

MLS 7116323 Residential

$957,000

1,248 sq ft
4 bedrooms
1 baths

39794 259th Avenue
Menahga MN 56464

Status: Active

Description:

Rarely do properties with this combination of size, diversity, and opportunity become available in Wadena County. Spanning 262.79+/- acres, this exceptional tract offers endless possibilities for those seeking a large-scale hunting property, northwoods getaway, recreational retreat, or legacy piece of land to enjoy for generations. The groundwork has already been laid with an extremely well-maintained trail system throughout the entire property. This one has incredible potential, and the moment you step foot on it you'll see exactly why. The landscape features an outstanding mix of mature timber, open upland fields, and thick cover, creating natural transitions and travel corridors that wildlife rely on. Stands of mature red pine are complemented by young timber growth, providing excellent high-ground security cover that gradually transitions into scattered willow swamps, creating ideal bedding habitat. Tucked away from the road are several secluded pockets of open grassland positioned for future food plots that could become a primary food source for deer and other wildlife in the area. The quality of the habitat is reflected in the property's hunting history, including the harvest of a remarkable 219 5/8-inch whitetail buck in the 2000s, along with several other quality bucks taken in more recent years. Apart from whitetail - turkeys, bear, and grouse frequent the area. An extensive trail system provides easy access throughout the entire property for hunting, trail cameras, habitat improvements, ATV riding, or simply enjoying the outdoors. The property also includes a 4-bedroom, 1-bath cabin with a well, septic, and electric already in place, offering the perfect foundation for a hunting camp or recreational retreat.Bordering thousands of acres of the Huntersville State Forest and located kitty corner to 240+ acres of irrigated tillable farmland, this property offers the rare combination of private acreage, expanded recreational access, and strong agricultural influence for wildlife.Whether you're looking to create a large-scale hunt camp, a family Northwoods retreat, or a one-of-a-kind secluded recreational property, this 262.79+/- acre tract offers the location, habitat, and opportunity to make that vision a reality.This property is also being offered in smaller parcels. Available tracts include: MLS#'s 7116329 (Tract 1), 7116661 (Tract 2), 7116326 (Tract 3), and 7116323 (property as whole).

Additional Details:

Year Built	1916
Lot Acres	262.79
Lot Dimensions	262.79+/- Acres
Taxes	$5,232
Taxes with Assessments	$5,302
Tax Year	2026

Additional Features:
Fuel: Propane **Heat:** Forced Air

Driving Directions:
From Sebeka - head east on Co Hwy 12 for 10 miles to Nimrod. Once you cross over the Crow Wing River, take a left onto Huntersville Rd headed north. Follow this for about 9.5 miles and then turn right onto 249th Ave. Follow this for 3 miles and the property will be located on right side of the road.

Broker Reciprocity
Listed By:
Midwest Land Group LLC
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Call Affinity Real Estate
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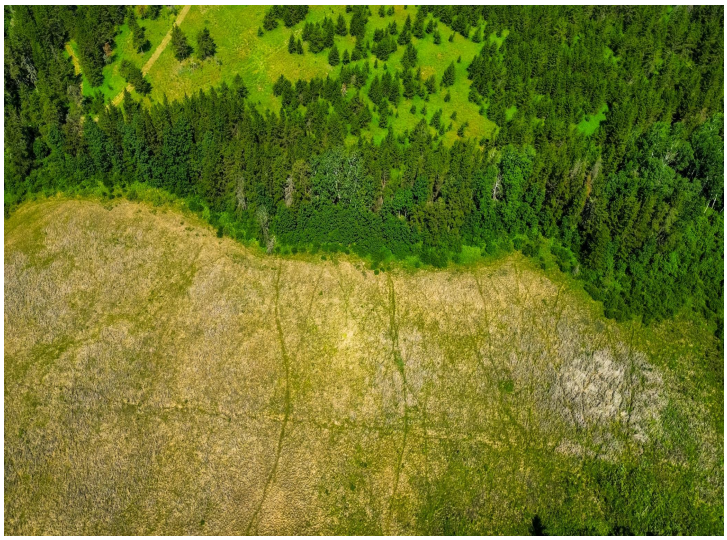





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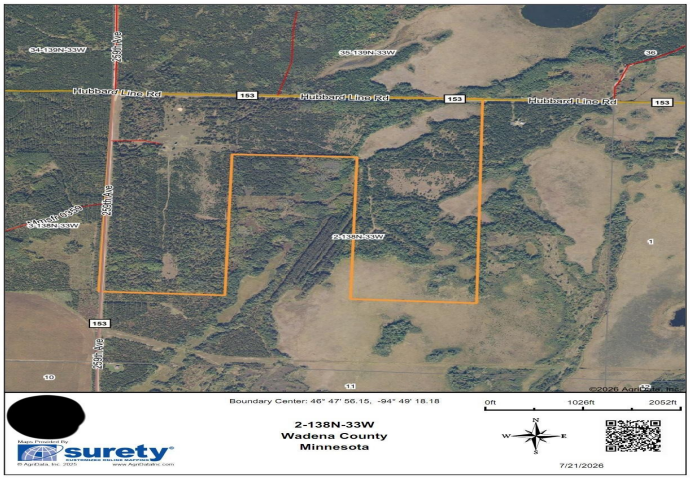
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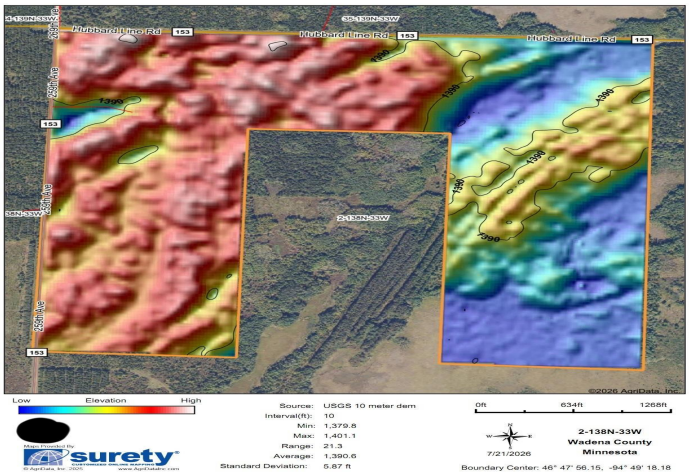
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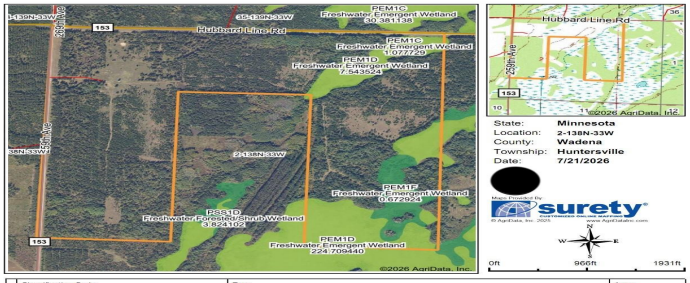
Aerial Map



Topography Hillshade



Wetlands Map



	Classification Code	Type	Acres
	PEM1D	Freshwater Emergent Wetland	26.16
	PSS1D	Freshwater Forested/Shrub Wetland	9.56
	PEM1C	Freshwater Emergent Wetland	6.49
	PEM1F	Freshwater Emergent Wetland	0.67
		Total Acres	42.88

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

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