

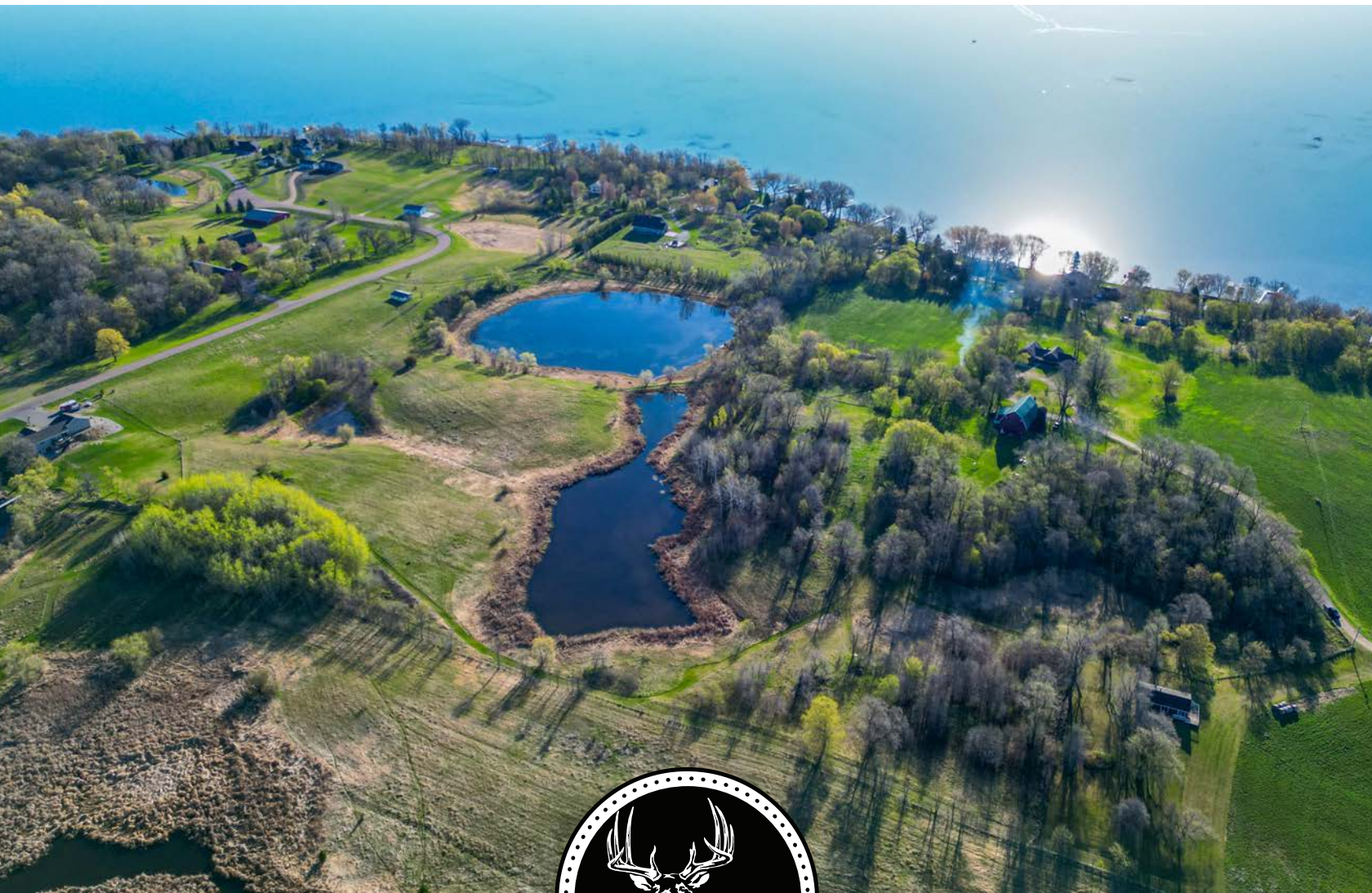
MIDWEST LAND GROUP PRESENTS

5 TRACTS IN

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# OTTER TAIL COUNTY MINNESOTA

