

MIDWEST LAND GROUP PRESENTS



262.79 TOTAL ACRES
WADENA COUNTY, MN

259th Avenue & Hubbard Line Road, Menahga, Minnesota



MIDWEST LAND GROUP IS HONORED TO PRESENT

262.79 +/- ACRE WADENA COUNTY LEGACY

Rarely do properties with this combination of size, diversity, and opportunity become available in Wadena County. Spanning 262.79 +/- acres, this exceptional tract offers endless possibilities for those seeking a large-scale hunting property, northwoods getaway, recreational retreat, or legacy piece of land to enjoy for generations. The groundwork has already been laid with an extremely well-maintained trail system throughout the entire property. This one has incredible potential, and the moment you set foot on it you'll see exactly why.

The landscape features an outstanding mix of mature timber, open upland fields, and thick cover, creating natural transitions and travel corridors that wildlife rely on. Stands of mature red pine are complemented by young timber growth, providing excellent high-ground security cover that gradually transitions into scattered willow swamps, creating ideal bedding habitat. Tucked away from the road are several secluded pockets of open grassland positioned for future food plots that could become a primary food source for deer and other wildlife in the area. The quality of the habitat is reflected in the property's hunting history, including the harvest of a remarkable 219 5/8-inch whitetail buck in the 2000s,

along with several other quality bucks taken in more recent years. Apart from whitetail, turkeys, bear, and grouse frequent the area.

An extensive trail system provides easy access throughout the property for hunting, trail camera use, habitat improvements, ATV riding, or simply enjoying the outdoors. The property also includes a 4 bedroom, 1 bath cabin with a well, septic, and electric already in place, offering the perfect foundation for a hunting camp or recreational retreat.

Bordering thousands of acres of the Huntersville State Forest and located catty-corner to 240 +/- acres of irrigated tillable farmland, this property offers the rare combination of private acreage, expanded recreational access, and strong agricultural influence for wildlife.

Whether you're looking to create a large-scale hunt camp, a family Northwoods retreat, or a one-of-a-kind secluded recreational property, this 262.79 +/- acre tract offers the location, habitat, and opportunity to make that vision a reality.



PROPERTY FEATURES

COUNTY: **WADENA** | STATE: **MINNESOTA** | TOTAL ACRES: **262.79**

- Borders Huntersville State Forest
- Extremely well-maintained trail system
- Thick bedding cover and natural travel corridors
- Diverse terrain
- 25 minutes southeast of Park Rapids
- 25 minutes northeast of Sebeka
- Additional tracts available

TRACT: **1** | ACRES: **132.19**

- Mature timber with red pine stands
- Secluded food plot locations

TRACT: **2** | ACRES: **70.3**

- 4 bed, 1 bath cabin
- Septic, well, and electric connected
- Surrounded by mature timber and young forest growth
- Open pasture/grasslands

TRACT: **3** | ACRES: **60.3**

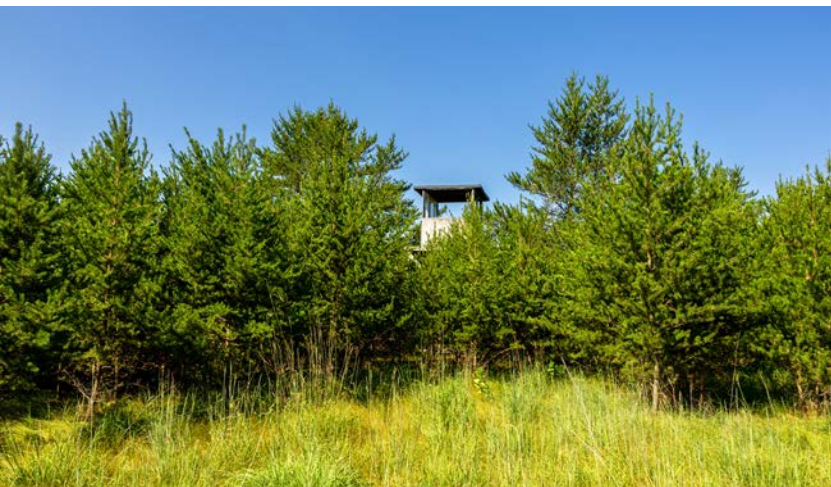
- Great wildlife habitat
- Mature timber and young forest growth
- Open pasture/grasslands



