



MLS 7143645 Lake Land

\$119,000

Description:

Rare opportunity to own +/-34.05 acres with private frontage on Haggerty Lake, a natural environment lake of roughly 140 acres with no public access, in Beltrami County, Minnesota. This property borders state land on two sides, providing direct access to over 1,000 acres of public land for hunting, exploring, and year-round recreation. Snowmobile trails run through the area in winter, with ATV trails available the rest of the year, putting motorized recreation right outside your door. The land features a diverse timber stand, including large mature oaks and timber, along with new growth aspen from a select timber cruise completed several years ago on a portion of the back side of the property. An established trail system is already in place, with room to add food plots and stand sites for further development. Topography is mainly high ground with rolling terrain, offering a great mixed-use property with strong potential for hunting, recreation, or building. Several potential building sites are located on the property with southerly-facing views of the lake, ideal for a northwoods cabin, a hunting and ATV base camp, or a full-time home. Paved road access with multiple entry points makes the property easy to reach year-round. Wildlife opportunities are excellent, with strong whitetail deer and black bear hunting, along with grouse, turkey, and waterfowl. Clearwater Lake, known for good walleye fishing, is close by for anglers and water recreation enthusiasts. The property is approximately a 15-minute drive to Clearbrook and a 30-minute drive to Bemidji, keeping it convenient to local services while offering a true northwoods setting. This is a great investment opportunity, offering a place to build memories and enjoy recreation now while the land appreciates in value.

Additional Details:

Lot Acres	36.27
Lot Dimensions	1320x1320
Taxes	\$484
Taxes with Assessments	\$484
Tax Year	2026

Additional Features:

Driving Directions:

From Clearbrook, follow the Clearwater Lake rd until it turn into Lumberjack Rd and the property is on the north side of the road at the Clearwater Co and Beltrami Co line



Listed By:
Whitetail Properties Real Estate

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.



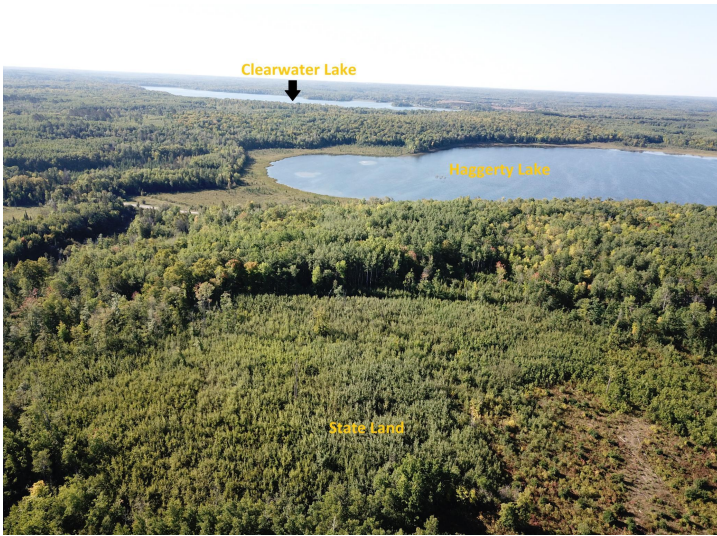
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000

MLS 7143645 Lake Land
TBD Lumberjack Road
Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000

MLS 7143645 Lake Land
TBD Lumberjack Road
Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000
 MLS 7143645 Lake Land
 TBD Lumberjack Road
 Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000
 MLS 7143645 Lake Land
 TBD Lumberjack Road
 Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000

MLS 7143645 Lake Land
TBD Lumberjack Road
Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000
 MLS 7143645 Lake Land
 TBD Lumberjack Road
 Shevlin MN 56676