STATE HWY 108 & LIDA DR, PELICAN RAPIDS, MN 56572



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# NORTH LIDA LAKE ACREAGE TRACTS, BUILD SITES & CABIN OPPORTUNITY

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Discover a rare opportunity to own one of five exceptional acreage tracts in the heart of Otter Tail County's premier lakes country. These unique properties range from approximately 7 to 15.85 +/- acres and offer a beautiful combination of rolling pasture, mature hardwoods, ponds, streams, scenic views, and abundant wildlife. Whether you're looking to build your dream home, create a private cabin retreat, invest in recreational land, or simply enjoy the peaceful countryside, these tracts provide outstanding opportunities. Conveniently located along State Highway 108, just minutes from Pelican Rapids and within 30 minutes of Detroit Lakes and Fergus Falls, every parcel offers easy access while remaining close to North Lida Lake, Lida Greens Golf Course, and countless outdoor recreational activities.

The first offering features 15.65 +/- acres of rolling pasture, mature hardwoods, a small stream, and pond frontage. Excellent wildlife habitat, scenic views, and paved Highway 108 frontage make it an outstanding choice for a private homesite or recreational getaway.

The second parcel offers 7.04 +/- acres of gently rolling pasture with elevated building sites and road frontage on two sides. Located adjacent to Lida Greens Golf Course and less than one-half mile from North Lida Lake, it provides an ideal setting for a future home or investment property.

The third tract consists of 12.04 +/- acres with a beautiful mix of hardwood timber, open pasture, rolling terrain, and pond frontage. Highway frontage and shared driveway access combine privacy with convenience while offering exceptional views and abundant wildlife.

The fourth property includes approximately 7.19 +/- acres and a charming 2 bedroom, 1 bath cabin equipped with well, septic, and electricity. Positioned on one of the highest points of the property, the cabin overlooks rolling countryside, mature timber, and a pond while providing immediate enjoyment as a weekend retreat or future homesite.

The fifth offering includes 15.85 +/- acres of open pasture, light timber, gently rolling terrain, and two scenic ponds. Accessed by a private easement from Lida Drive, this secluded parcel offers multiple outstanding building locations with beautiful views and excellent wildlife habitat.

Whether you're searching for a private homesite, weekend retreat, recreational property, or long-term investment, these exceptional tracts offer something for everyone in one of Minnesota's most desirable lakes-area locations. Additional acreage is available with neighboring tracts ranging from 7 to 15 +/- acres. For more information or to schedule a private showing, contact Cole Peplinski at (320) 584-9049.

# PROPERTY FEATURES

TRACTS: **1-5** | COUNTY: **OTTER TAIL** | STATE: **MINNESOTA** | TOTAL ACRES: **57.77**

- Peaceful lake country setting
- Less than ½ mile from North Lida Lake
- Rolling scenic topography
- Mature trees and abundant wildlife
- Near public lake access

- Near Lida Greens Golf Course
- 5 minutes to Pelican Rapids
- 30 minutes to Detroit Lakes and Fergus Falls
- Additional 7-15.85 +/- acre tracts available

