



MLS 7123122 Farm

\$799,000

160 Acres

56631 149th Avenue
Gonvick MN 56644

Status: Active

Description:

Located just north of Gonvick, this exceptional 160± acre Clearwater County farm offers a versatile combination of productive farmland, livestock infrastructure, updated improvements, and outstanding recreational opportunities. The property features 144.73 FSA farmable acres with an average CPI of 82 and productive Rollis loam, Foldahl loam, and Strathcona fine sandy loam soils. Currently utilized as hay ground and pasture, approximately 70 acres are planted to Timothy grass along with other forage varieties. With no current rental agreements, the property offers open tenancy for the 2027 growing season. The land is predominantly high, well drained, and highly productive with minimal wetland acreage, making it well suited for hay production, grazing, or returning to row crop production. Livestock producers will appreciate the established infrastructure, including eight fenced paddocks ranging from approximately 9 to 12 acres each with three-strand barbed wire and one hot wire. The pasture is currently capable of supporting approximately 30 to 40 cow/calf pairs. A new well pump supplies water through an underground pipeline to multiple paddocks, complemented by a Ritchie livestock waterer and cattle barn. For outdoor enthusiasts, the property also offers excellent hunting opportunities. Two in-ground goose pits with overhead garage doors are already in place, and the area is known for healthy populations of whitetail deer, black bear, wild turkey, grouse, waterfowl, and upland game. The property is located within Minnesota Deer Permit Area 209 and the No Quota Bear Zone. The 6.75-acre farmstead features a well-maintained 1,532 square foot home with three bedrooms and three bathrooms. Numerous updates have been completed over the years, including updated windows, steel roofing, remodeled kitchen and bathrooms, vinyl flooring, a spacious mudroom, and a three-season front porch. Interior features include a kitchen with center island, main floor laundry, natural woodwork, propane fireplace, central air conditioning, nine-foot ceilings, a main floor primary suite with walk-in closet and private bath, and a sauna in the basement. Outbuildings include a 40' x 80' pole barn, 30' x 40' shop, detached single-stall garage, cattle barn, and several additional storage buildings, providing ample space for equipment, livestock, hay, and storage. A 22 kW Generac backup generator is capable of powering the entire farm during electrical outages. Access is provided by a well-maintained county road leading to a long private driveway that sets the home back from the road. Conveniently located just minutes from Gonvick and Clearbrook and approximately one hour from Bemidji and Thief River Falls, this property presents an excellent opportunity for farming, livestock production, hunting, or rural country living.

Additional Details:

Year Built	1931
Lot Acres	160
Lot Dimensions	2640x2640

	Listed By Whitetail Properties Real Estate
Taxes	\$827
Taxes with Assessments	\$932
Tax Year	2026

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

Additional Features:

Basement: Block, Unfinished **Fuel:** Propane **Garage:** 1 **Heat:** Forced Air **Fireplace(s):** 6 **Sewer:** Tank with Drainage Field **Water:** Drilled **Air Conditioning:** Central Air

Driving Directions:



