

**AMERICAN
LEGACY**
LAND CO

FOR SALE

TODD COUNTY FARM

Long Prairie, MN

80 +/- Acres

OFFERED AT:

\$510,000

ABOUT THIS PROPERTY:

Discover this exceptional 80 +/- acre farm in the heart of Todd County, Minnesota—a rare combination of farmland, solid buildings, and wildlife habitat, all in one turn-key property.

At the center of the operation sits a spacious shop with attached living quarters—perfect for year-round living or a base while you build your dream home. A barn and large pole shed provide abundant storage for equipment, hay, or livestock, giving you everything needed to get started right away.



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More About this Property:

Approximately 50 acres of tilled, tillable ground deliver strong agricultural income potential or the foundation for your own farming vision. The remaining 20 +/- acres of lower ground and wooded edges create a wildlife-rich sanctuary loaded with deer, turkey, and waterfowl. Whether you're after trophy whitetails or simply enjoying the peace of the outdoors, this is Minnesota recreation at its finest.

With gravel road frontage, established field accesses, and a layout that balances open fields with secluded cover, this property is ready for farming, hunting, or building the ultimate rural retreat.

Your Minnesota farm awaits. Schedule your private tour today.

Directions: From Long Prairie, head west on County Rd 86. Turn right on 221st Ave, the property is 1.6 miles north on the left.