## TRACT 1

ACRES: **15.65**

- Paved road frontage
- Open pasture with mature timber
- Stream and pond

## TRACT 2

ACRES: **7.04**

- Corner lot
- Elevated build site
- Scenic countryside and pond views

## TRACT 3

ACRES: **12.04**

- Mature trees sloping to a pond
- Shared driveway access

## TRACT 4

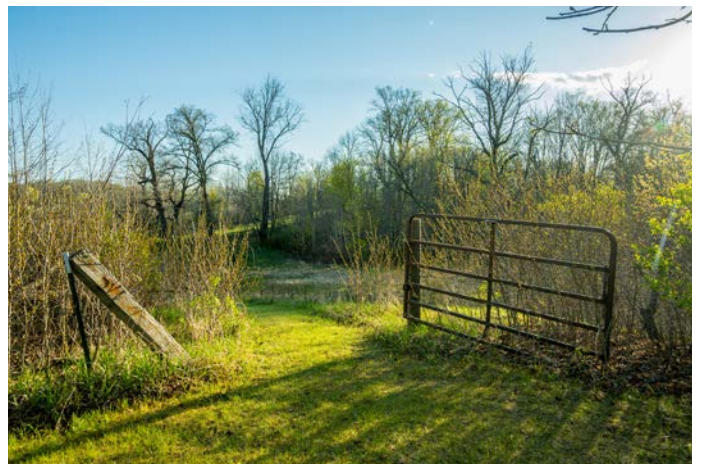
