



MLS 7094474 Lake Land

\$105,000



Description:

Discover an outstanding opportunity to own 35.1± deeded acres in Clearwater County, Minnesota, located approximately 10 miles southeast of Bagley and 30 miles west of Bemidji. This versatile property offers an attractive combination of productive agricultural acreage, exceptional hunting opportunities, waterfront frontage, and potential building sites, making it well-suited for farmers, hunters, investors, and those seeking a private country setting.

The property consists of approximately 25 acres of open ground that is currently utilized for hay production. The productive acreage offers multiple possibilities for future use, including returning the land to row crop production, fencing it for livestock pasture, or utilizing portions of the property for wildlife food plots. Predominantly sandy loam soils provide excellent drainage and favorable growing conditions for both agricultural and wildlife management purposes.


One of the property's most unique features is its direct frontage on Mud Lake, with more than 800 feet of shoreline along the eastern boundary. Mud Lake is well known throughout the region for excellent duck and goose hunting and serves as important habitat for migrating waterfowl. The property's location also places it within a highly desirable recreational area surrounded by quality wildlife habitat and public lands.

Adding to its appeal, the property directly borders more than 200 acres of State Land to the north, providing immediate access to additional hunting and outdoor recreation opportunities. Just southwest of the property lies the expansive Upper Rice Lake Wildlife Management Area, encompassing thousands of acres of public land known for outstanding waterfowl hunting, deer hunting, grouse hunting, and wildlife viewing opportunities.

The combination of Mud Lake, adjacent state land, and nearby wildlife management areas creates a natural travel corridor for wildlife. Whitetail deer frequently move through the area as they travel between feeding and bedding locations, creating excellent hunting opportunities. The property's mix of open acreage, nearby wetlands, and surrounding habitat also supports healthy populations of black bear, wild turkey, ruffed grouse, ducks, and geese.

Several locations throughout the property offer excellent potential building sites for a country home, hunting cabin, seasonal retreat, or Northwoods getaway. The property enjoys convenient access with road frontage along both the west and south boundaries and is located on a quiet dead-end road, providing privacy and limited traffic while maintaining easy year-round access.

Whether you are looking to expand your farming operation, establish a premier hunting property, build your dream home in the country, or invest in Minnesota land, this Clearwater County tract offers exceptional versatility and long-term value. Properties combining productive acreage, waterfront frontage, direct public land access, and outstanding recreational opportunities are becoming increasingly difficult to find in today's market

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Taxes with Assessments \$112



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Additional Features:



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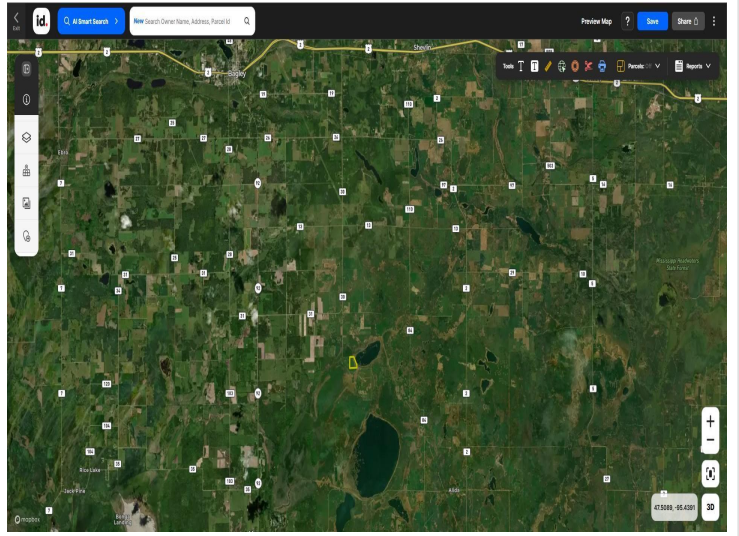
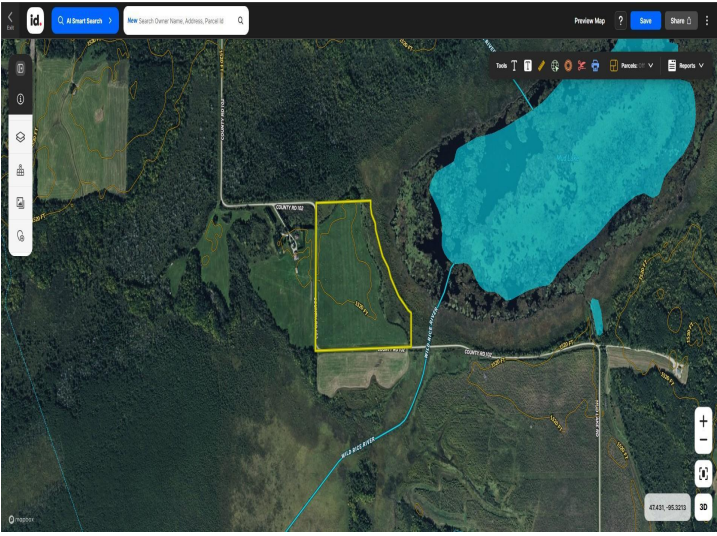
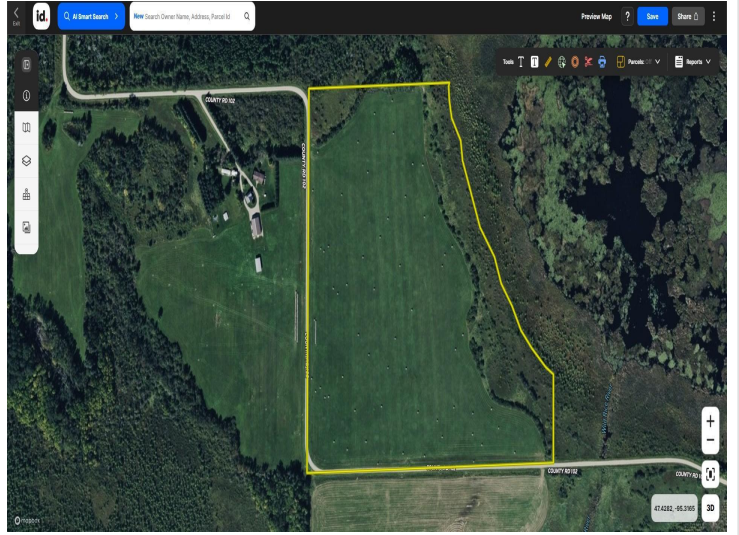
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