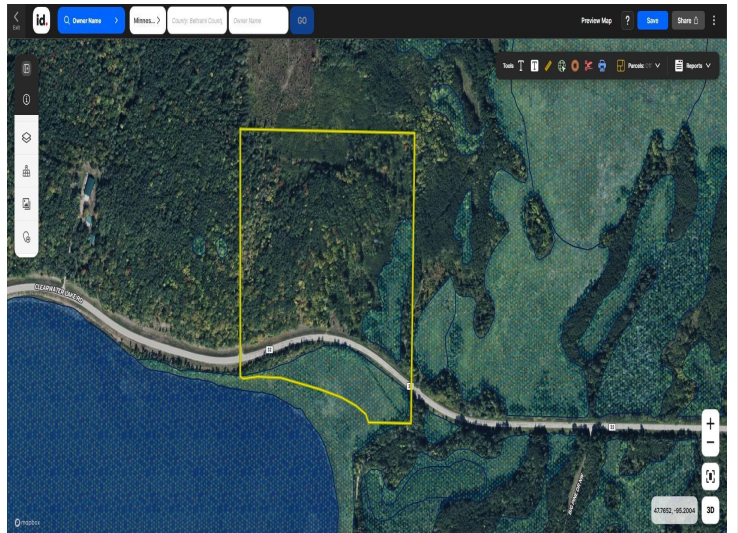
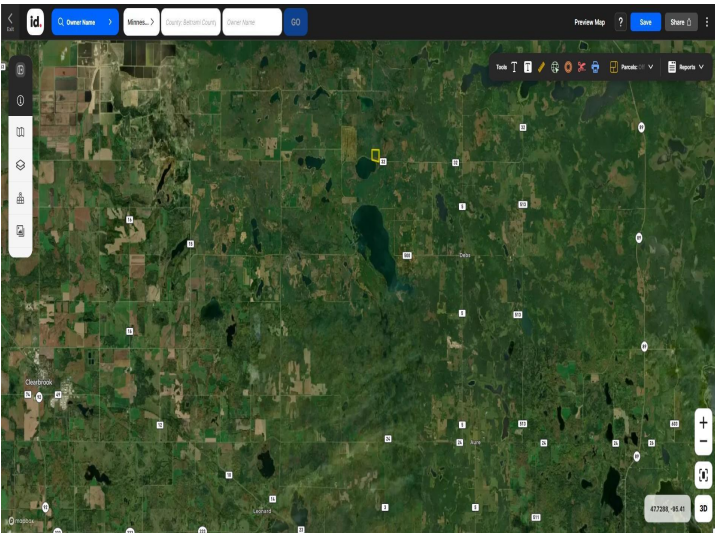
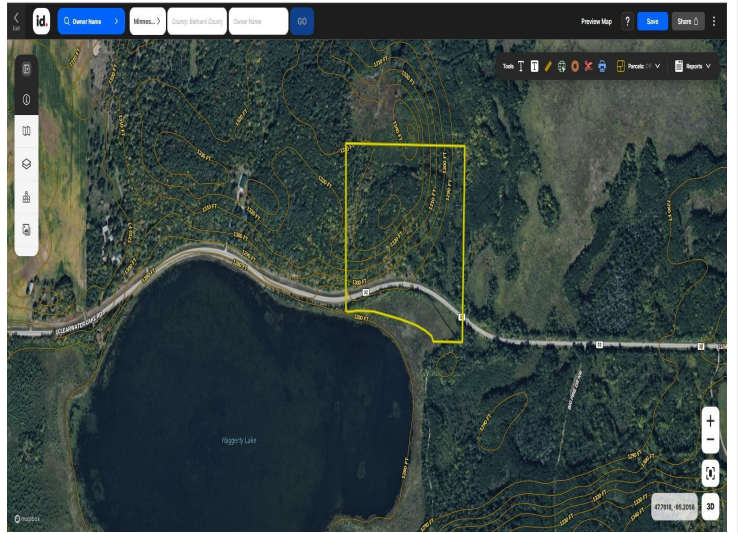
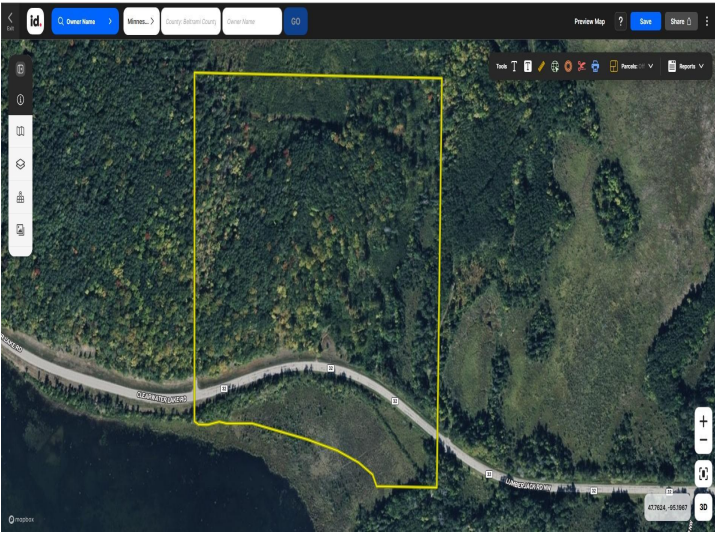


