

**AMERICAN
LEGACY**
LAND CO

FOR SALE

ACREAGE WITH HOME

Todd County, MN

120 +/- Acres

OFFERED AT:

\$725,000

ABOUT THIS PROPERTY:

Take a look at this updated 5-bedroom, 1-bathroom home situated on 120 +/- acres, conveniently located off County Road 32 between Bertha and Eagle Bend! The spacious home offers approximately 2,400 square feet of living space with an updated interior and major recent improvements, including the septic, well, forced-air propane furnace, and wiring throughout the main level. The home also features an attached 500 +/- square-foot bonus room. A shop and barn round out the yard, providing great space for livestock, equipment, or additional storage.



More About this Property:

The 120 +/- acres offer a great combination of agricultural and recreational opportunities. Approximately 50 acres are tillable, with strong CPI scores from 78 to 87 throughout the fields. The remaining acreage provides plenty of room for pasturing livestock, riding ATVs or horses, hunting, or simply enjoying the outdoors. The property features excellent habitat for deer, turkey, bear, and other wildlife, with abundant wildlife sign throughout.

Directions: From Bertha, head south on Highway 71 for 2.9 Miles. Turn right on County Road 32. The property is 0.8 miles on the left.

Location: 13727 County Road 32 Bertha, MN 56437

Legal Description: W2 NW4 & NW4 SW4 120.00 ACRES, legal to govern, Todd County, MN

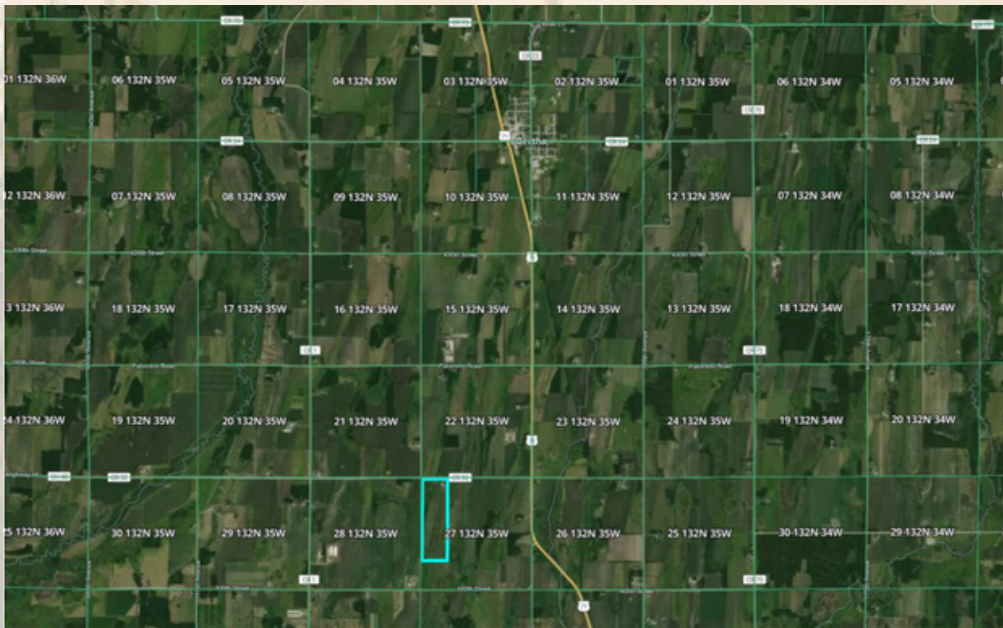
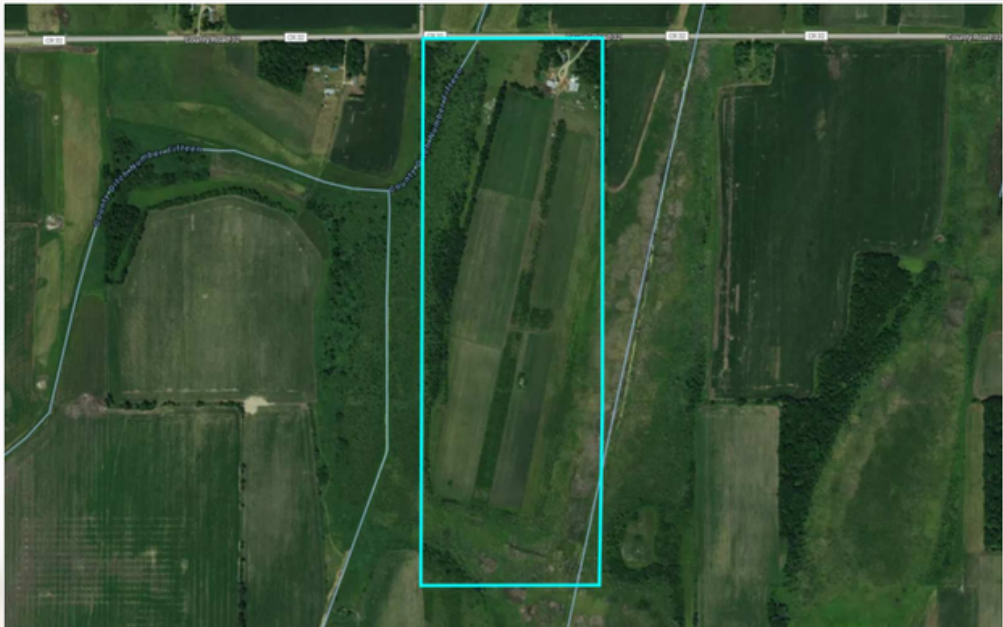
Taxes: \$4,206

