

MLS 7116661 Residential

$312,000

1,248 sq ft
4 bedrooms
1 baths

Tract 2 - 39794 259th Ave
Menahga MN 56464

Status: Active

Description:

Nestled on 70.3+/- acres in Wadena County, this versatile property offers the perfect opportunity to create your own rural retreat. Whether you're envisioning a hunting camp, a recreational getaway, a hobby farm, or simply a place to enjoy the peace and privacy of the countryside, this property provides the space, infrastructure, and potential to bring your vision to life.The property features a 4-bedroom, 1-bath cabin with a private well, septic system, and electric already in place. While the cabin is ready for your personal touch, the existing utilities provide an excellent foundation by saving the next owner the expense of installing essential services. Comprised primarily of high ground, the acreage showcases a beautiful mix of thick patches of mature timber supported by young forest growth and scattered open grassland. The open spaces offer opportunities for future food plots, pasture, or hobby farm animals, while the surrounding timber provides privacy, great security cover for wildlife, and natural beauty. Minimal lowland along the property's edges adds further habitat diversity without limiting the property's overall usability.An exceptionally well-maintained trail system provides easy access into and throughout the property, making it ideal for hunting access, habitat improvements, ATV rides, or simply enjoying everything the land has to offer. Whitetail deer, wild turkey, black bear, and ruffed grouse are frequent visitors, making this an outstanding recreational property for hunters and nature lovers alike.Bordering thousands of acres of the Huntersville State Forest, you'll enjoy immediate access to additional land for hunting, trail riding, hiking, and countless other outdoor adventures, all while maintaining the privacy and ownership benefits of your own acreage.Whether your dream is owning a diverse recreational property with solid hunting history, raising a few animals, or renovating the cabin into a charming country retreat with diverse habitat, wildlife, and public land nearby, this 70.3+/- acre tract offers the flexibility and potential to make it your own right away.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:

Year Built	1916
Lot Acres	70.3
Lot Dimensions	70.3+/- Acres
Taxes	$1
Taxes with Assessments	$1
Tax Year	2026

Fuel: Propane **Heat:** Forced Air

Driving Directions:

From Sebeka - head east on Co Hwy 12 for 10 miles to Nimrod. Once you cross over [illegible] ke a left onto Huntersville Rd headed north. Follow this for about 9.5 miles and then turn right onto 249th Ave. Follow 6 miles and the property will be located on the right.

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.

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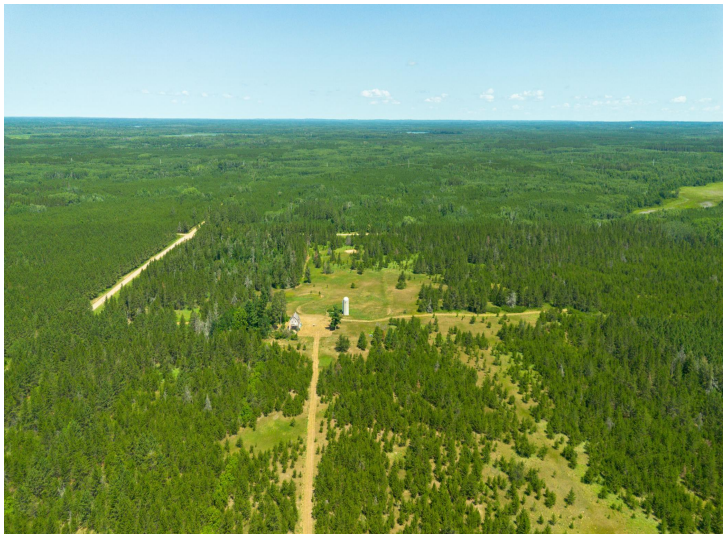
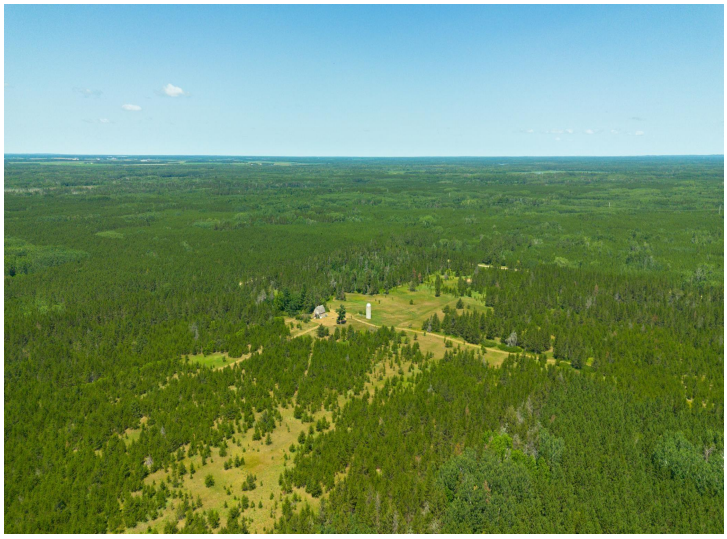







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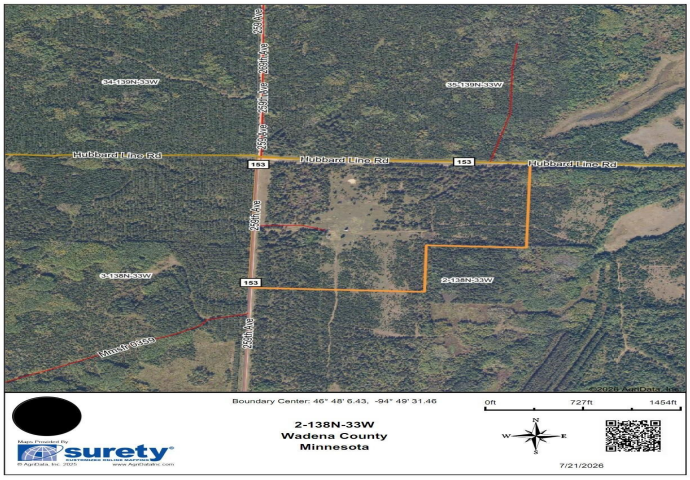



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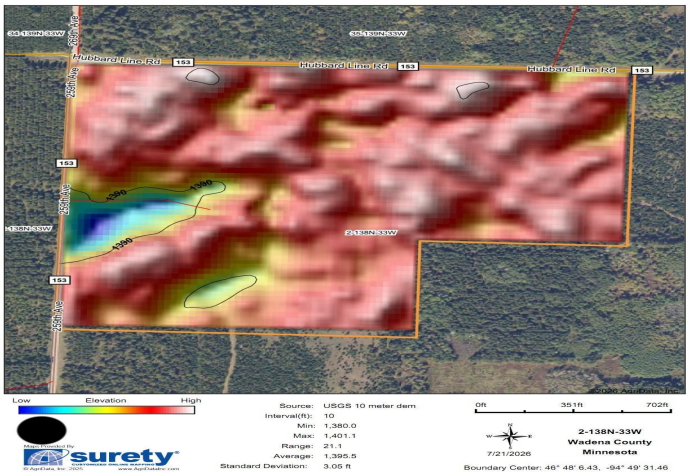
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Aerial Map



Topography Hillshade



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