



MLS 6700421 Lake Land

**\$224,999**

**Description:**

Introducing the Mahnomen 87! This property is a hunters dream. Professionally set up by a habitat consultant to ensure quality hunting and habitat for years to come. Property features of mix of mature timber with big ridges, food plots, bedding areas, swamp, and over 3750+ ft of frontage on a private lake that is loaded with waterfowl almost year round. Multiple enclosed stands overlooking food plots and transition areas. Huge trail system throughout the property to access different stands based on wind and time of the day. Great history of mature deer with management practices by current owners. This do it all tract offers excellent deer, waterfowl, grouse, turkey and bear hunting opportunities. Electric has been brought to the property for a camp site or build site for a cabin or house. Don't miss out on an opportunity to own a turn key property!

**Additional Details:**

Lot Acres	87.1
Lot Dimensions	87.1ac
School District	432
Taxes	\$828
Taxes with Assessments	\$828
Tax Year	2024

**Additional Features:**

**Driving Directions:**

Take Hwy 59 through Waubun. 6.5 miles past Waubun take a right at 250th St./Select Ag. build on the right. Stay on 250th for approx. 9.5 miles. When you come to a T continue straight on gravel approx. 2.25miles. Red gate on the left side.



Listed By:  
American Legacy Land Co., LLC

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**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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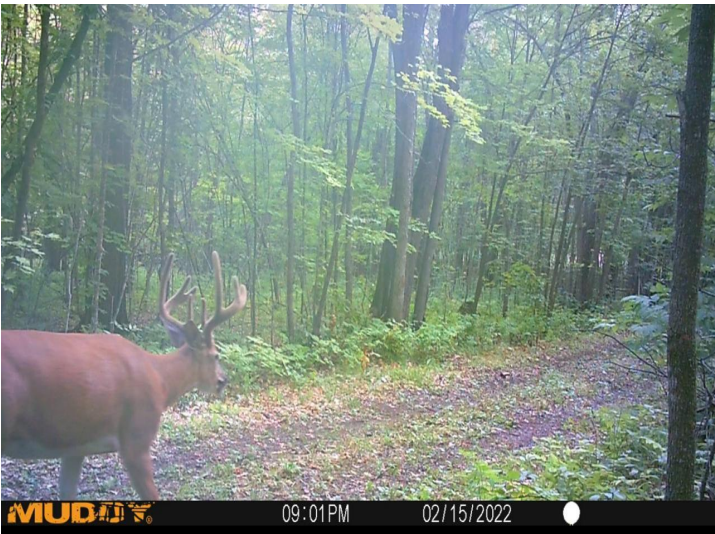


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