MLS 7088599 Land

$625,000

187.3 Acres
Raw Land

TBD County Highway 47
Osage MN 56570

Status: Active

Description:

Located in Becker County just northeast of Wolf Lake and south of Osage, this is one of those properties that is truly hard to put into words and even harder to appreciate without seeing it in person. From the moment I stepped onto this property I knew it was something special.For starters, the timber on this property is absolutely incredible. It's not often you find this kind of diversity all in one place. Towering white pine and red pine are scattered throughout the property alongside mature stands of aspen, oak and ash. The timber alone is impressive, but it also carries significant value. A recent timber assessment put the value at just under $100,000, giving the next owner not only a beautiful property to enjoy but also a strong long-term investment.If you're a hunter or someone who enjoys managing land for wildlife, you'll appreciate the work that's already been done here. The property comes with a comprehensive habitat plan from Whitetail Habitat Solutions that outlines ways to make this property even more attractive to the tremendous whitetails that already call this area home. The plan also benefits the many other species that utilize the property throughout the year.In addition to the habitat plan, the property has an extensive Forest Stewardship Plan in place and is enrolled in Minnesota's 2c program, helping reduce property taxes while promoting responsible forest management.The wildlife history here is exactly what most buyers are searching for. Trail camera photos and years of observations have documented mature whitetail bucks, black bear, turkey and grouse utilizing the property. The habitat diversity, cover and surrounding landscape create everything needed to consistently hold and attract wildlife.One thing that really stands out is the trail system. It is absolutely immaculate. Whether you're accessing stand locations, checking trail cameras, hauling firewood, hiking or simply exploring, the trail network makes navigating the property easy and enjoyable. More importantly, it allows you to slip in and out of hunting locations with minimal disturbance.As impressive as the property itself is, the neighboring land may be equally valuable. The property directly borders Smoky Hills State Forest and provides access to literally thousands of additional acres of public land. What makes this especially attractive is that the section of state forest bordering this property is difficult for the general public to access. That means additional hunting, hiking and recreational opportunities that many people simply won't take advantage of.The front portion of the property sits along paved County Highway 47 and offers an excellent location for a hunting camp, future home, cabin or camper setup. Whether you're looking for a place to spend weekends in the fall or a property where you can build your forever home surrounded by towering pines and abundant wildlife, this property offers that opportunity.Properties that combine timber value, habitat diversity, proven hunting history, excellent access and direct adjacency to thousands of acres of public land are becoming increasingly difficult to find. If you've been looking for a property to build your hunting legacy on, this one checks a lot of boxes and is priced extremely attractively for everything it has to offer.This is truly a must-see property, and I think once you walk it, you'll understand exactly what makes it so special.

Lot Acres	187.3
Lot Dimensions	187.3
Taxes	$1,766
Taxes with Assessments	$1,766
Tax Year	2025

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

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