

MLS 7107973 Lake Land

$499,000

Description:

If you've been looking for a property that checks all the boxes for hunting, recreation, and building, this 178-acre tract deserves a serious look. With power available at the road, several excellent building sites, frontage on Burgen Lake, and direct access to Huntersville State Forest, this property offers the kind of versatility that's hard to find.The land features a great mix of habitat that already sets up well for wildlife. Young timber provides thick security cover, while scattered mature trees add diversity across the property. Thick willow lowlands offer excellent bedding cover for deer, and the combination of timber, bedding areas, and open ground creates natural travel corridors that keep deer moving throughout the property. Whether you're hunting early season patterns or late-season food sources, the layout gives you plenty of options.The southwest corner is well suited for a transitional food plot and could easily become a key destination for deer traveling between bedding cover and surrounding habitat. Combined with the existing cover, this property offers an excellent opportunity to develop a hunting property that can continue to improve over time.There is also a generous amount of open ground that could be used for pasture, hobby farming, livestock, or additional habitat improvements. Whether your goal is to create a working farm, establish more food plots, or simply enjoy the open space, the property gives you the flexibility to make it your own.One of the biggest highlights is the location. Huntersville State Forest lies directly across the road to the north, with additional State Forest land bordering the property to the south. That gives you convenient access to thousands of acres of public land for hunting, hiking, and exploring right from your doorstep. If riding is more your style, you'll also be close to the extensive ATV trail system within Huntersville State Forest, making this an outstanding property for year-round outdoor recreation.Adding to the appeal is frontage on Burgen Lake, giving you another way to enjoy the property throughout the seasons. Whether it's spending time by the water, watching wildlife, or simply taking in the views after a day in the woods, the lake frontage is a feature that sets this property apart.Whether you're looking for a hunting property, a place to build your forever home, a weekend cabin getaway, or an investment in recreational land, this property has the acreage and features to do it all. The combination of quality deer habitat, buildable ground, lake frontage, open acreage, and immediate access to thousands of acres of public land creates a rare opportunity in an area known for its outstanding outdoor recreation.

Additional Details:

Lot Acres	178
Lot Dimensions	178
Taxes	$2,708
Taxes with Assessments	$2,708
T	2026

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Driving Directions:

From Huntersville head south on County Hwy 15, take a left on 360th St, take a right on 233rd Ave and then a right on 350th St.

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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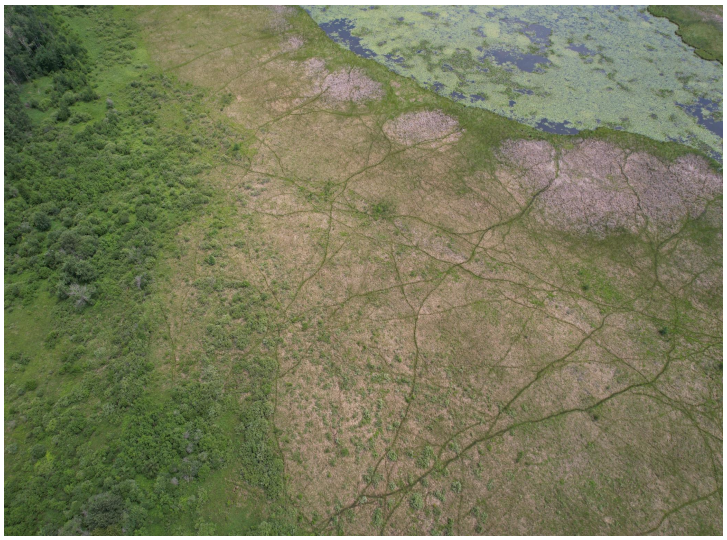





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