ACRES: **7.19**

- 2 bedroom, 1 bath cabin
- Well, septic, and electricity
- Elevated setting overlooking pond and countryside

## TRACT 5

ACRES: **15.85**

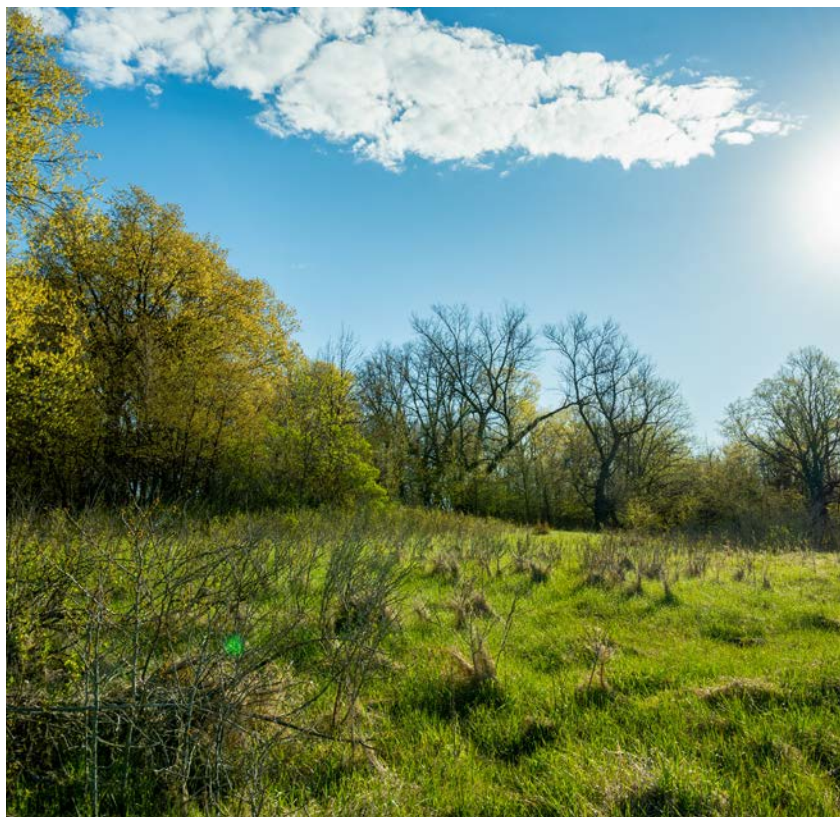
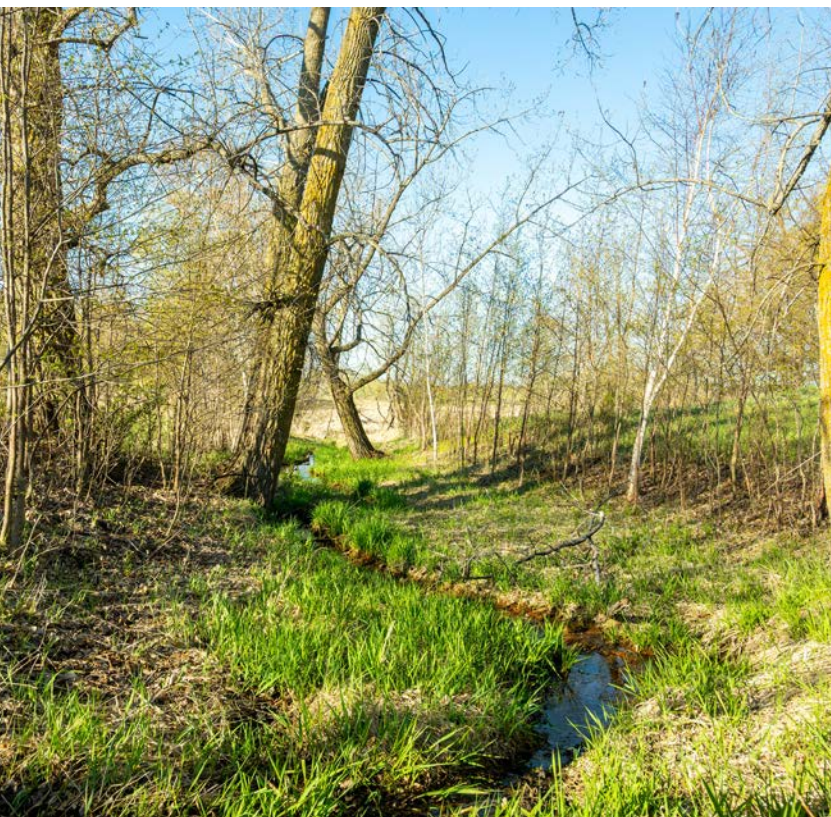
- Two ponds
- Private easement access
- Multiple build sites