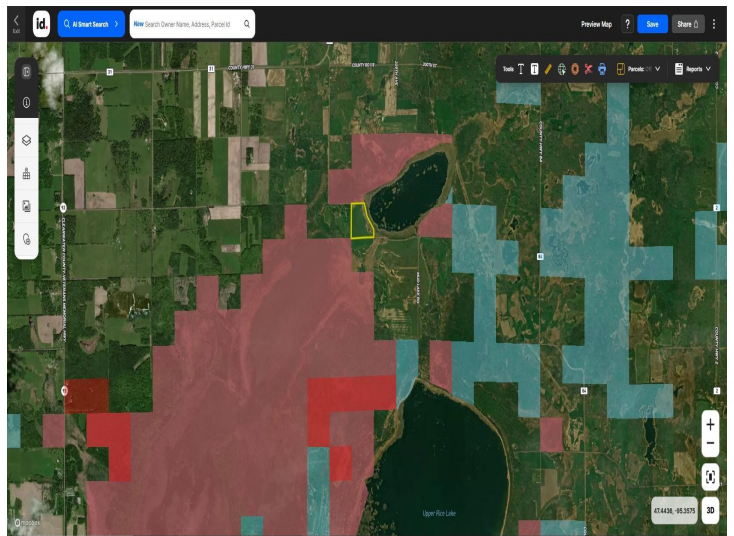
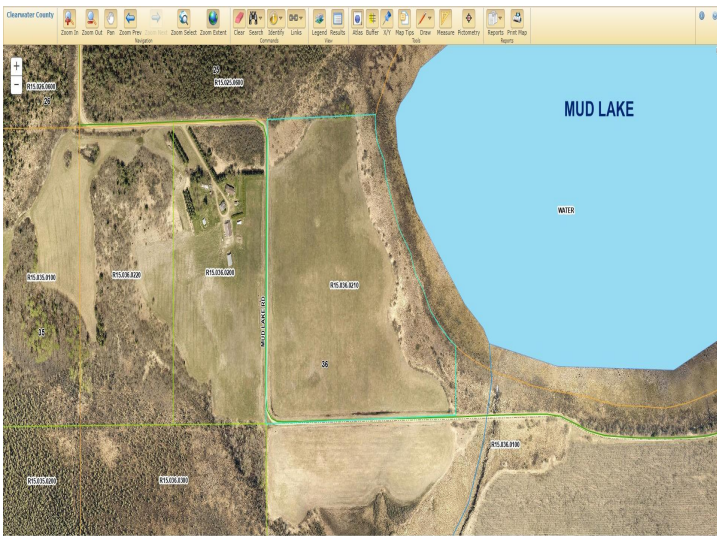
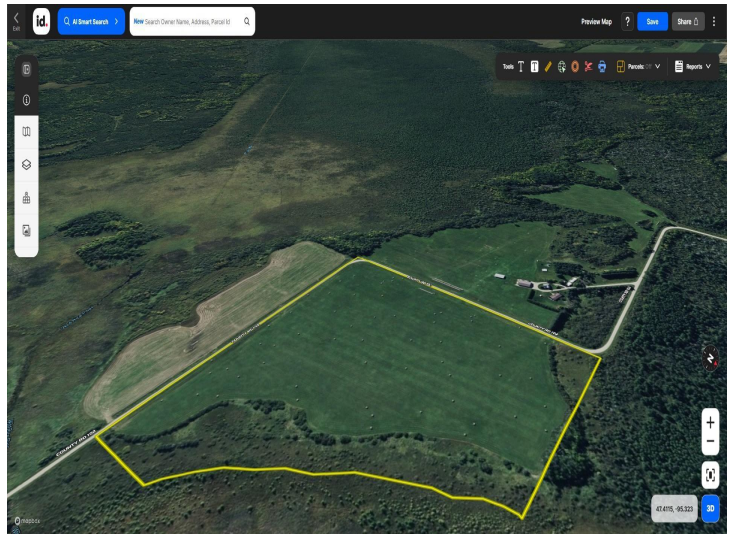
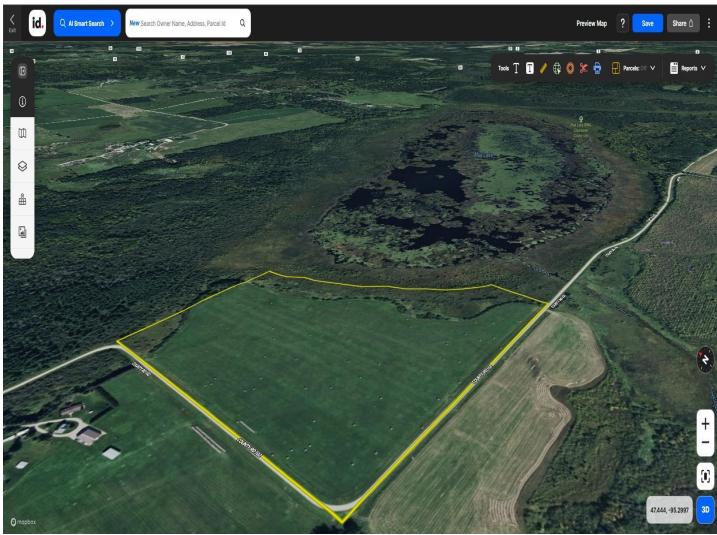
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