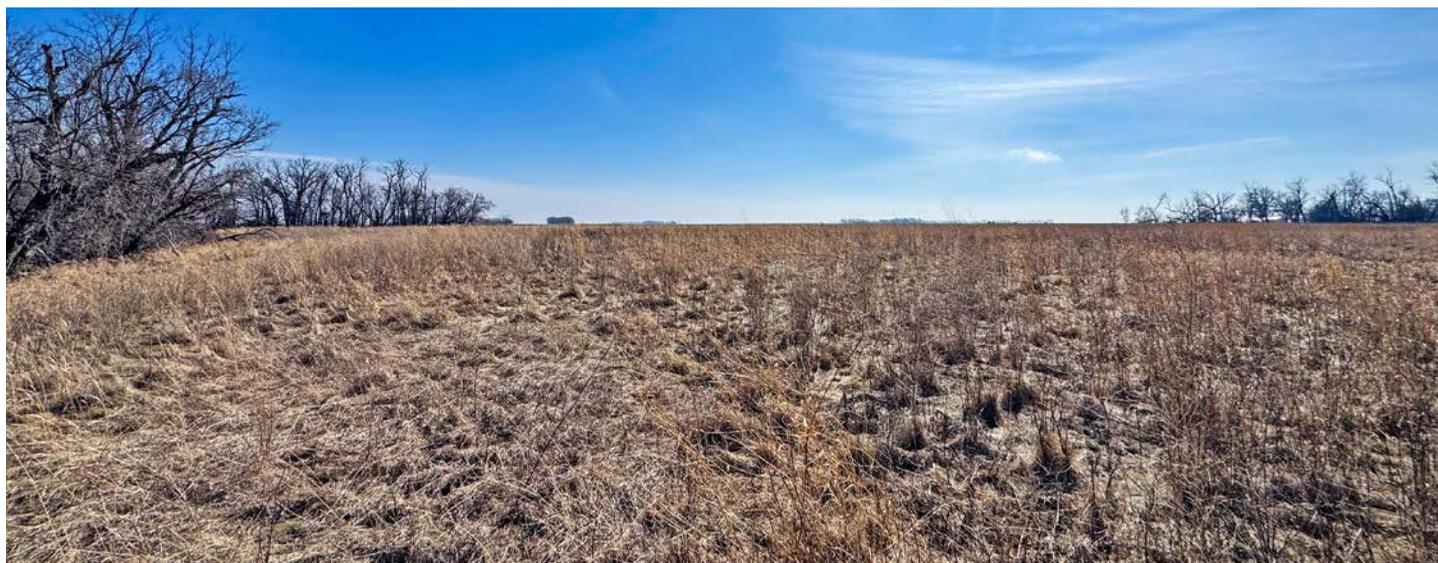
RED RIVER SHORELINE ACCESS



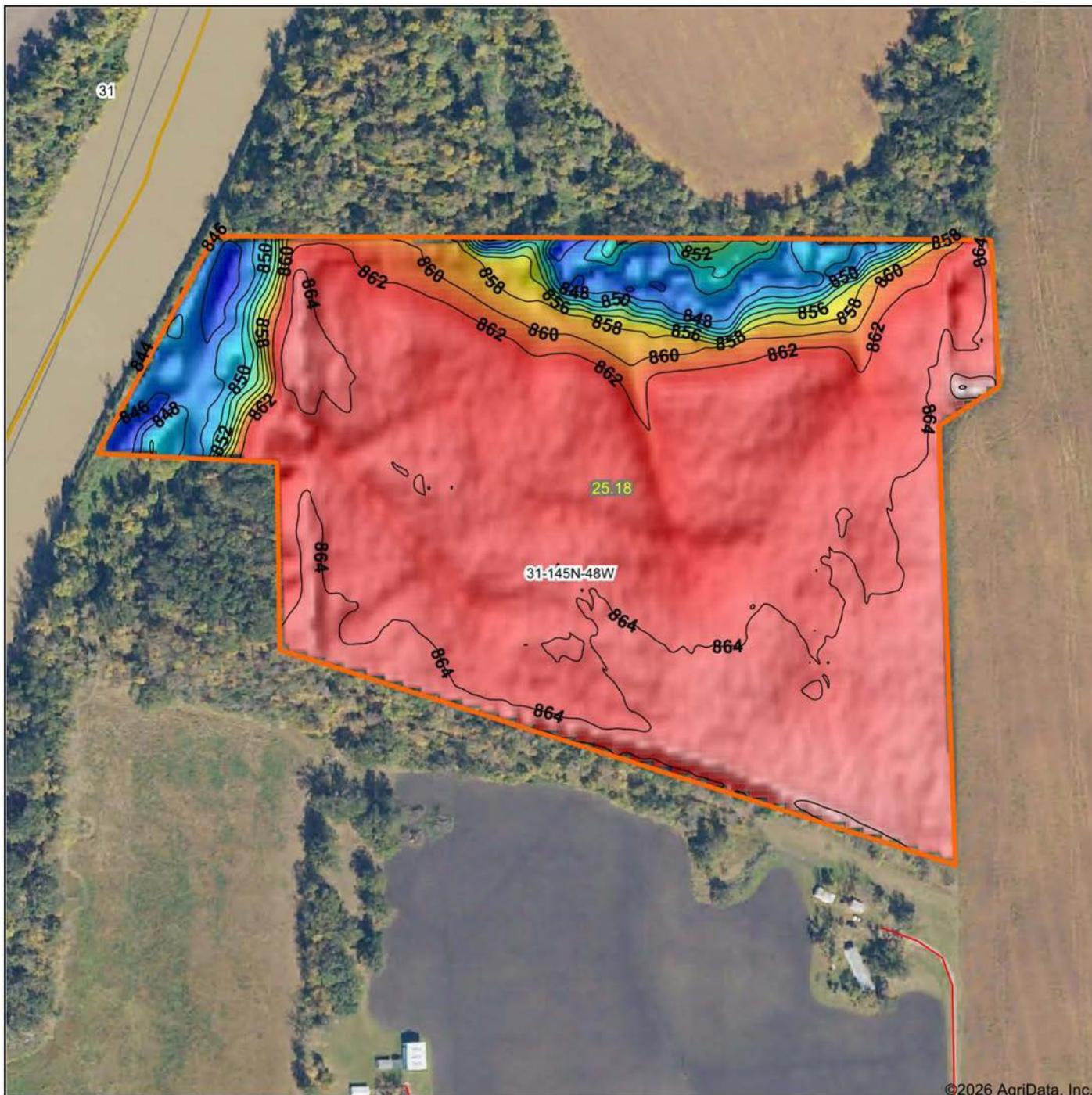
LESS THAN AN HOUR NORTH OF FARGO



FOOD PLOT OPPORTUNITIES



HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 2

Min: 844.0

Max: 868.5

Range: 24.5

Average: 861.4

Standard Deviation: 5.22 ft

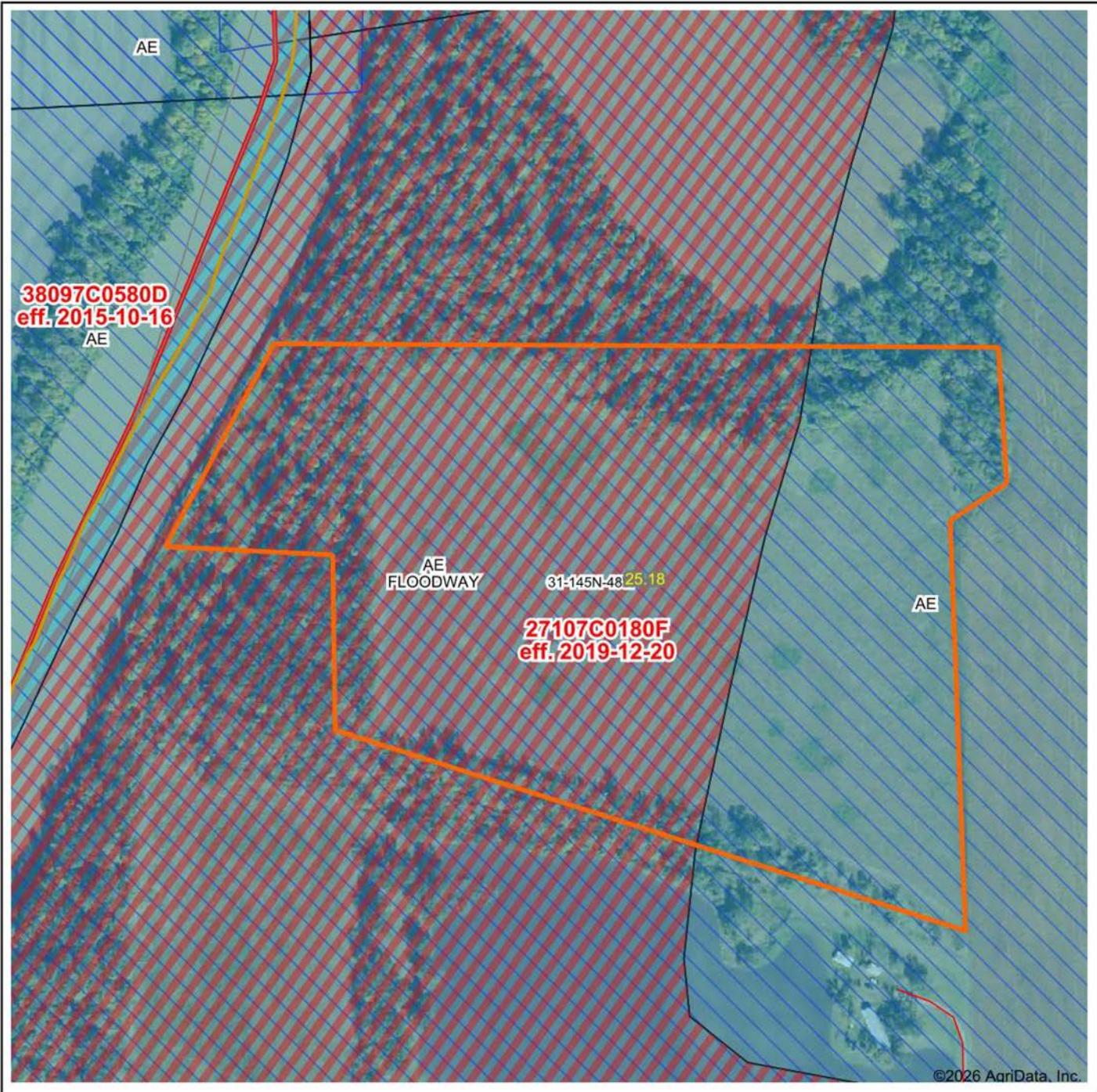


3/13/2026

31-145N-48W
Norman County
Minnesota

Boundary Center: 47° 20' 6.38, -96° 49' 42.82

FEMA MAP



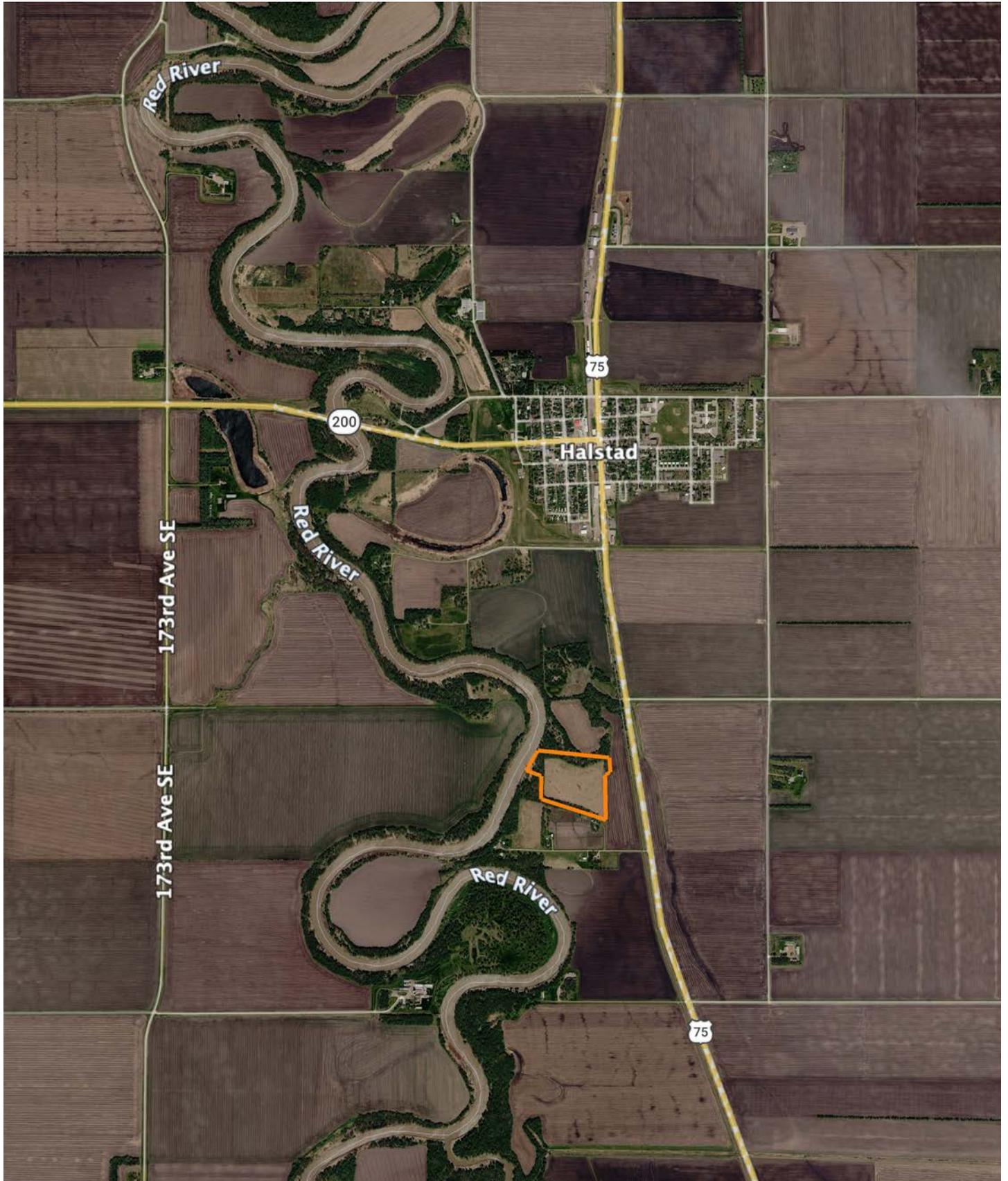
Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:	Mapped Acres:	Actual Acres:		Page 1 of 2
3/13/2026	25.18	25.18		

