



MLS 7101809 Residential

\$350,000

1,008 sq ft
2 bedrooms
2 baths

22415 Wilderness Drive
Verndale MN 56481

Status: Active

Description:

Here is your chance to truly get away from it all and own a beautiful 80 acres +/- of prime Minnesota hunting and recreational land tucked into the quiet country just southeast of Nimrod, northeast of Verndale, and within reach of Wadena, Sebeka, and Staples. Located along Wilderness Drive, this property has the kind of setting that outdoorsmen, hunters, individuals or groups as well as retreat buyers spend years trying to find. It is private, wooded, diverse, usable, and full of natural character, with the added benefit of abutting the expansive 3600 acre portion of the Lyons State Forest, a major block of public timber, trails, wildlife cover, and recreation in central Wadena County. Minnesota lists Lyons State Forest at 14,789 acres and notes its location in central Wadena County near Staples, with wildlife viewing opportunities tied to the Crow Wing River State Water Trail and nearby natural areas. The land itself like a northern Minnesota hunting camp from the moment you pull in. Mature tree cover, pine stands, aspen, brush, tall grasses, low pockets, natural openings, established trails, and carved-out food plot areas all work together to create a property that hunts much larger than 80 acres. The landscape has that ideal mix of cover, food, water, and seclusion that wildlife needs. This is not just a square piece of woods with one trail cut through it. It is a layered habitat property, with multiple travel corridors, bedding cover, edges, small openings, low-lying water areas, and a small creek traveling through the land. Those features help hold wildlife, move deer naturally across the property, and create stand locations for different wind directions. For the whitetail hunter, this tract has the right ingredients. The area is known for quality deer, and with the property joining a large block of state forest, the surrounding habitat base is tremendous. Bucks and does move through the timber, graze in the openings, bed in the thicker cover, and travel between private ground and the adjoining forest. Food plots already carved into the property give a buyer the ability to continue improving the land for deer, turkey, bear, and other wildlife. There are four food plot locations already established or opened up, giving the next owner options for clover, brassicas, rye, oats, turnips, chicory, or other mixes designed to attract and hold deer through different seasons. With pollinators, grasses, and natural browse already present, the property offers both immediate hunting use and long-term habitat potential. The hunting setup is already started in a big way. The property includes three blinds, a wooden stands, and multiple areas where ladder stands could be added. That gives a new owner the advantage of being able to hunt the property right away while still having room to personalize the setup. The existing blinds and stands overlook natural movement areas and openings, while the internal trail system makes access easier for slipping in and out, checking cameras, hauling gear, maintaining food plots, or simply enjoying the land. A well-planned trail system is one of the biggest advantages on a recreational tract, and this property already offers that. You can ride a side-by-side, take an ATV, hike through the woods, or quietly walk to stand locations without having to fight your way through heavy cover. The small creek and low-lying water spots add another layer of value. Water is one of the most important features on a

tract. This tract has natural water elements that help hold and sustain wildlife. The ducks can be seen in the small open wet areas, especially during the fall and spring wetter seasons, and those same pockets create edge habitat for deer, grouse, small game, and other wildlife. Fish are known to pass through the area from time to time. Access to the property is from a gravel road, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Additional Details:

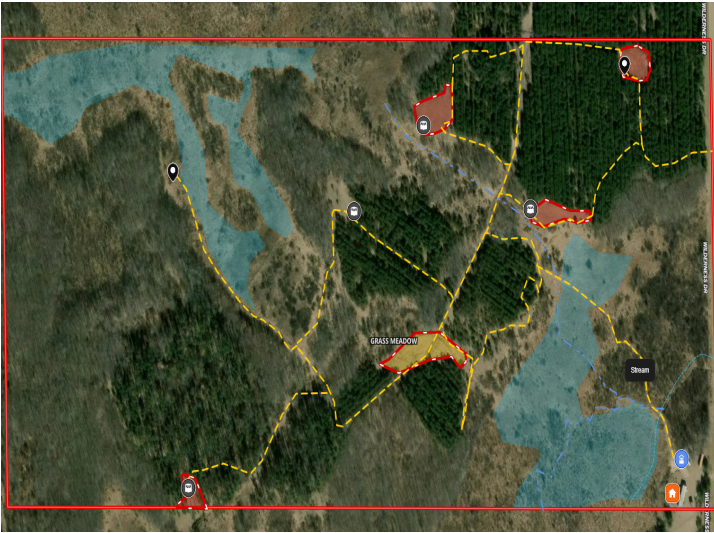
Year Built	1977
Lot Acres	80
Lot Dimensions	2,484,882



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com



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



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