WELL-MAINTAINED TRAIL SYSTEM

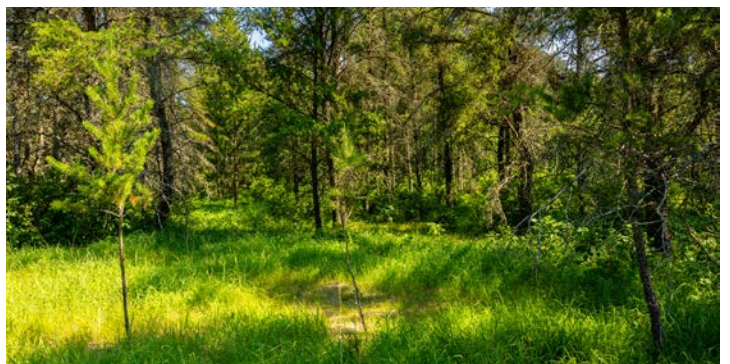
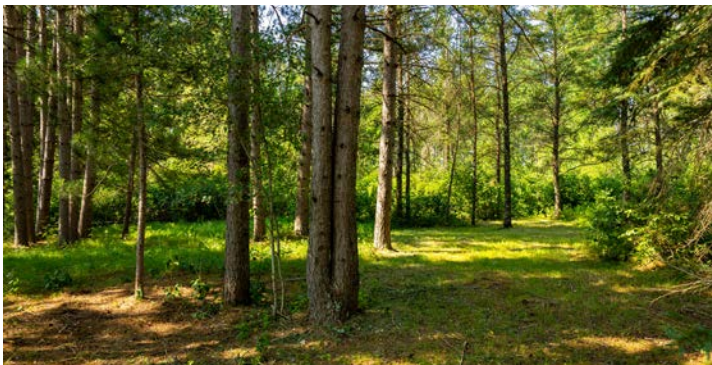


HUNTING OPPORTUNITIES



TRACT 1 - 132.19 +/- ACRES

Offering a blank canvas to develop into your own hunting paradise, the groundwork is already in place with an exceptionally well-maintained trail system that provides easy access throughout.



TRACT 2 - 70.3 +/- ACRES

The property features a 4 bedroom, 1 bath cabin with a private well, septic system, and electric already in place. While the cabin is ready for your personal touch, the existing utilities provide an excellent foundation by saving the next owner the expense of installing essential services.

