



MLS 7045126 Land

**\$70,500**

38.98 Acres  
Raw Land

TBD T252  
Waubun MN 56589

Status: Active

**Description:**

Escape to Nearly 40 Acres of Pure Northern Minnesota Wilderness! Tucked away just outside of Waubun, this 38.96-acre parcel offers the ultimate retreat for outdoor enthusiasts seeking privacy, adventure, and connection to nature. Featuring a beautiful mix of wooded high ground and natural marsh, the property is rich with diverse mature trees, established trails, and a pond that regularly attracts waterfowl. Nature truly surrounds you here—deer trails weave throughout the property, and grouse are abundant, making this a prime location for hunting and wildlife observation. Adding to its appeal, the land borders both tribal and state land and directly connects to over 1,000 acres of additional public land, providing expanded opportunities to explore.

Enjoy the peace and seclusion that comes with the long access road leading into the property, creating a true “getaway” feel while still being within reach of the many lakes and recreational opportunities.

Whether you're looking for a hunting basecamp, recreational retreat, or future investment opportunity, this property offers incredible potential to create lasting memories in the heart of Minnesota's great outdoors.

**Additional Details:**

Lot Acres	38.98
Lot Dimensions	Irregular
School District	435
Taxes	\$456
Taxes with Assessments	\$456
Tax Year	2025

**Additional Features:**

**Driving Directions:**

Hwy 59 in Waubun head East on HWY 113, then take a right onto T252 and follow road all the way back to the property.



Listed By:  
REALTY XPERTS

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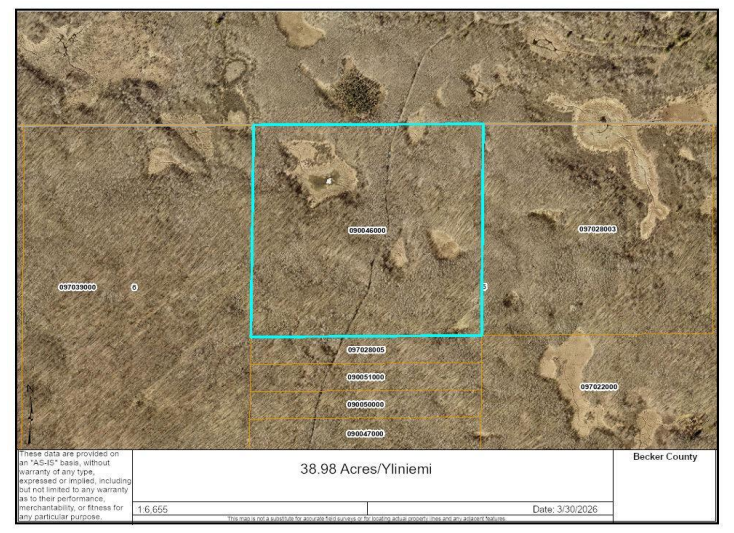
Call Affinity Real Estate

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 MLS 7045126 Land  
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