

MLS 7034454 Farm

$900,000

200 Acres

21601 300th Street
Bagley MN 56621

Status: Active

Description:

Rare opportunity to buy a very scenic 200-acre farm in the heart of Paul Bunyan country! Property consists of a large log home with an oversized attached double garage, newer 50’ x 100’ stud framed outbuilding with 16’ side walls that is wired with outlets and O.H. lights, another stud framed storage building that is 40’ x 80’ with 16’ side walls, 14’ x 24’ storage building with concrete floor, an additional old “hip roof” barn and other smaller outbuilding that are in poor condition. The acreage offers a nice mix of wooded (approx. 110 ? wooded and 89 ? tillable/pasture). The tillable has a CPI of 75. The wooded portion of the property contains several trails and many mature hardwoods and conifers. As a bonus, there are 1000’s of acres of adjacent public land that are relatively inaccessible to the general public, making it a wildlife sanctuary! The home has two wood-burning fireplaces (one in the lower-level family room and upstairs living room), vaulted ceilings in the Kit, LR, and DR area, and a south-facing covered porch offering panoramic views. The home sits 1/4 mile off the road, offering lots of privacy. Another bonus, 4 of the property corners have survey markers!

Additional Details:

Year Built	1984
Lot Acres	200
Lot Dimensions	1320x5280
Garage Stalls	2
Taxes	$3,276
Taxes with Assessments	$3,276
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Propane **Garage:** 2 **Heat:** Boiler, Radiant **Sewer:** Private Sewer **Water:** 4-Inch Submersible, Private **Air Conditioning:** None

Driving Directions:

South of Bagley stop lights for 5.75 miles on #92, left (east) on 300th St for 2.5 miles, home/property on the right

Listed By:
Realty Experts, LLC

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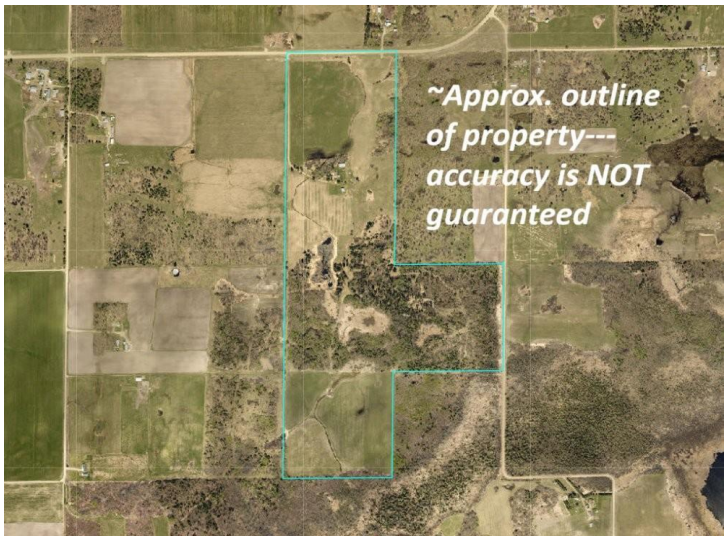
Call Affinity Real Estate
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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470













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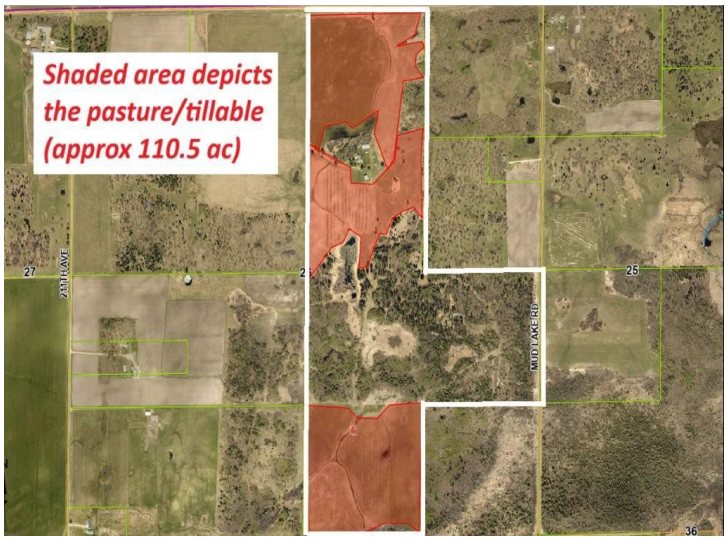

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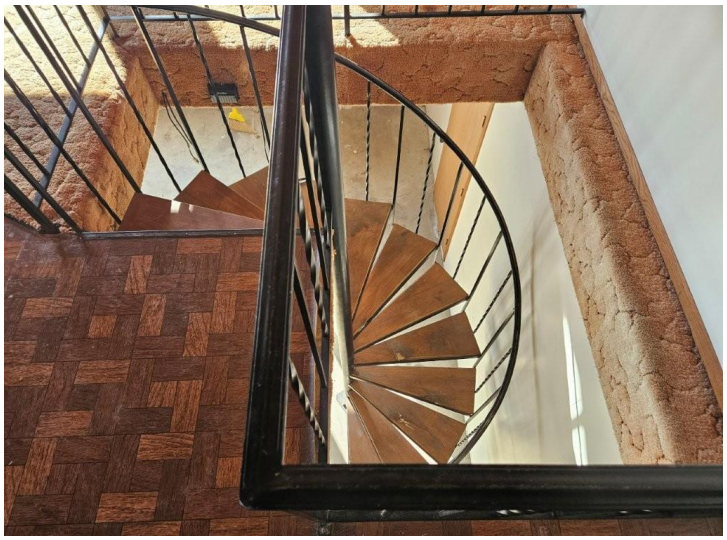