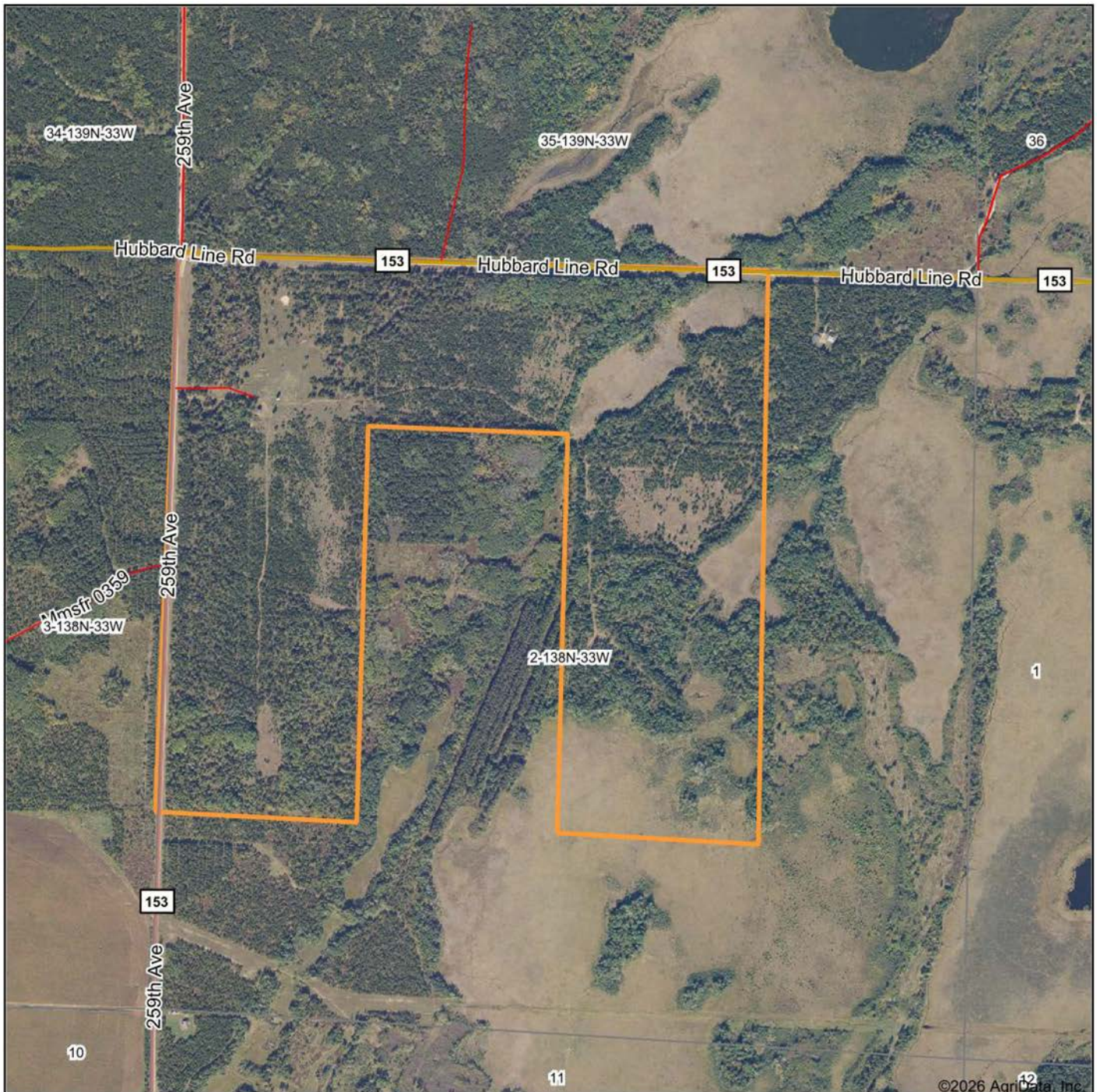


TRACT 3 - 60.3 +/- ACRES

Whether you're searching for your first hunting property, a private piece of ground to improve over time, or a proven recreational investment in northern Minnesota, this 60.3 +/- acre tract offers the habitat, location, and opportunity to create something truly special.



AERIAL MAP



Boundary Center: 46° 47' 56.15, -94° 49' 18.18

0ft 1026ft 2052ft



Maps Provided By:



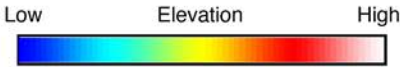
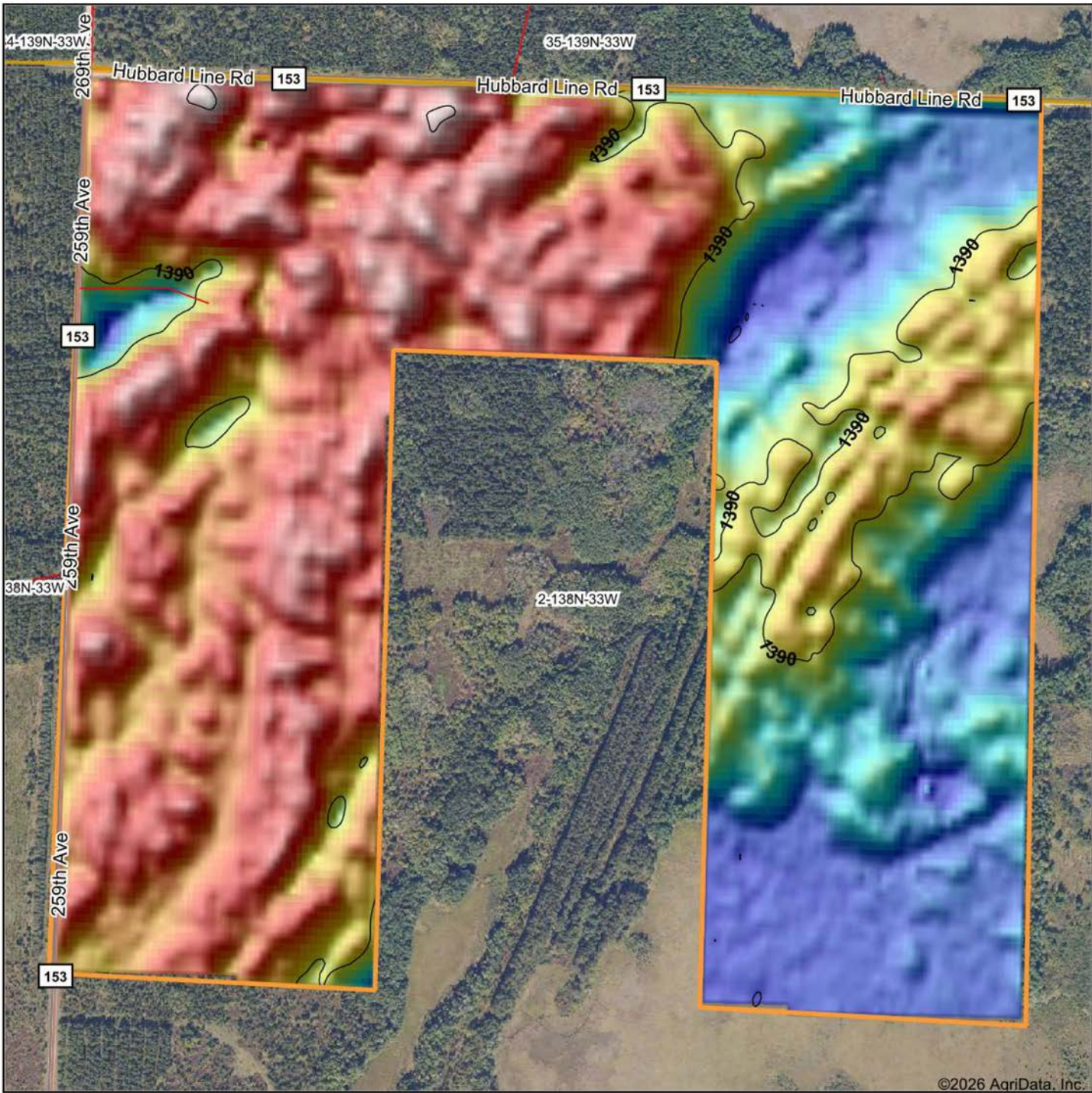
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2-138N-33W
Wadena County
Minnesota