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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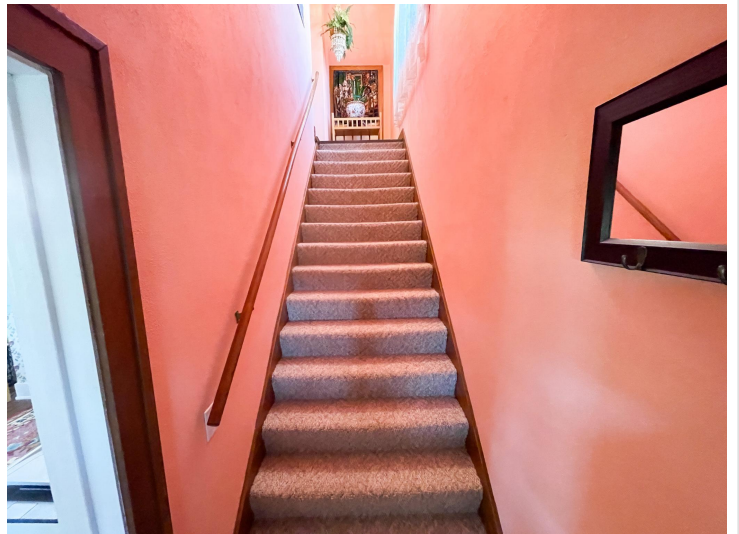
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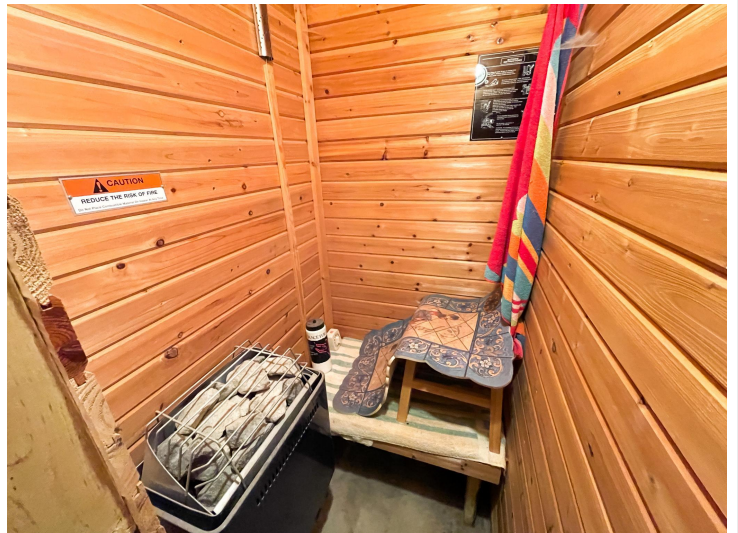
