



MLS 7062698 Land

\$300,000

80.11 Acres
Raw Land

TBD 307
Blackduck MN 56630

Status: Active

Description:

Exceptional Recreational Land for Sale with Trails, Wildlife, and Scenic Terrain

This land for sale offers a rare combination of usability, natural beauty, and prime outdoor appeal. Beautiful rolling hills define the landscape, creating scenic elevation changes and expansive views across tended trails and open fields. The maintained trail system allows easy access throughout the property and enhances both enjoyment and functionality year-round.

Widely recognized as a great hunting property, the land supports abundant wildlife activity. Grouse and deer are commonly present, while soaring eagles and hawks add to the authentic outdoor setting. These natural features make the acreage a true hunter's paradise while also supporting wildlife observation and land stewardship.

A significant advantage is the property's location adjacent to state and county land, offering added privacy, protected surroundings, and long-term value. This proximity extends usable space and ensures the area remains preserved and undeveloped. Access is convenient and reliable via a publicly maintained road, making entry simple in every season. With rolling hills, established trails, rich wildlife habitat, and neighboring public land, this property represents an outstanding opportunity to own high-quality recreational and investment land with proven outdoor appeal.

Additional Details:

Lot Acres	80.11
Lot Dimensions	1320 x 2650 x 1320 x 2650
School District	31
Taxes	\$1,370
Taxes with Assessments	\$1,370
Tax Year	2026

Additional Features:

Driving Directions:

South of Bemidji on Hwy. 71 N to county Rd 22--take a right for about 4.5 miles--left on 307 for about 1-2 miles look for signs



Listed By:
Edina Realty, Inc.

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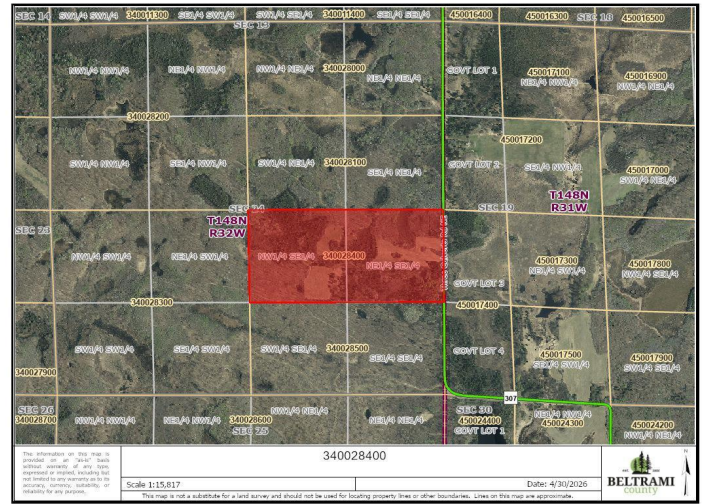
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