7/21/2026

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 1,379.8

Max: 1,401.1

Range: 21.3

Average: 1,390.6

Standard Deviation: 5.87 ft

0ft 634ft 1268ft

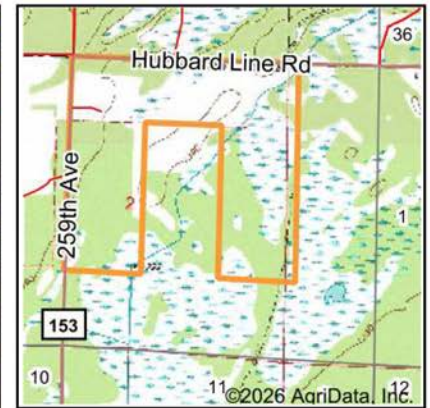
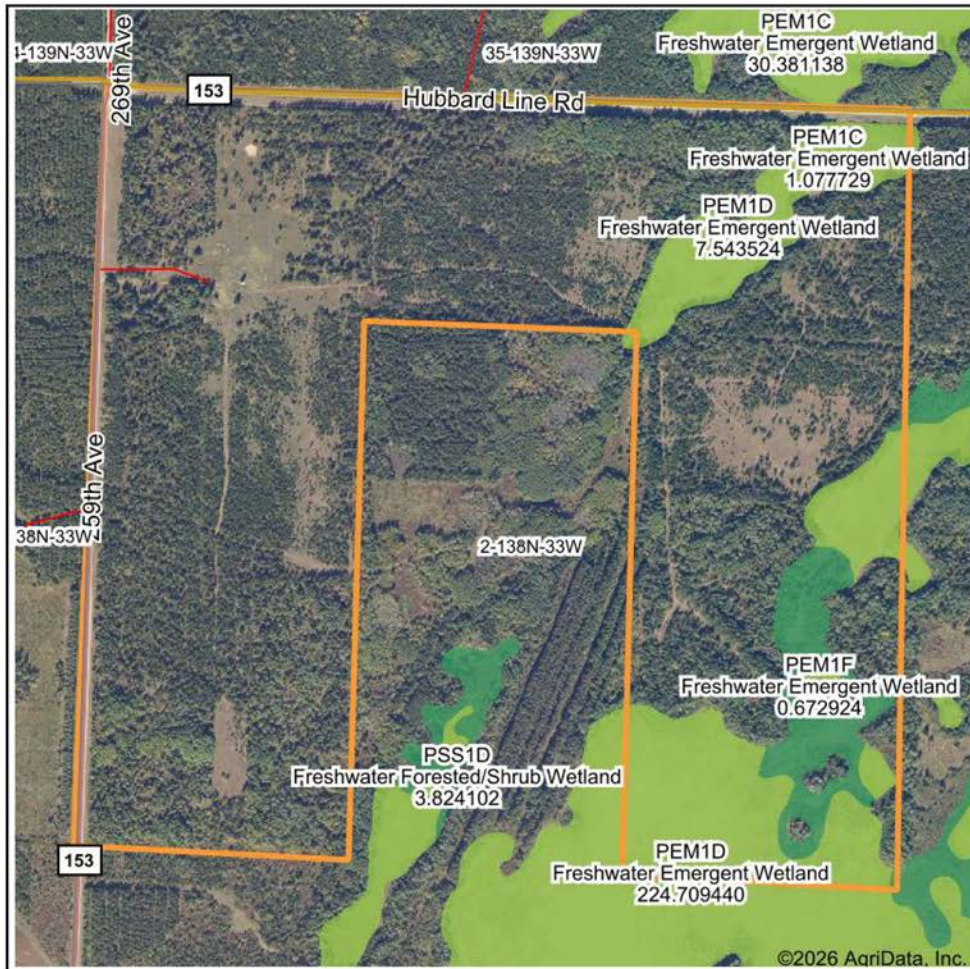


7/21/2026

2-138N-33W
Wadena County
Minnesota

Boundary Center: 46° 47' 56.15, -94° 49' 18.18

WETLANDS MAP



State: **Minnesota**
 Location: **2-138N-33W**
 County: **Wadena**
 Township: **Huntersville**
 Date: **7/21/2026**



Maps Provided By:

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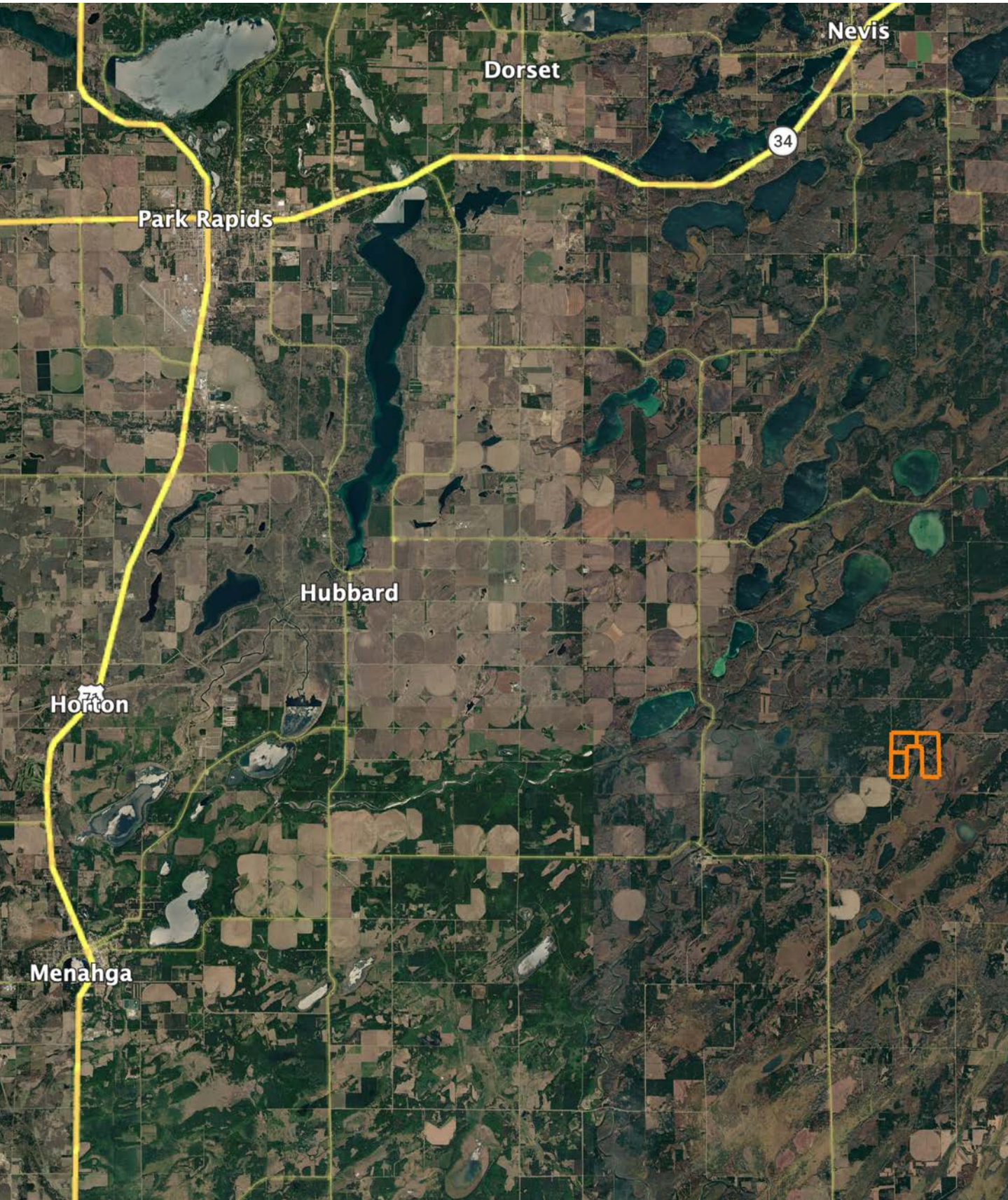


0ft 966ft 1931ft

Classification Code	Type	Acres
PEM1D	Freshwater Emergent Wetland	26.16
PSS1D	Freshwater Forested/Shrub Wetland	9.56
PEM1C	Freshwater Emergent Wetland	6.49
PEM1F	Freshwater Emergent Wetland	0.67
Total Acres		42.88

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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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