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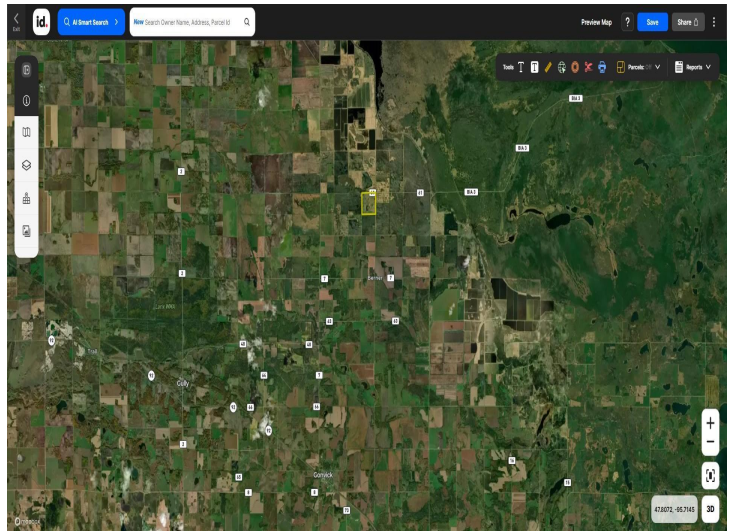
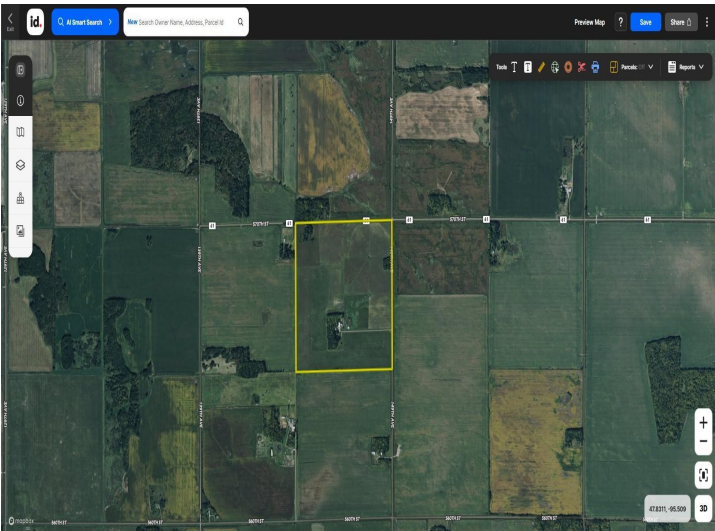
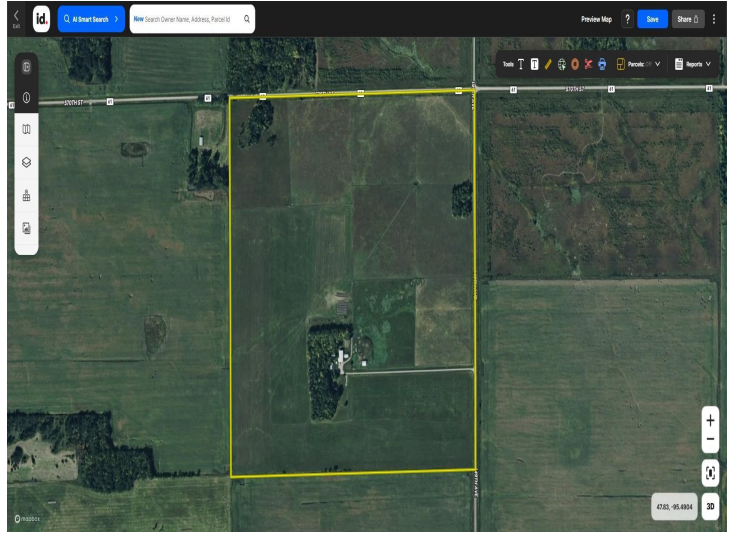
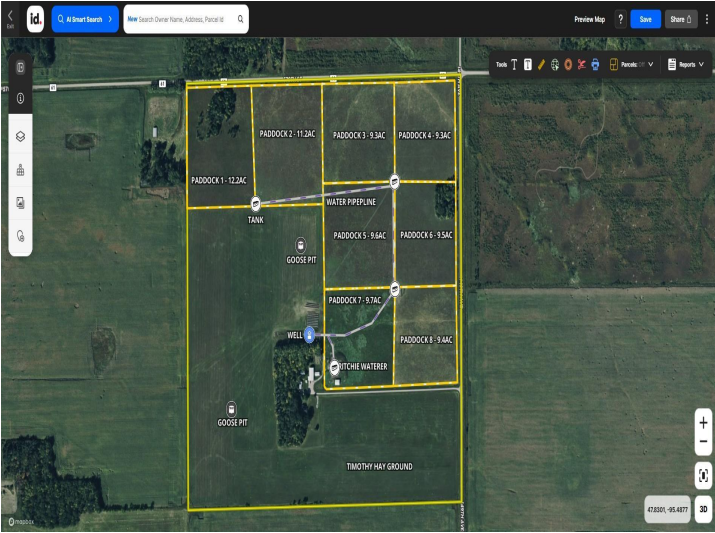
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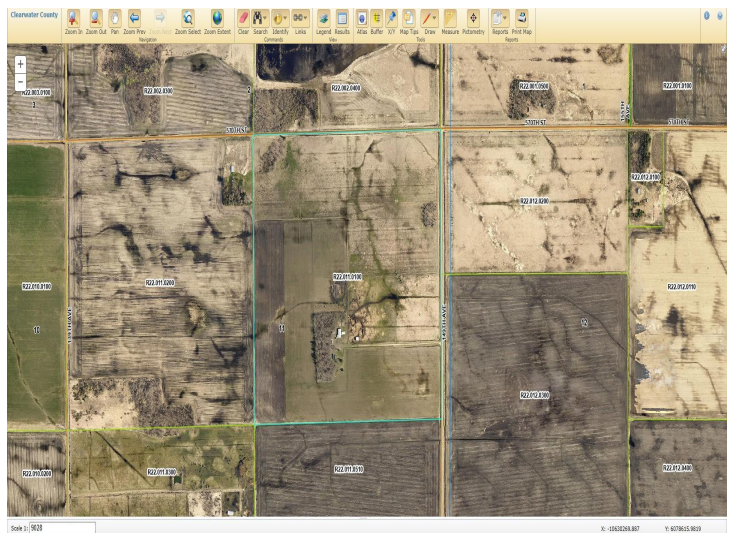