Legal Description: S2 SW4 80.00 ACRES Todd County, MN

Location: 27075 221st Avenue, Long Prairie, MN 56347

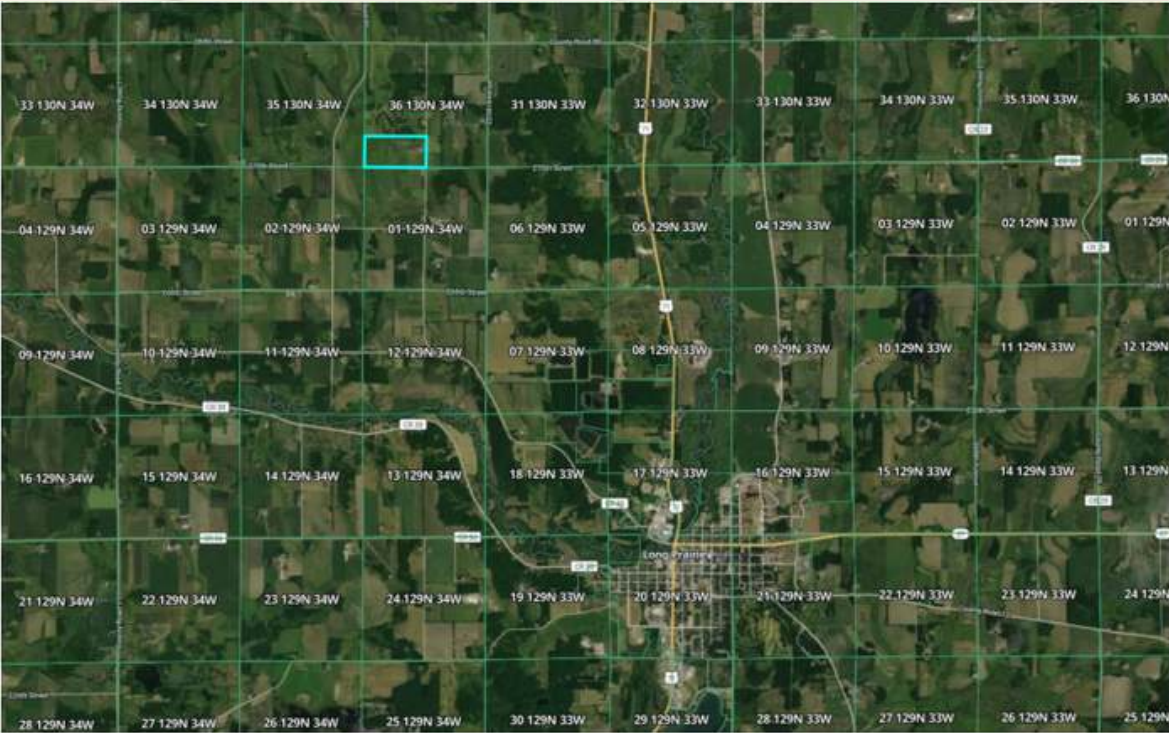
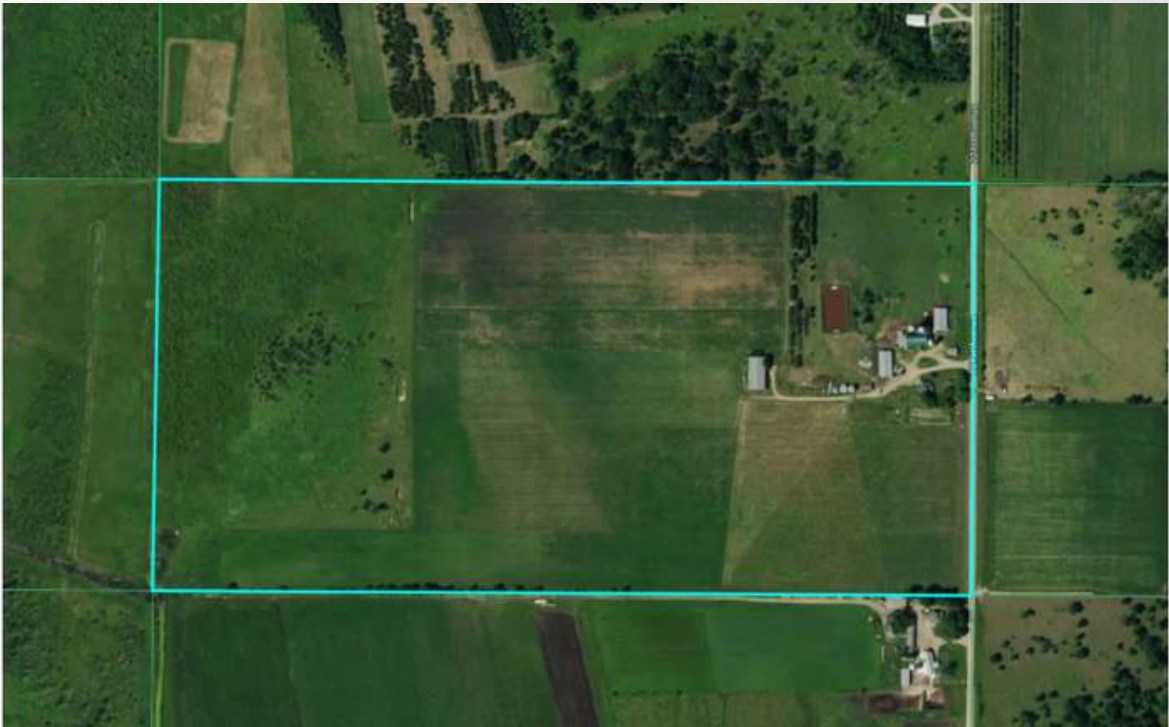
Taxes: \$1,178

Income Potential: Row crop farming and livestock

FEATURES:

- 80 +/- acres
- 50 +/- tillable acres
- 20 +/- acres wooded recreational land
- Shop with living quarters
- Barn and pole shed
- Home building site
- Gravel road access

TODD COUNTY,
MINNESOTA



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HELPING YOU BUY
AND SELL LAND







