



MLS 6650224 Residential

**\$247,500**

704 sq ft  
2 bedrooms  
0 baths

23790 360th Street  
Menahga MN 56464

Status: Active

#### Description:

This awesome 80+/- acre Wadena County hunting tract is absolutely filled with premiere opportunities and conveniently located just under 20 minutes east of Menahga, 30 minutes southeast of Park Rapids, and just over an hour northwest of Brainerd. Adjoining thousands of acres of the Huntersville State Forest, this property doesn't only offer extensive opportunities for additional land to hunt, but also includes a well-maintained trail system, preexisting food plots, multiple existing stands/blinds staying with the property overlooking success-proven spots, and essential water sources and cover consisting of a pond, stream, cattails, pine, spruce, tamarack, and a blend of northern hardwoods. With all the crucial elements of an ideal wildlife habitat spread throughout this property, it is to no surprise this tract boasts opportunities at an abundance of wildlife including whitetail, turkeys, bear, grouse, pheasant, and potentially waterfowl dependent on the water levels of the pond.

In addition to its hunting uses, this property has an existing cabin with everything you need to be utilized year-round. The cabin includes a kitchen, living room, bathroom, one bedroom with two beds, a recently added bunkhouse with four beds presenting more space for friends and family to enjoy, and a screen porch. Outside the back of the cabin there are two large storage containers to store anything you may need as well as a bonfire pit and outhouse in the front. Don't miss out on this opportunity to own an outdoorsman's paradise!

#### Additional Details:

Year Built	1960
Lot Acres	80
Lot Dimensions	80 Acres
School District	821
Taxes	\$1,184
Taxes with Assessments	\$1,184
Tax Year	2024

#### Additional Features:

**Fuel:** Electric, Wood **Heat:** Baseboard, Wood Stove

#### Driving Directions:

From Highway 48 headed east for 4.2 miles out on Highway 48 turn right onto Hubbard Rd for 1.5 miles then turn left on Highway 48. After 3 miles, take a left headed north on Highway 48 and the property will be on your left. Affinity Real Estate signs participate in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**





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