# TRACT 1 - 15.65 +/- ACRES

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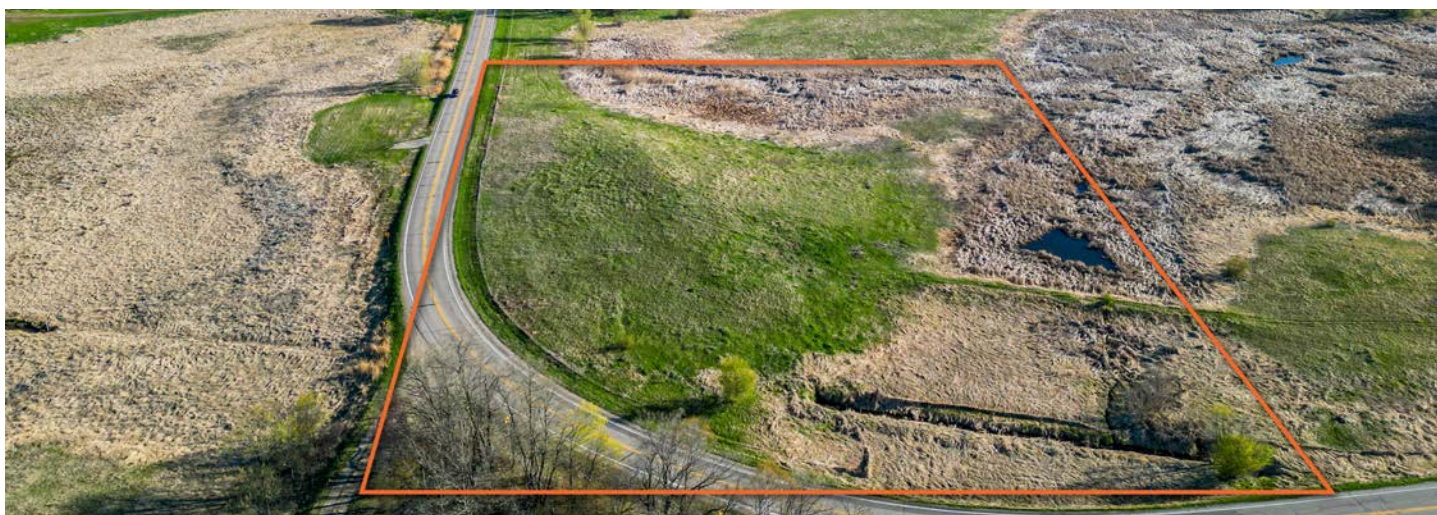
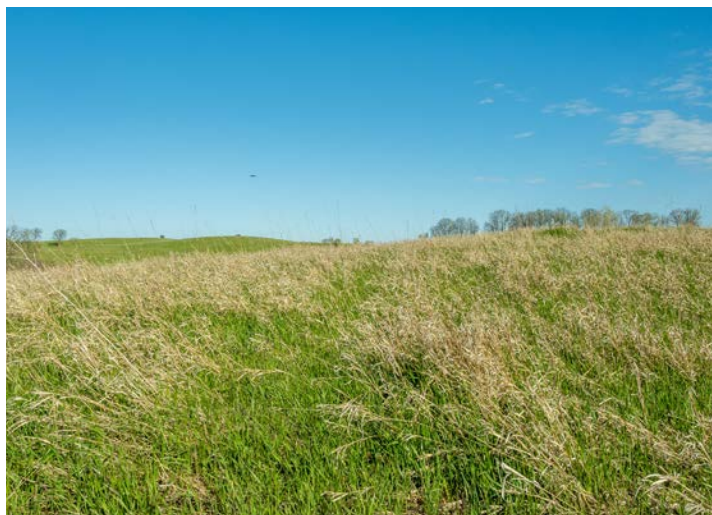
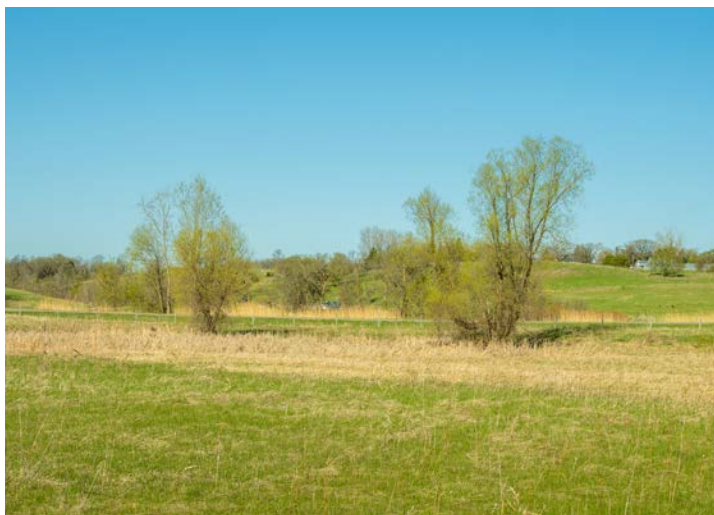
A picturesque combination of mature hardwoods, open pasture, rolling terrain, a small stream, and pond frontage creates an exceptional homesite or recreational retreat. Excellent wildlife habitat and paved Highway 108 frontage make this tract both beautiful and highly accessible.