Income Potential: Row crop farming/livestock

FEATURES:

- 120 +/- acres
- Spacious home
- Barn and pole shed
- 50 +/- acres tillable farmland
- Excellent hunting opportunities
- New septic system and well
- All major home systems updated

TODD COUNTY,
MINNESOTA



HELPING YOU BUY
AND SELL LAND



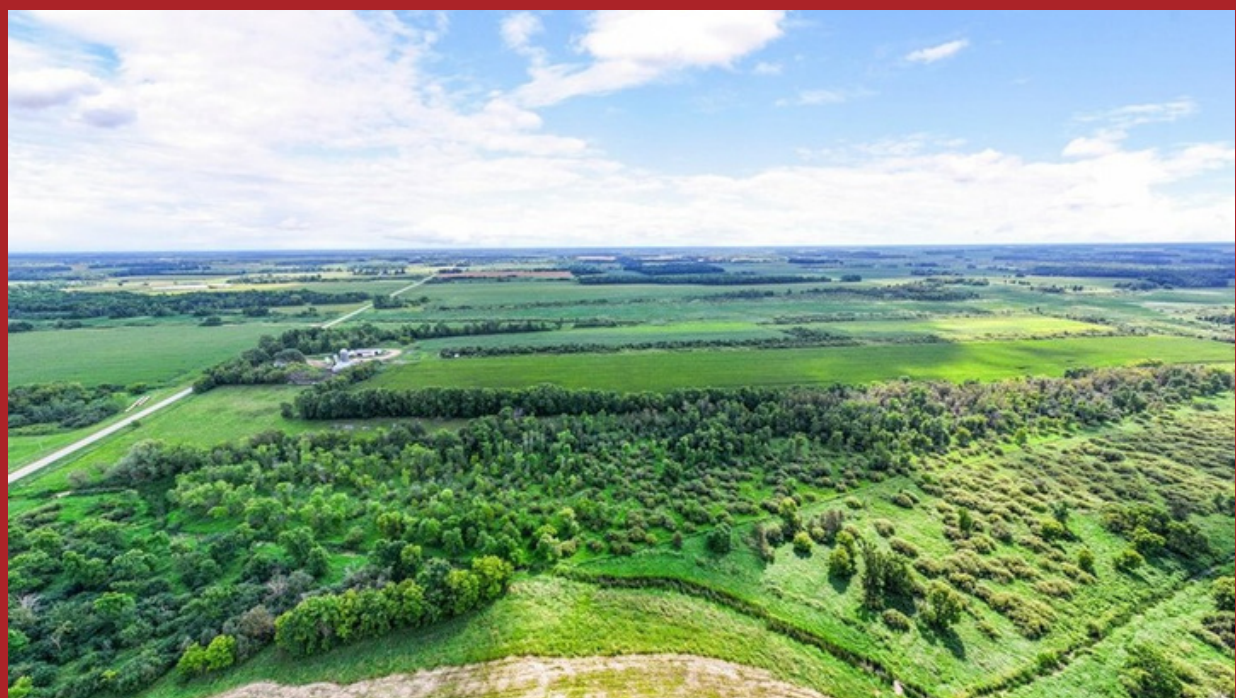


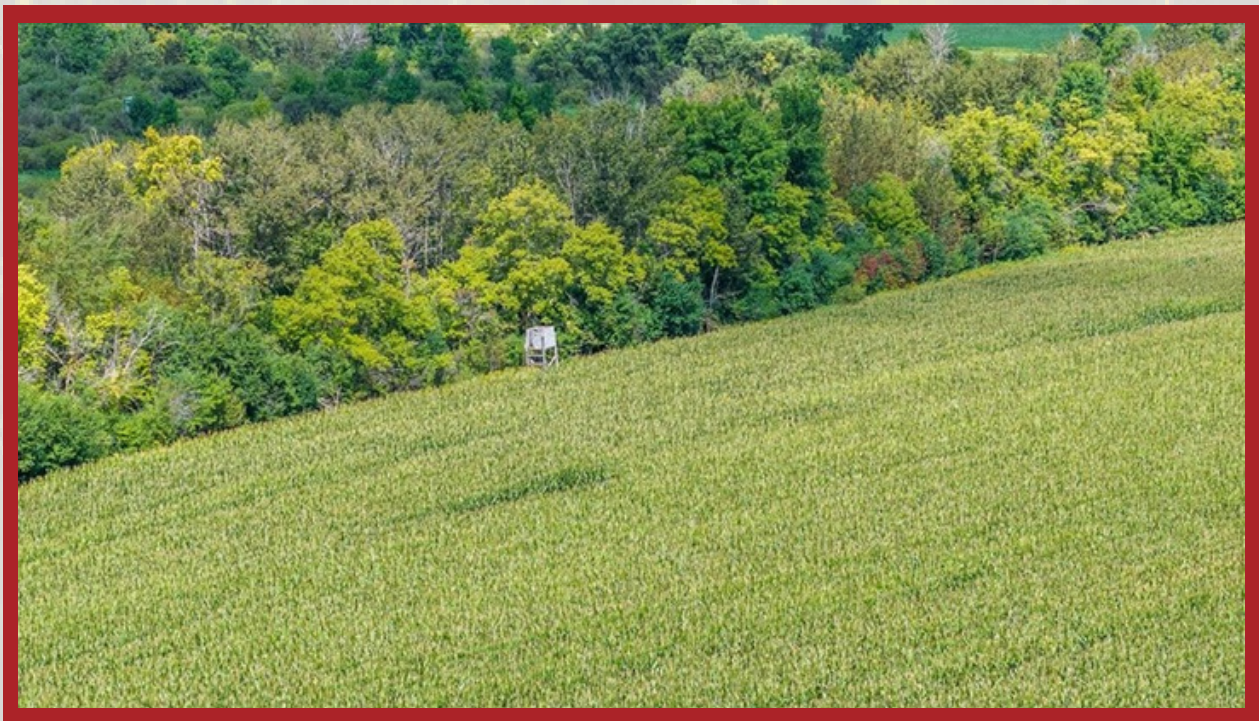


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

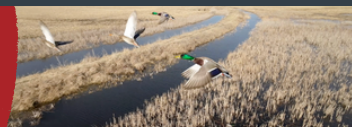






AMERICAN
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LAND CO

COMMITTED • DETERMINED
TRUSTED





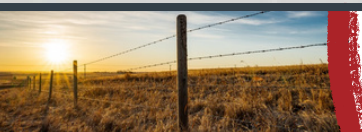


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HELPING **YOU** BUY
AND SELL LAND



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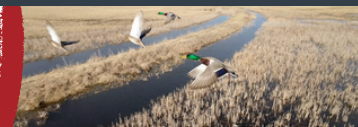
BUYING • SELLING
AUCTIONS





AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





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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