

MLS 7116329 Land

$420,000

132.19 Acres
Raw Land

Tract 1 - TBD Hubbard Line Rd
Menahga MN 56464

Status: Active

Description:

Spanning 132.19+/- acres in Wadena County, this property combines everything serious hunters and outdoor enthusiasts appreciate in a well-rounded recreational tract. Offering a blank canvas to develop into your own hunting paradise, the groundwork has already been laid with an exceptionally well-maintained trail system that provides easy access throughout. This property 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. The established trail system makes it easy to access stand locations, check trail cameras, improve habitat, or simply enjoy the property year-round. The combination of diverse habitat and exceptional accessibility makes this tract just as enjoyable to explore as it is to hunt.One of the property's standout features is that it hunts much larger than its 132.19+/- acres. Bordering thousands of acres of the Huntersville State Forest, you'll enjoy immediate access to additional ground for hunting, trail riding, hiking, and countless other outdoor recreational opportunities. The neighboring public land expands your options while enhancing the overall appeal of this already impressive tract.Whether you're looking to develop a hunting property, enjoy year-round recreation, or invest in a beautiful and diverse piece of Minnesota land, this property offers the habitat, location, and opportunity to create something truly special.This property is also being offered as part of a larger parcel. Property is part of an unrecorded parcel split. Available tracts include: MLS#'s 7116329 (Tract 1), 7116661 (Tract 2), 7116326 (Tract 3), and 7116323 (property as whole).

Additional Details:

Lot Acres	132.19
Lot Dimensions	132.19+/- Acres
Taxes	$1
Taxes with Assessments	$1
Tax Year	2026

Broker Reciprocity

Listed By:
Midwest Land Group LLC

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 Sebeka - head east on Co Hwy 12 for 10 miles to Nimrod. Once you cross over ke 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. Turn right onto Hubbard Line Rd. Property on south side.

Call Affinity Real Estate
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Affinity Real Estate · 600 Park Avenue South · Park Rapids MN 56470








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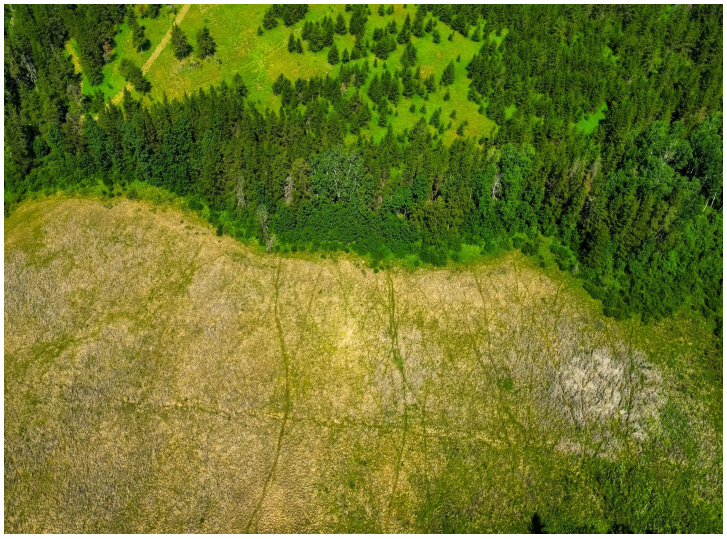







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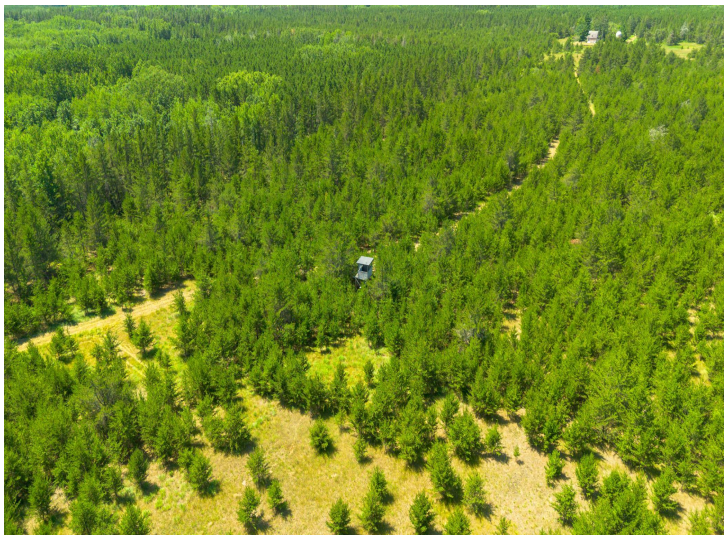



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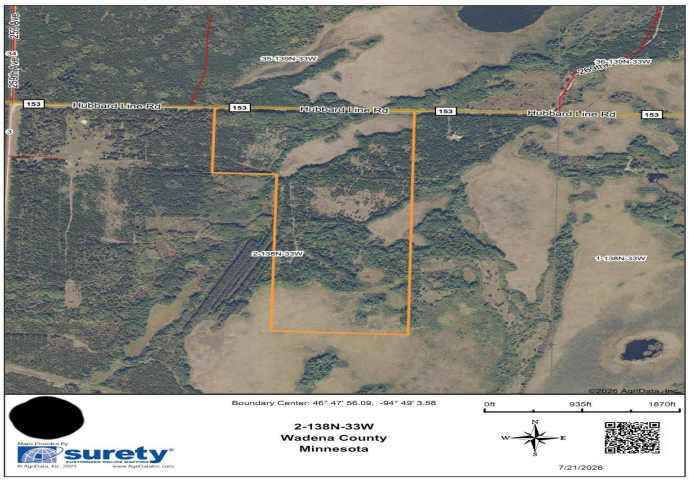
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Aerial Map



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