



MLS 7095201 Land

\$85,000

40 Acres
Raw Land

TBD STATE 200
Bagley MN 56621

Status: Active

Description:

Escape to the heart of northern Minnesota with this exceptional 40-acre property in Clearwater County. Located just 7 miles from Itasca State Park, this tract offers a perfect blend of wildlife habitat, privacy, and year-round outdoor recreation. Directly adjoining 120 acres of White Earth State Forest and just minutes from more than 50,000 acres of county and public land, you'll have virtually endless opportunities to explore, hunt, and enjoy the outdoors.

The property features gently rolling terrain with a diverse mix of aspen and oak-covered high ground, thick lowland cover, and a scenic pond. Mature oaks provide a valuable natural food source for wildlife, while the pond—maintained by an active beaver dam—creates excellent waterfowl hunting potential and serves as a reliable water source for game. Whitetail deer, black bear, wild turkey, grouse, and a variety of small game frequent the area, making this a true sportsman's property with opportunities in every season. The mix of timber and topography also offers excellent potential for strategically placed clearings and food plots, allowing future owners to further enhance wildlife habitat and hunting success. If you zoom out, you'll also notice that the property has nearby ag fields to help increase the food in the immediate area.

Access is already established from 203rd Avenue, with a gated entrance on the southwest corner and a trail leading to a cleared base camp area—ideal for a camper, fish house, or future cabin. The setup provides convenient access to both the pond and surrounding hunting grounds. An added advantage is the property's road frontage along both the east and west sides, creating multiple access points and offering flexibility for hunting setups, equipment access, and future improvements. A paddle boat currently on the property is included in the sale, allowing you to start enjoying the water right away.

Buyers may also wish to contact the local Soil and Water Conservation District to explore conservation or habitat programs that could provide annual income opportunities or potential tax benefits.

Electric service is available at the road but has not yet been connected. While the property may offer future building potential, buyers should consult Clearwater County regarding building site requirements and applicable wetland setback regulations.

Bring your boat, too. The area is known for its abundance of lakes, with several public water accesses located within just a couple miles of the property. Whether you're looking to fish, hunt, paddle, or simply relax on the water, you'll have plenty of nearby recreational opportunities.

When you're looking for a hunting retreat, recreational getaway, or a building site, or a base camp surrounded by thousands of acres of public land, this property presents a rare opportunity to own a rare location in an emier outdoor destination.



Base Camp Country Real Estate



Call Affinity Real Estate

218-237-3333

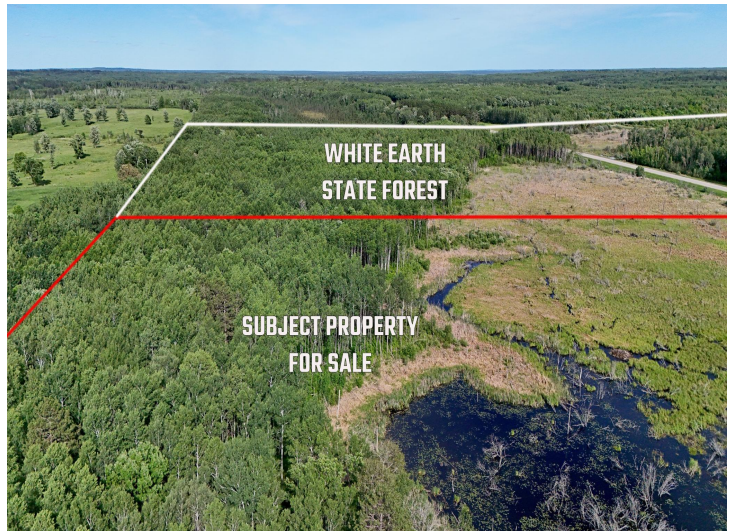
info@affinityrealestate.com



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

Additional Details:

Lot Acres	40
Lot Dimensions	1329x1329x1329x1329
School District	9311








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Affinity
REAL ESTATE INC

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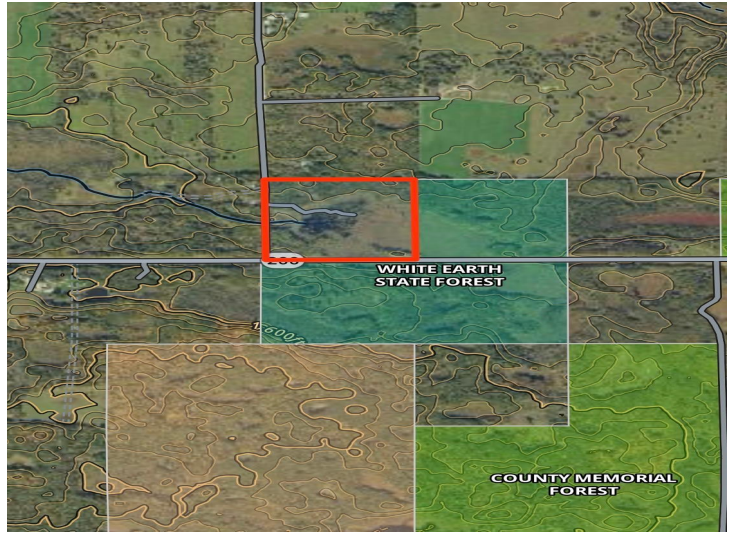
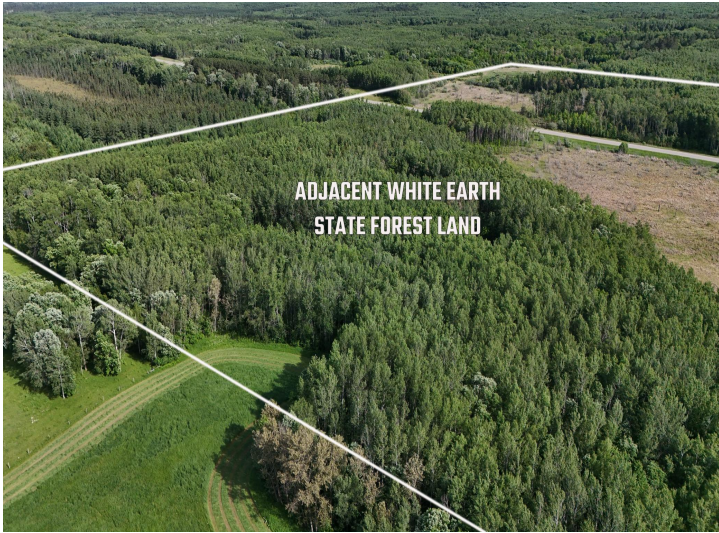
 TEMP 42° F	 WIND NE 2.7MPH	 PRESSURE 29.55 inHg	 SUN DAYTIME	 MOON WAXING GIBBOUS
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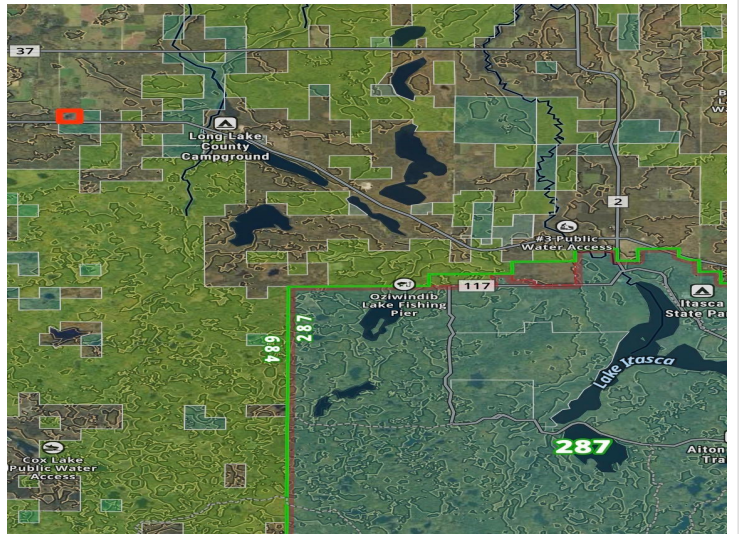
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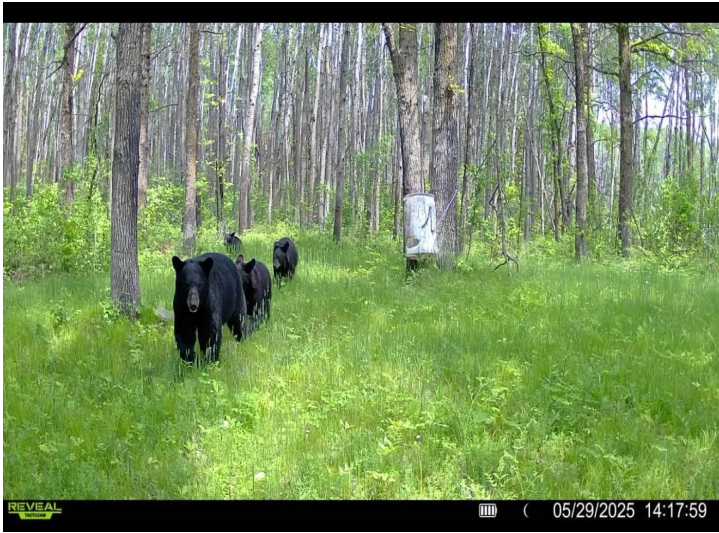
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