



MLS 6790050 Land

\$320,000

80 Acres
Raw Land

TBD Easement Access
Bagley MN 56621

Status: Active

Description:

This property features a total of 80 acres in two, 40 acre parcels that share the same property identification number. The two pieces are separated by forty acres of state land that connects to over 3500 acres of additional state land. The hunting opportunities include what I consider the MN hunting Grand Slam. Trophy whitetail deer, black bear, turkey and grouse all roam this property and call it, and the adjacent state land home. While photographing this property, I flushed many grouse, including two coveys and at least 4 other grouse and kicked up at least 20 deer. We did not see any bear, but I found bear scat on the edge of the fields and on the access from the West forty to the East forty. There are very nice stands in place on the property that will stay, and the 37 tillable acres were planted in one of the most impressive stands of clover I have ever seen. It was almost two feet tall, thick and in full bloom when I first looked at the property, a testament to how fertile the soil is. The clover should come back nicely next spring or the tillable acres could be cultivated into whatever a new owner desires. If you are not a farmer, you could have the tillable acres custom farmed for some expense offsetting income and develop this property into truly impressive hunting retreat. Land of this caliber does not come on the market very often, so don't miss this opportunity to own a solid investment and excellent hunting land opportunity.

Additional Details:

Lot Acres	80
Lot Dimensions	1310x1310 & 1310x1310
School District	2311
Taxes	\$642
Taxes with Assessments	\$642
Tax Year	2024

Additional Features:

Driving Directions:

From Bagley, go South on Hwy 92 to 290th Street. Turn left (east) onto 290th Street and look for directional signs leading to property.



Listed By:
Weichert, Realtors - Paulson Land Co

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