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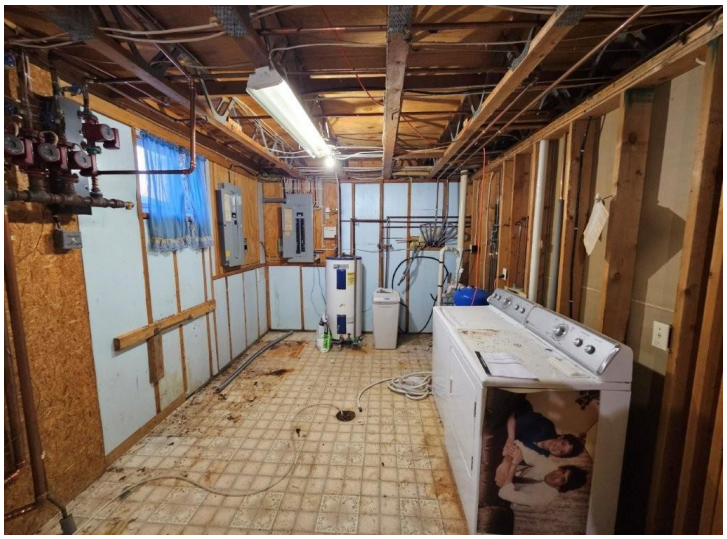

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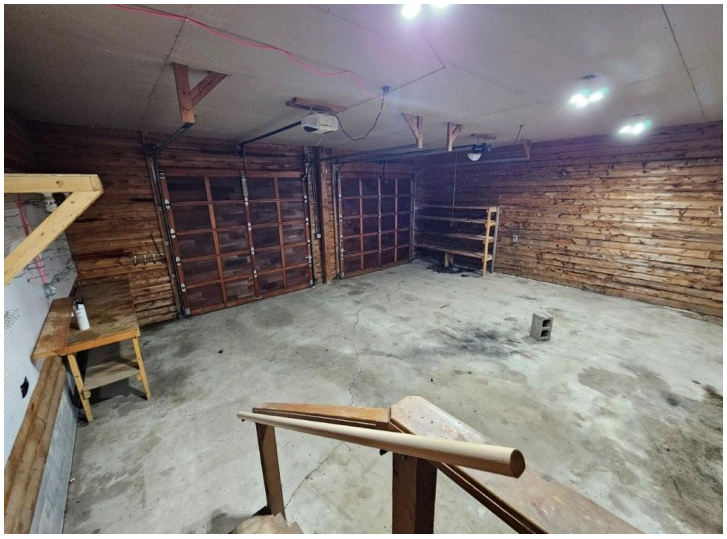







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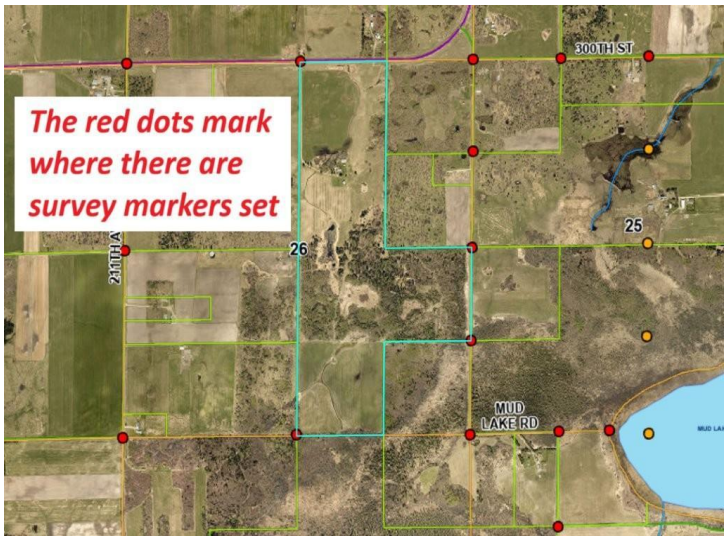


Clearwater County, Minnesota (MN029)

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
40B	Nebish loam, 1 to 8 percent slopes	86.0	44.0%
40C	Nebish loam, 3 to 15 percent slopes	32.3	16.5%
125	Beltrami loam, 1 to 3 percent slopes	36.4	18.6%
346	Talmoon loam	14.0	7.2%
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	8.4	4.3%
672	Willosippi loam	0.0	0.0%
709C	Lengby fine sandy loam, 8 to 15 percent slopes	4.7	2.4%
797	Mooselake and Lupton soils, 0	7.7	3.9%





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