



MLS 7012867 Land

\$200,000

11.31 Acres
Raw Land

50828 Tradesman Road
Staples MN 56479

Status: Coming Soon

Description:

RARE RIVERFRONT OPPORTUNITY: 454 Feet of Prime Crow Wing River Frontage on 11.31 Build-Ready Acres

Discover your own private river sanctuary on one of Minnesota's most scenic waterways. This exceptional 11.31-acre parcel features an impressive 454 feet of direct Crow Wing River frontage, offering the perfect canvas for your custom riverfront retreat. Mature wooded landscape surrounds a strategic clearing in the center of the parcel - the ideal building site offering privacy, river views, and ease of construction. Electrical service is already installed mid-property, saving you time and \$10,000-\$15,000 in utility installation costs. A distinctive island feature adds unique character to this rare offering, creating your own private river paradise for exploration and recreation. The level, buildable terrain features two truck-ready cut-in roads leading directly to the 2-acre clearing - the perfect building site. Drive in one entrance, circle the clearing, and exit the other. Convenient, functional, and construction-ready from day one.

The owners have enjoyed tubing down the river every summer and watching all the abundant river wildlife. Just 1 mile away (a 4-minute ATV ride) is the Alice B. Marsh public boat landing, featuring a large parking lot accommodating both vehicles and boats. Launch your boat, fish, or grab your tube - if you float from the landing, the ride is approximately 1.5 hours right back to your own property. River life doesn't get better than this.

The Crow Wing River is a 90-mile designated State Water Trail beginning from a chain of 11 pristine lakes near Akeley in southern Hubbard County. Flowing southeast through some of Minnesota's most beautiful wilderness, it joins the Mississippi River at historic Crow Wing State Park - a journey spanning nine counties and connecting you to an extensive network of Minnesota waterways. The Gull River, flowing from the renowned Gull Lake of the Brainerd Lakes Area, feeds into the Crow Wing River system, linking this property to the heart of Minnesota's premier recreational region. Downstream, the Crow Wing connects to the mighty Mississippi River, opening access to endless exploration opportunities.

Perfectly positioned in Todd County near the Wadena County line, this property is 10 minutes to Staples for full services, groceries, dining, and medical, 15 minutes to Motley, and just 20 minutes to the Brainerd Lakes Area - Minnesota's premier recreational destination. Easy highway access via nearby State Highway 210 puts you 2.5 hours from the Minneapolis/St. Paul metro area. Close enough to enjoy Brainerd's 460+ lakes, championship golf courses, Paul Bunyan Trail, and extensive dining and entertainment options, yet far enough to enjoy our Affinity Real Estate.



Listed By:
Edina Realty, Inc.

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Lot Acres 11.31
School District 1062
Taxes \$900
Taxes with Assessments \$900
Tax Year 2025



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



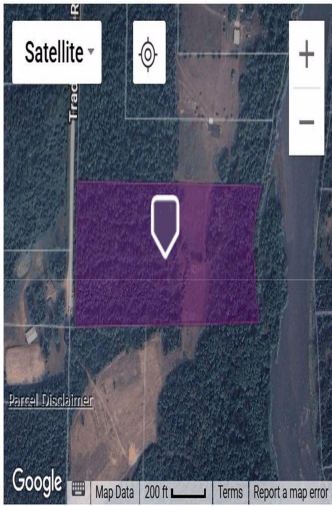
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