# TRACT 2 - 7.04 +/- ACRES

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This attractive corner parcel features open pasture, gently rolling terrain, elevated building sites, and road frontage on two sides. Located directly adjacent to Lida Greens Golf Course and less than one-half mile from North Lida Lake, it offers an outstanding location for a future home or investment.



# TRACT 3 - 12.04 +/- ACRES

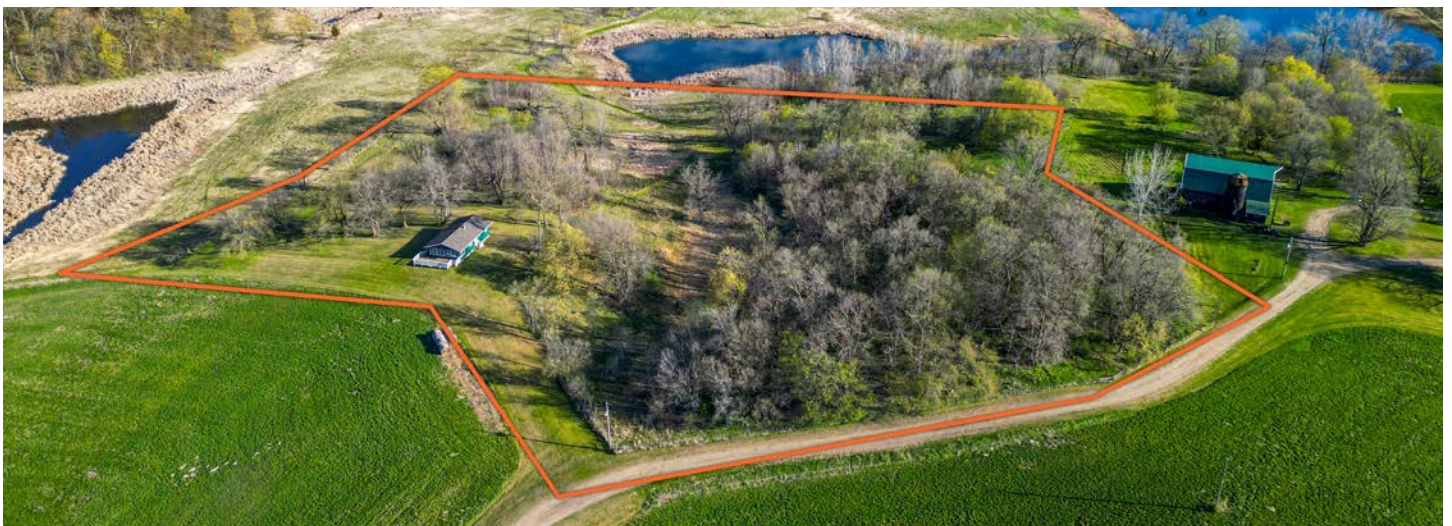
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Offering a blend of hardwood timber, open pasture, rolling topography, and pond frontage, this tract provides outstanding privacy and scenic beauty. Highway frontage and shared driveway access make it easy to enjoy peaceful country living with convenient access to nearby recreation.



# TRACT 4 - 7.19 +/- ACRES

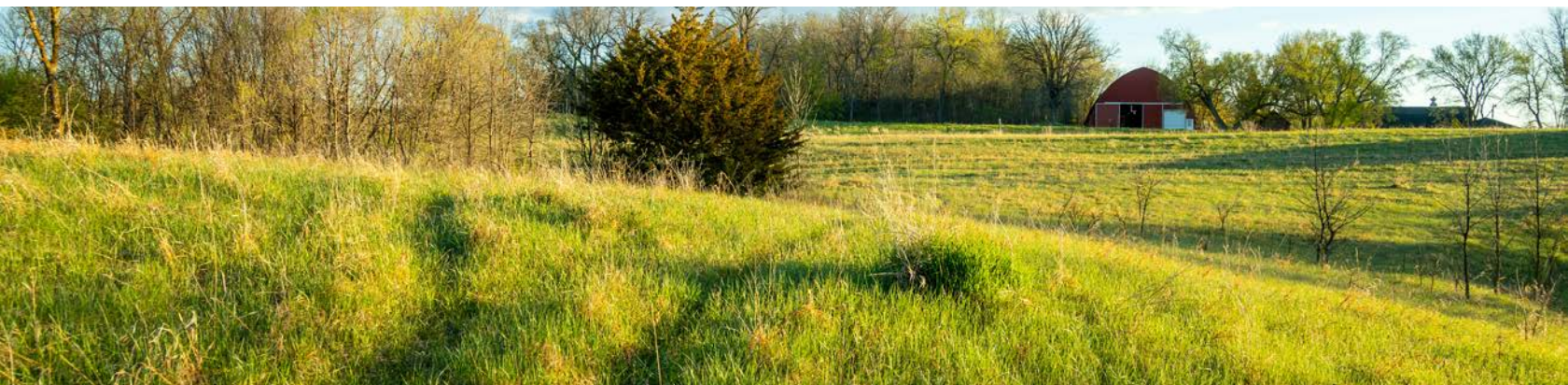
This tract includes a charming 2 bedroom, 1 bath cabin with well, septic, and electricity already in place, making it ready for immediate enjoyment. The elevated cabin site overlooks rolling countryside, mature trees, and a pond, while wooded acreage offers excellent wildlife habitat and recreational opportunities.



# TRACT 5 - 15.85 +/- ACRES

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Featuring open pasture, light timber, two ponds, and gently rolling terrain, this parcel offers multiple beautiful building sites with scenic views. Access is provided via a private easement from Lida Drive, creating a secluded setting just moments from North Lida Lake and Lida Greens Golf Course.