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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0ft 390ft 781ft

OVERVIEW MAP



AGENT CONTACT

Thomas Allen has spent over four decades pursuing life in the great outdoors, which created a deep appreciation for the land and the opportunities it provides. Born in Wisconsin and raised in Eastern Iowa, he grew up exploring creeks, catching catfish, and learning every detail of the timber that surrounded him. Those early adventures led to a lifelong passion for bass and muskie fishing, and especially hunting spring turkeys and Midwestern whitetails. He has since chased gobblers across 15 states, but what he values most are the memories made in the field with his family.

Now living in Brainerd, Minnesota, Thomas and his wife, Kathryn, have been married since 2003 and share two children, Tommy and Taylor, who are both lethal spring turkey hunters. God, family and the Midwestern outdoors are top priorities for the Allens.

Before joining Midwest Land Group, Thomas built a 20-year career as an outdoor media and communications specialist, having held editor chairs at *The Iowa Sportsman*, *North American Fisherman*, *Bassmaster/B.A.S.S. Times* magazines—and most recently at *In-Fisherman* based out of Brainerd. His work has also appeared in respected publications including *North American Whitetail*, *Game & Fish*, *North American Hunter*, and many more. That experience has provided a unique ability to connect with fellow landowners, hunters, and outdoor enthusiasts who share the same love for the outdoor lifestyle.

Thomas' passion for the Midwestern hardwoods was naturally coupled with a love for land management, strategic food-plot establishment, treestand wizardry, and sharing the boat or shooting house with family and friends, whether behind the gun, bow or lens. It is this passionate expertise that will make for a confident experience buying and selling land through the team at Midwest Land Group. If you're in the market, give Thomas a call.



THOMAS ALLEN, LAND AGENT
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