

LAND AUCTION

93.19 AC± | 2 TRACTS | BECKER CO, MN



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/14/26 **AUCTION TIME:** 5 PM CT

AUCTION HELD AT: HOLIDAY INN/PELICAN ROOM, 1155 HWY 10 EAST, DETROIT LAKES, MN 56501

PROPERTY PREVIEW: 8/28 | 3 PM - 5 PM & 9/6 | NOON - 3 PM
AT 33098 N COTTON LAKE RD, ROCHERT, MN 56578

Becker County Land Auction | 93.19± Acres Offered In Two Exceptional Tracts Near Cotton Lake

Opportunities like this don't come around very often, especially in one of the most sought-after recreational areas in Becker County.

Located just north of Cotton Lake and only minutes from Detroit Lakes, this exceptional 93.19± acre property will be offered at public auction in two individual tracts on Monday, September 14th at 5:00 PM CT at the Detroit Lakes Holiday Inn. Whether you're looking for a turnkey hunting headquarters, a premier hunting property, or the opportunity to purchase both tracts and own an incredible recreational estate, this auction deserves your attention.

One of the first things you'll appreciate is the location. Not only does the property directly border the Tamarac National Wildlife Refuge, but it also sits a stone's throw from Cotton Lake, one of the premier fishing and recreational lakes in the region. With the public boat access located just 1.5 miles away, you'll have the opportunity to spend the morning chasing walleyes and bass before climbing into a deer stand that same evening.

The hunting opportunities here are exactly what serious outdoorsmen are looking for. The properties have a proven history of producing quality whitetails with harvest photos to back it up. Turkey, grouse, and black bear are all common visitors as well. In fact, the bear hunting here has the potential to be exceptional since bear hunting is not permitted within the Tamarac National Wildlife Refuge, allowing mature bears to live and travel with very little hunting pressure.

The refuge also creates another tremendous benefit. Since deer hunting is allowed within the refuge, these properties provide convenient backdoor access to additional acres of public hunting ground that many hunters simply never reach.

Both tracts feature beautiful rolling terrain, mature timber, established trail systems, food plots, and buildable locations. Whether your dream is a hunting camp, a year-round home, or simply a place to escape to the outdoors, either tract offers outstanding possibilities. Better yet, each parcel stands on its own as an exceptional property, but together they create one incredible recreational ownership opportunity.

If you've been searching for a property that offers outstanding hunting, recreational opportunities, timber, privacy, and immediate access to both public land and one of the area's best lakes, this is an auction you won't want to miss.

Tract 1 Description: 20.5± Acres With Heated Shop, Living Quarters, and Premier Hunting Headquarters

If you've been looking for the ultimate hunting headquarters, it's hard to imagine a better setup than this.

Situated on approximately 20.5 beautifully maintained acres, this tract features an impressive 40'x80' heated and insulated shop complete with comfortable living quarters, loft, bathroom, in-floor heat, private well, electricity, and a 1,500-gallon holding tank. Whether you're spending the weekend chasing deer, fishing Cotton Lake, or simply escaping to the outdoors, this building is ready to enjoy from day one.

The shop was clearly designed with outdoorsmen in mind. In addition to providing plenty of room for ATVs, UTVs, boats, tractors, campers, and equipment, it also features a dedicated game processing area complete with water and a hoist for hanging and processing deer or other game.

Outside, you'll find beautifully maintained grounds with an established trail system winding throughout the property, along with strategically placed food plot openings. The mature timber, rolling terrain, and diverse habitat provide excellent hunting opportunities while also making the property enjoyable year-round.

Being only 1.5 miles from the Cotton Lake public access means you can spend your mornings on one of the area's premier lakes before returning to your own property for an evening hunt.

Whether purchased individually or together with Tract 2, this property makes an outstanding recreational headquarters and is also fully buildable for anyone considering a future home or expanded retreat.

- 20.5± buildable acres
- Impressive 40'x80' heated and insulated shop
- Comfortable living quarters with a loft and a bathroom
- In-floor heat, electricity, private well, and 1,500-gallon holding tank
- Dedicated game cleaning and processing area with water and a hoist
- Beautifully maintained grounds
- Established trail system
- Food plot opening already in place
- Rolling terrain with mature timber
- Borders Tamarac National Wildlife Refuge
- Only 1.5 miles from Cotton Lake public access
- Ideal hunting headquarters or future home site

Tract 2 Description: 72.69± Acres Bordering Tamarac National Wildlife Refuge

For the serious hunter, this tract is going to be hard to beat.

Approximately 72.69 acres of rolling terrain, mature timber, established food plots, and exceptional wildlife habitat combine to create an outstanding hunting property in one of the area's premier locations.

A well-maintained trail system provides excellent access throughout the property, while a large destination food plot and an additional smaller plot are already established and ready for this fall. Two enclosed Muddy hunting blinds are included, allowing the next owner to step right in and enjoy everything the property has to offer.

The timber is incredibly diverse, consisting of mature oak, maple, birch, and aspen that provide both beauty and excellent wildlife habitat. Deer movement throughout this property is exceptional, and the history of successful hunts speaks for itself.