# ADDITIONAL PHOTOS

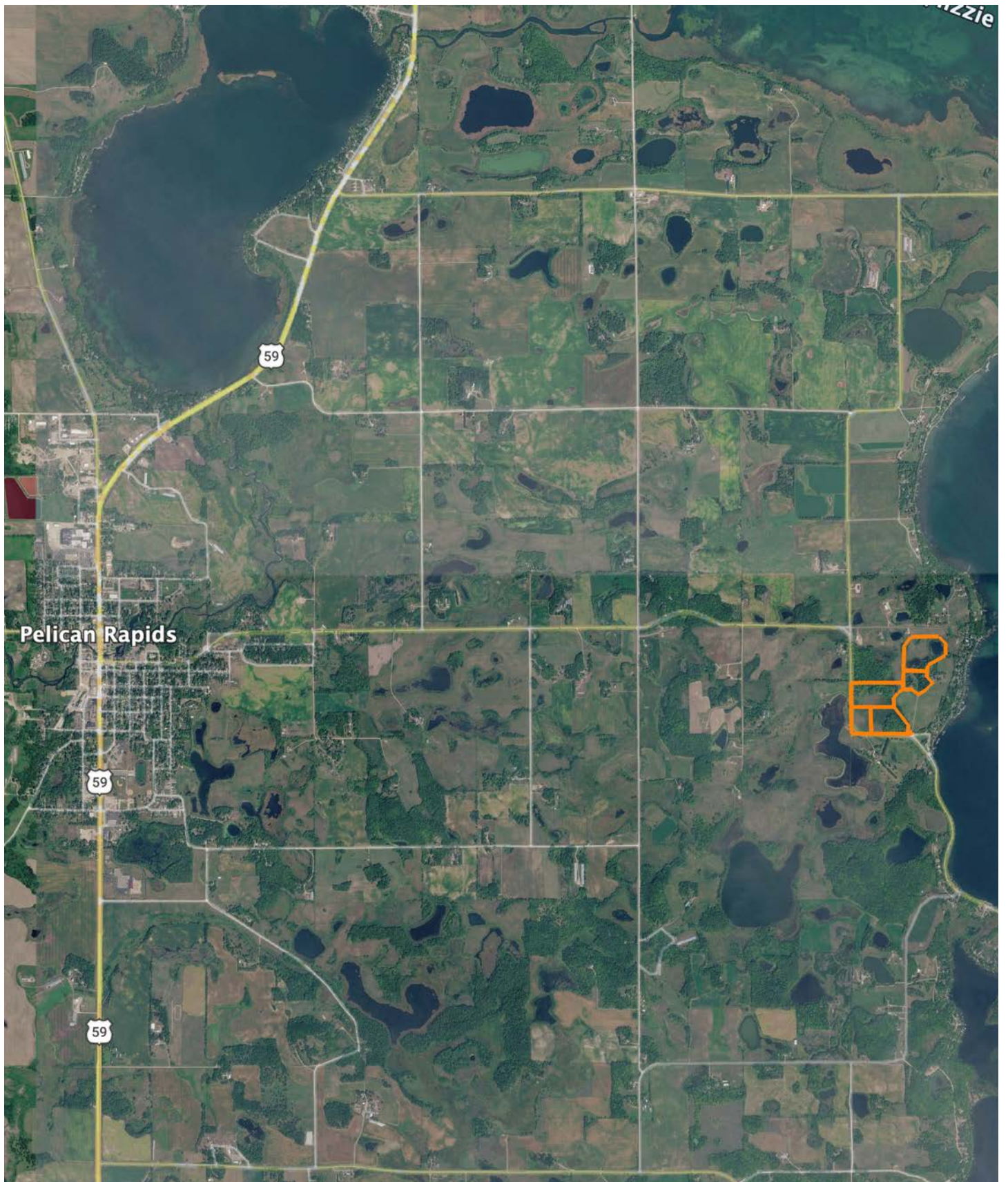
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# AERIAL MAP



# 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.



**COLE PEPLINSKI**, LAND AGENT  
**320.584.9049**  
CPeplinski@MidwestLandGroup.com



## MidwestLandGroup.com

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