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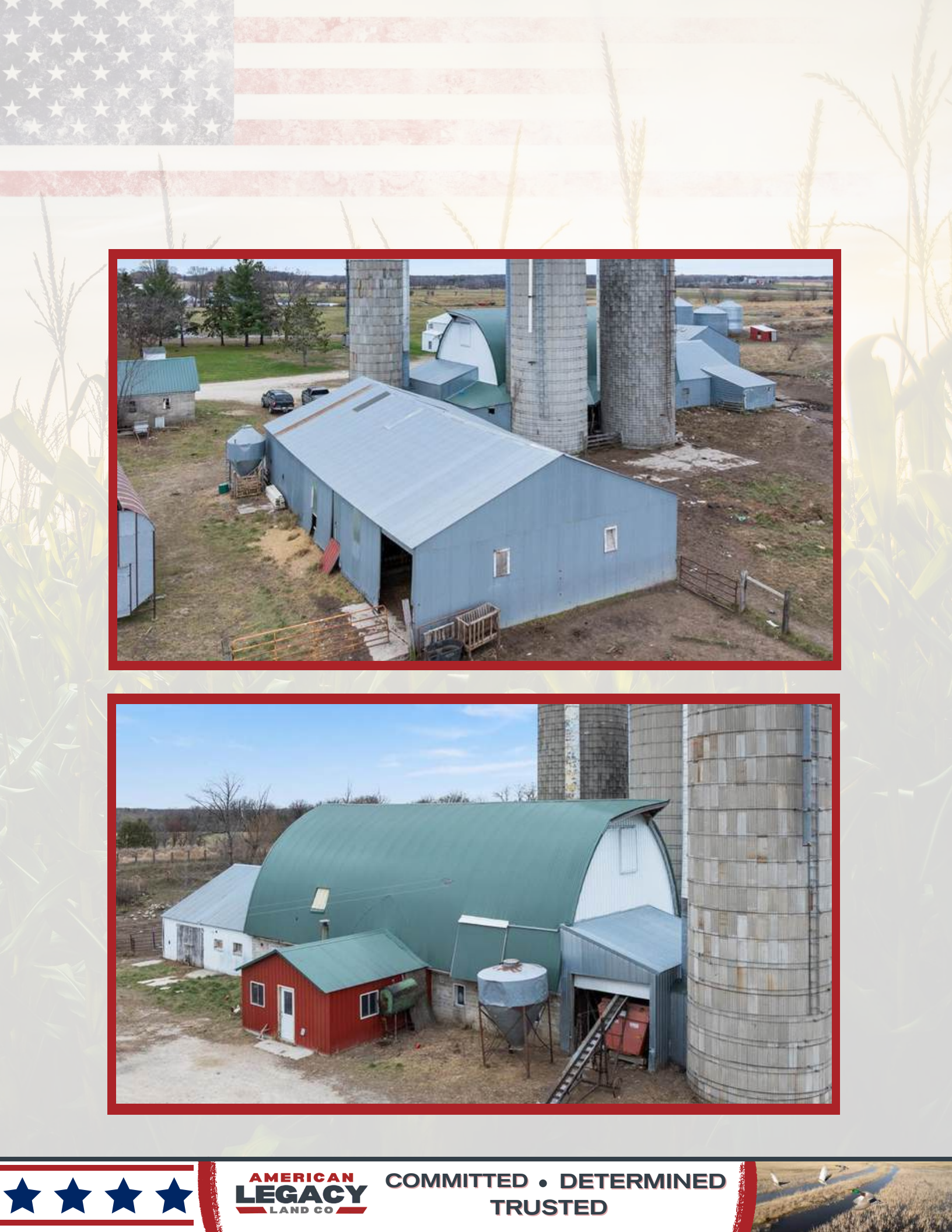
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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COMMITTED • DETERMINED
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About the Agent:

Tate is a dedicated land agent with a deep passion for helping clients find their dream properties. Specializing in land, cabins, hobby farms, and acreage properties, Tate is known for his keen eye for detail and unwavering determination to get the job done right. He is eager to guide you through the buying and selling process.

With a strong commitment to client satisfaction, Tate prides himself on providing personalized service and expert advice. Whether you are looking to invest in a picturesque cabin, a sprawling hobby farm, or expansive land, Tate has the knowledge and expertise to make your real estate goals a reality.

Originally from Verndale, MN, a small city in Wadena County, Tate discovered his love for hunting, fishing, and exploring the woods from a very young age. He is your go-to guy when it comes to achieving success in the woods. Tate's expertise thrives when it comes to setting up a property to turn it into a whitetail hunter's paradise!



When not assisting clients, Tate enjoys exploring the great outdoors, spending time with family, hunting, and year-round fishing. Tate currently resides in the Wadena County area with his wife, Emily, and their dog, Brooke. He would love to help you find your dream property!

TATE BOUNDS, LAND AGENT



218-639-2478



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