



Affinity
REAL ESTATE INC

MLS 6790055 Land

\$970,000

320 Acres
Raw Land

19753 290th Street
Bagley MN 56621

Status: Pending

Description:

If you are looking to expand your farming or ranching operations in Clearwater County, you need to look at this opportunity. The property consists of 320 acres of very productive land (AcreValue lists it's CPI at 84.5) that is currently used as a cow/calf pasture. This pasture itself is a impressive and well managed ecosystem that optimizes forage growth and animal performance through strategic grazing and quality infrastructure. It could easily carry 100 pair and has fencing/water in place, and is set up with paddocks for rotational grazing. Electricity is hooked up and there is deep well supporting several waterers in addition to natural water sources and a manmade watering hole. The perimeter fencing is all high quality, 4 strand barbed wire with strategically located access gates. The cross fencing with gates are purposively situated to ensure the easy and safe movement of cattle within the pasture. There is a centrally located corral making working and sorting livestock easy and safe. In addition there are several buildings suitable for hay and equipment storage. If expanding your ranch is your priority, this property checks all the boxes. If crop farming is your priority, this property could also work very well for that. It boasts well drained, fertile soil with minimal slope and an efficient rectangular shape. Equipment access is made easy with road entrances on the north and south sides of the property making it suitable for efficient planting and harvesting. Some of the buildings on the property are in poor condition and therefore the property is being sold "as is", but don't let that detract from the endless opportunities this property has to offer. Call your favorite Real Estate professional today to see for yourself how this property could fit into your future agricultural plans.

Additional Details:

Lot Acres	320
Lot Dimensions	5240x2595
School District	1119
Taxes	\$2,368
Taxes with Assessments	\$2,458
Tax Year	2024

Additional Features:

Driving Directions:



From Hwy 2 to 290th Street. Turn left on 290th Street. Property on the right.
Weichert, Realtors - Paulson Land Co

Affinity Real Estate Inc. participates 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



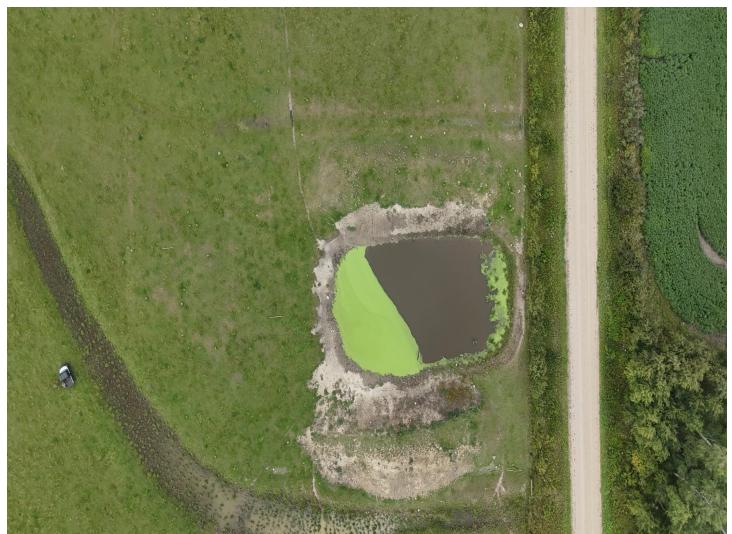
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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