Bordering the Tamarac National Wildlife Refuge creates opportunities that are difficult to duplicate. You'll enjoy incredible private hunting while also having direct access to thousands of acres of public land. The area's reputation for producing quality whitetails, abundant turkey, grouse, and exceptional bear hunting makes this a property you'll enjoy year after year.

Like Tract 1, this parcel is fully buildable, giving the next owner the flexibility to construct a cabin, home, or hunting retreat in an incredible setting.

Whether purchased on its own or together with Tract 1, this property represents a rare opportunity in one of Becker County's most desirable recreational areas.

- Borders Tamarac National Wildlife Refuge
- Proven whitetail hunting history
- Large established food plot plus an additional smaller food plot
- Two enclosed Muddy hunting blinds are included
- Extensive trail system
- Rolling ridges and diverse mature timber
- Oak, maple, birch, and aspen forest
- Excellent turkey, grouse, and bear hunting
- Direct backdoor access to thousands of acres of public hunting

Taxes: \$2290.00

Possession: Immediate possession

Survey Needed?: Seller will pay for any required survey

Brief Legal: PT NW ¼ S35 T140N R40W Becker Co MN.

33098 N Cotton Lake Rd, Rochert, MN, 56578

PIDs: 16.0275.000

Lat/Lon: 46.90235, -95.70345

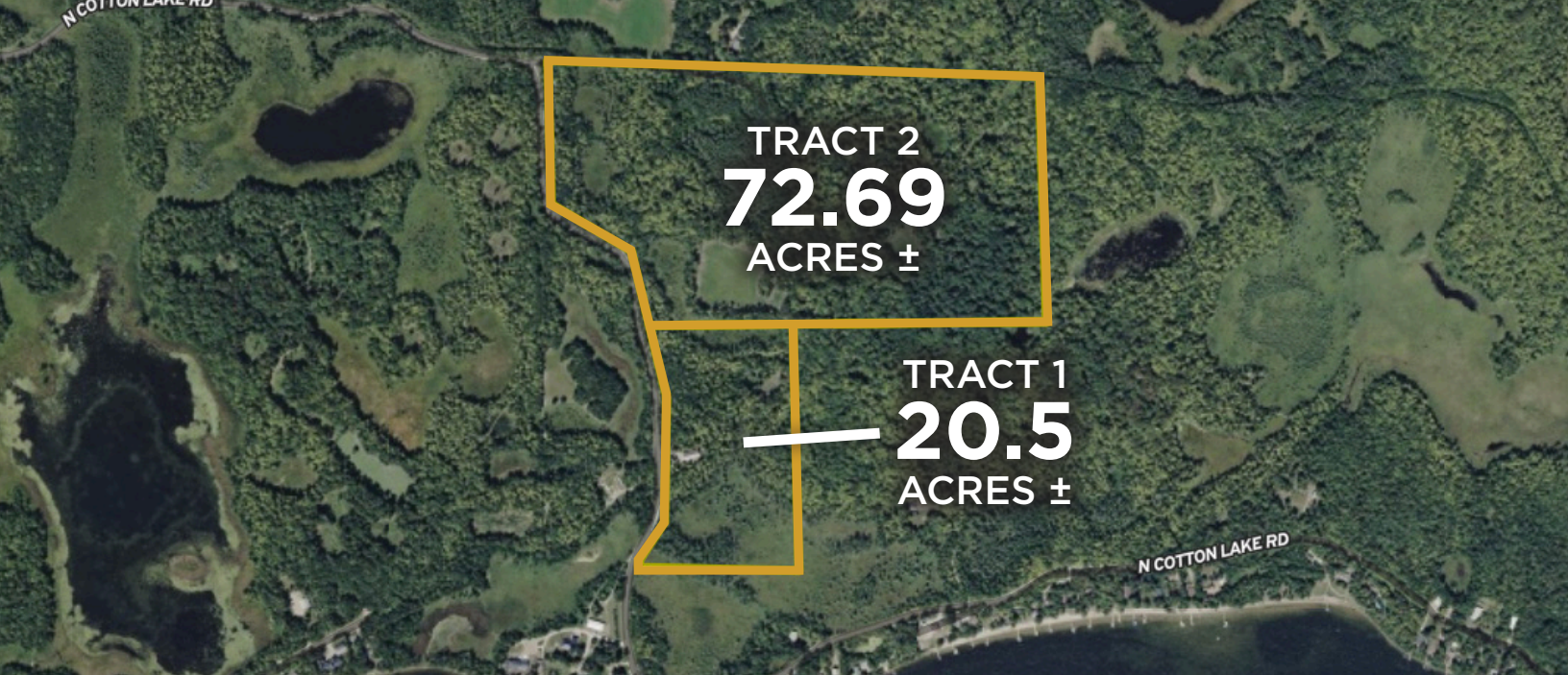
Zip Code: 56578

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (40316821) | Jeff Evans, Minnesota Broker, License # 40316820 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jason Ziegler, Minnesota Land Specialist for Whitetail Properties Real Estate, LLC, 701.367.2376



TRACT 2
72.69
ACRES ±

TRACT 1
20.5
ACRES ±

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