



Affinity
REAL ESTATE INC

MLS 7012862 Land

\$1,200,000

402.816 Acres
Raw Land

29326 County Road 1
Emily MN 56447

Status: Active

Description:

Premier 400+ acre managed forest and wildlife haven in Minnesota offering a rare opportunity to own land that has been intensively and thoughtfully stewarded for 46 years with a strong focus on timber production and wildlife habitat, and proudly recognized as the 2012 Minnesota Tree Farmer of the Year. The property features 10 permanent deer stands, 5 established food plots (2 annual and 3 perennial plantings), two maintained roads with entrances, and miles of established trails providing excellent access throughout. A forestry management plan is currently in place, with the option for a new owner to opt out after the next 3-year period. Wildlife is abundant, including deer, bear, moose, bobcat, turkey, grouse, and other woodland species, making this an exceptional hunting and recreational property. Improvements include a 35x45 Morton building with electricity and a drilled well, along with a fenced garden area, creating an ideal setup for a hunting base camp, timber investment, or private outdoor retreat.

Additional Details:

Lot Acres	402.816
Lot Dimensions	irr
School District	904
Taxes	\$348
Taxes with Assessments	\$348
Tax Year	2025

Additional Features:

Driving Directions:

From MN-371 N: Turn right onto 20th Ave SW, turn right onto 24th St SW. At the roundabout, take the 2nd exit and stay on 24th St SW, continue onto Co Rd 1/Paul Bunyan Scenic Byway. Property will be on the right.



Listed By:
eXp Realty

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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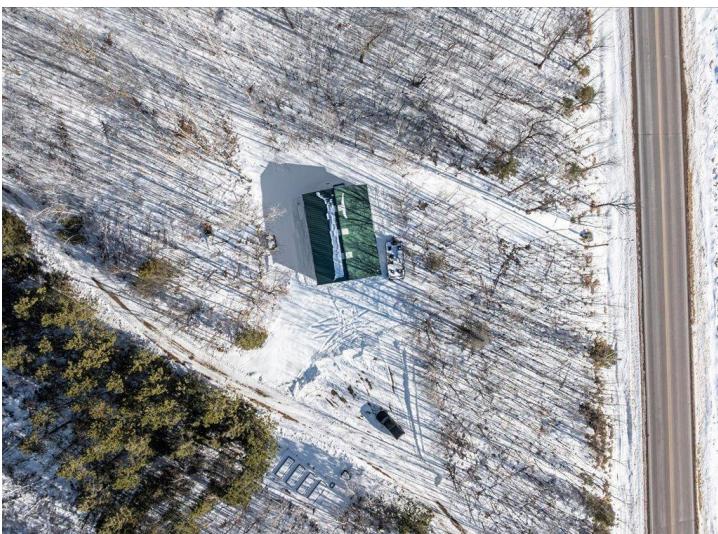
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