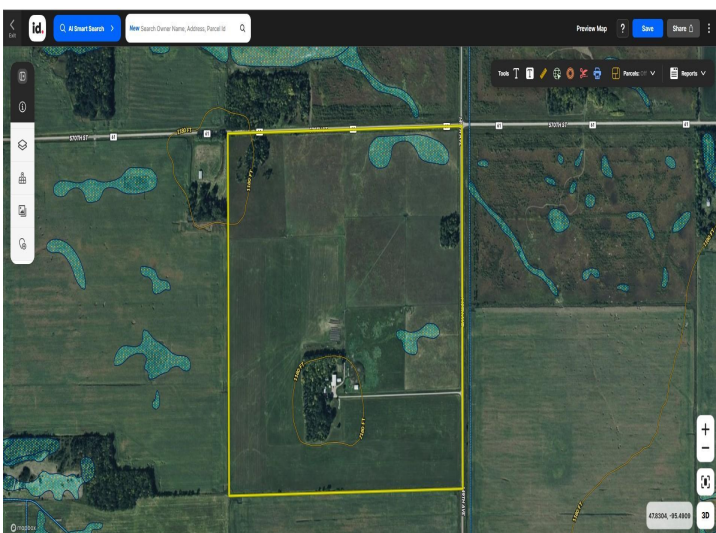
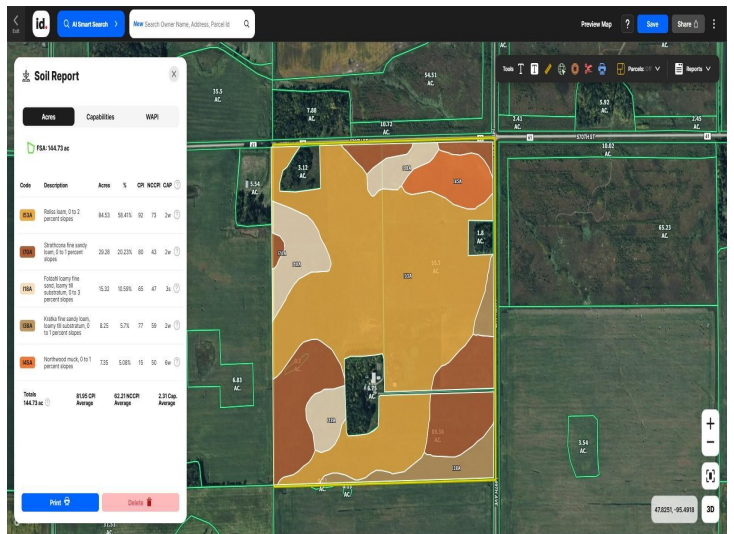
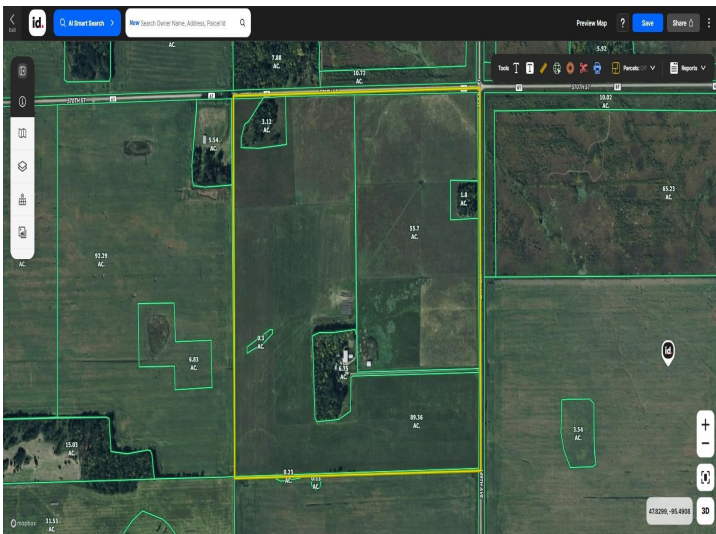
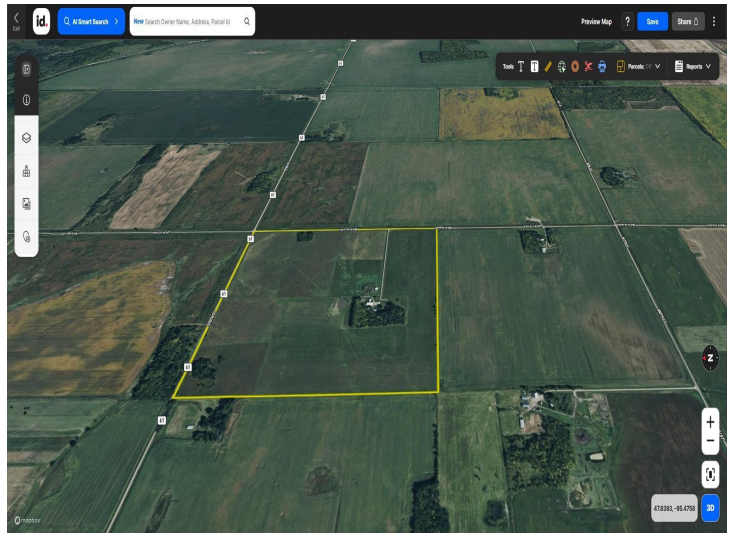
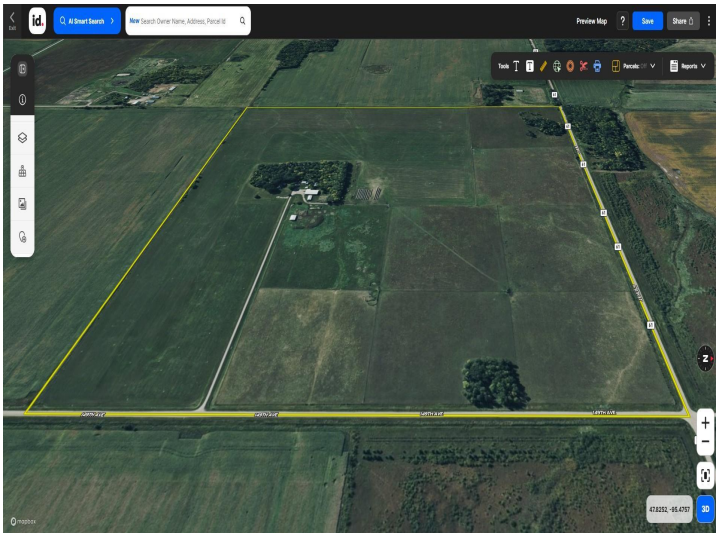
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