website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000

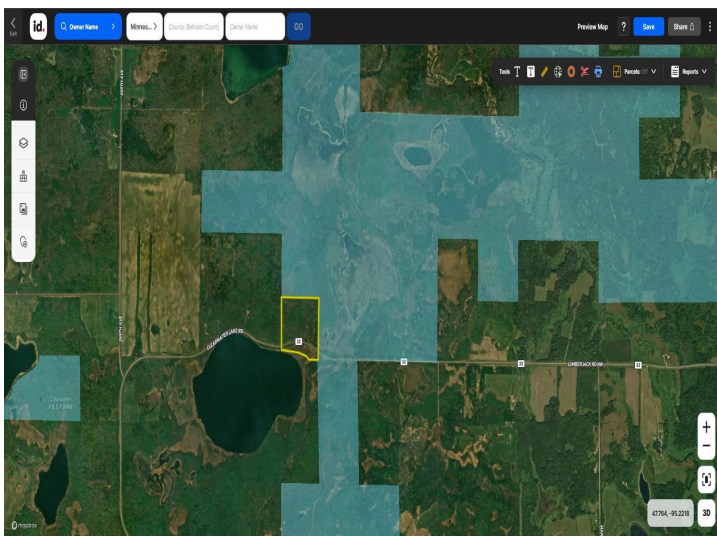
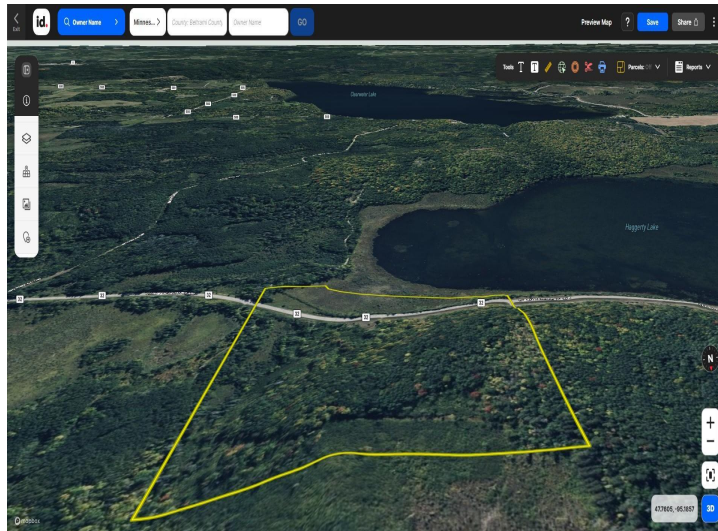
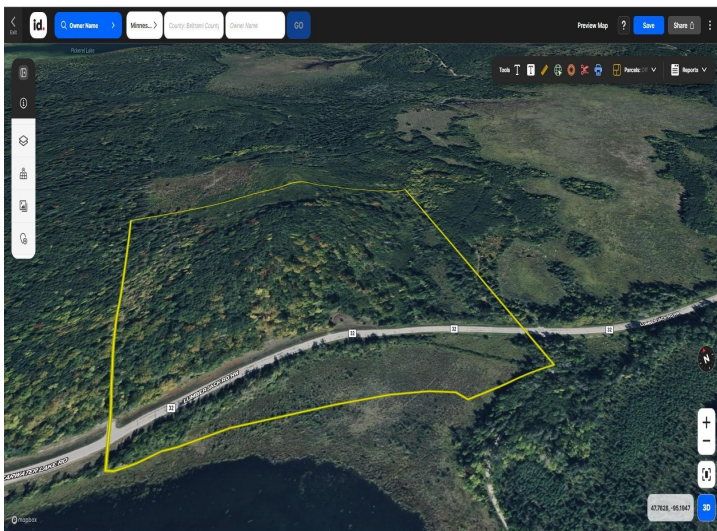
MLS 7143645 Lake Land
TBD Lumberjack Road
Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000
 MLS 7143645 Lake Land
 TBD Lumberjack Road
 Shevlin MN 56676



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$119,000
 MLS 7143645 Lake Land
 TBD Lumberjack Road
 Shevlin MN 56676