

# Partridge Lane 139

139.00 Acres | Douglas County, MN | \$765,000



HAYDEN  OUTDOORS.

# Partridge Lane 139

TOTAL ACRES:

139.00

PRICE:

\$765,000

COUNTY:

Douglas County

CLOSEST TOWN:

Alexandria, MN

## Activities & Amenities:

ATV/Off Road  
Conservation Easement  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Income Producing  
State Hunting Unit: 273

## Land Details:

Address: 6351 Partridge Ln,  
Alexandria, Minnesota 56308, USA  
Total Acres: 139.00  
Deeded Acres: 0.00  
Leased Acres: 100.00  
Zoning: Agriculture/Weland  
Tillable/Crop/Orchard Acres: 100 +/-  
Estimated Income: 15000  
Estimated Taxes: \$1,850 - 2023  
Source of lot size: Unknown

## Property Summary

Nestled within Alexandria Lakes Area, this expansive property offers a prime opportunity for those seeking a blend of agricultural productivity, diverse hunting experiences, and potential residential development. Encompassing approximately 139 acres, with a substantial 100 acres designated as tillable land, this parcel boasts not only great soil scores but also serves as an income-producing asset.

## General Operations

With its varied terrain and habitats, the property provides an ideal setting for hunting a range of game species including deer, turkey, and pheasant while its proximity to water features and wetland areas ensures plentiful waterfowl opportunities. Strategically located just minutes from downtown Alexandria, the property offers convenience without sacrificing the tranquility of rural living. The Alexandria School District further enhances its appeal for families seeking quality education. Multiple potential building sites dot the landscape, offering the flexibility to create your dream home or hobby farm. Whether you envision a retreat with ample pastureland or a productive agricultural enterprise, this land is a blank canvas for your aspirations. Existing tillable fields, complemented by a long-standing rental agreement, offer immediate income potential, while smaller fields provide opportunities for diversified land use, including food plots for wildlife enhancement. Moreover, the property's proximity to renowned fishing destinations such as Lake Mary and Lake Andrew ensures endless recreational possibilities, enhancing its allure as a comprehensive lifestyle investment in the heart of Minnesotas lake country.

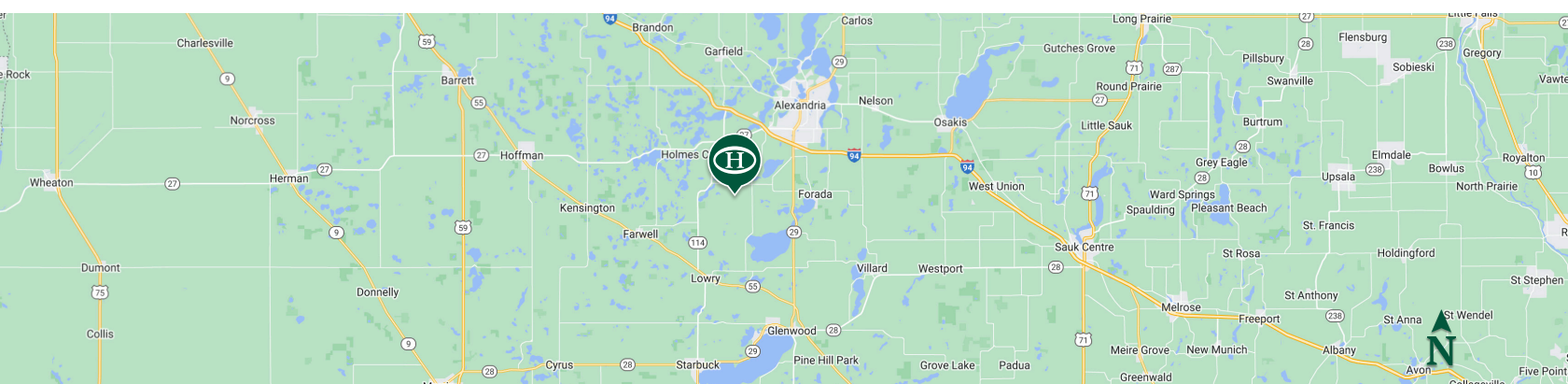









**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



## Dave Johnson

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