



Lines are approximate



MLS 7153290 Land

\$199,500

40 Acres
Raw Land

11763 546th Street
Gonvick MN 56644

Status: Active

Description:

40+/- acres located just north of Gonvick and east of the Gully Fen SNA, a 1,610+/- acre archery-only game preserve, in Clearwater County, MN. This property blends income-producing farmland with strong whitetail hunting and a build-ready cabin site, making it a versatile opportunity for a hunter, farmer, or someone looking to build. The property includes 36+/- tillable acres, currently rented through the 2028 growing season at \$50/acre and planted in soybeans, doubling as an attractive food source for area whitetails. Soils consist mainly of Rosewood fine sandy loam with a 54 CPI. The tillable ground may also qualify for future CRP enrollment, or could be converted into a dedicated whitetail setup with tree and native grass plantings and strategically placed food plots. Hunting is a strength here: the property offers excellent edge habitat suited to both bow and rifle, with two elevated deer blinds already in place, one wired for a battery or generator hookup and insulated. The property is surrounded by neighbors who actively manage the deer herd, and sits in a sought-after area known for trophy whitetail, black bear, and abundant turkey and upland game. The Lost River flows through the neighboring land less than a quarter mile to the south, creating a natural travel corridor for local deer. A 4+/- acre building site includes a driveway already in place, connected electricity, a 40x56 pole barn with 14-ft sidewalls and 220-amp service, and a newer, unfinished cabin. The cabin has a steel exterior and roof, a 572 sq. ft. footprint with a front deck, and a 12x16 insulated and heated addition; the main 16x24 section is unfinished with 100-amp service connected, a blank slate ready to be finished to the buyer's plans. RV hookups are also available on-site. The building site itself has been planted with new pine, spruce, and native grasses. Additional highlights include a private, dead-end road location and a professional survey with marked corners. Whether the goal is to add to an existing farm operation, invest in income-producing Minnesota farmland, pursue a 1031 exchange, or build a dream home surrounded by hunting and recreation, this 40-acre Clearwater County property offers a rare combination of production, privacy, and potential.

Additional Details:

Year Built	2020
Lot Acres	40
Lot Dimensions	1320x1320
Taxes	\$598
Taxes with Assessments	\$598
Tax Year	2026

Additional Features:



Listed By:
Whitetail Properties Real Estate

Driving Directions:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc. Broker Reciprocity (rm) 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

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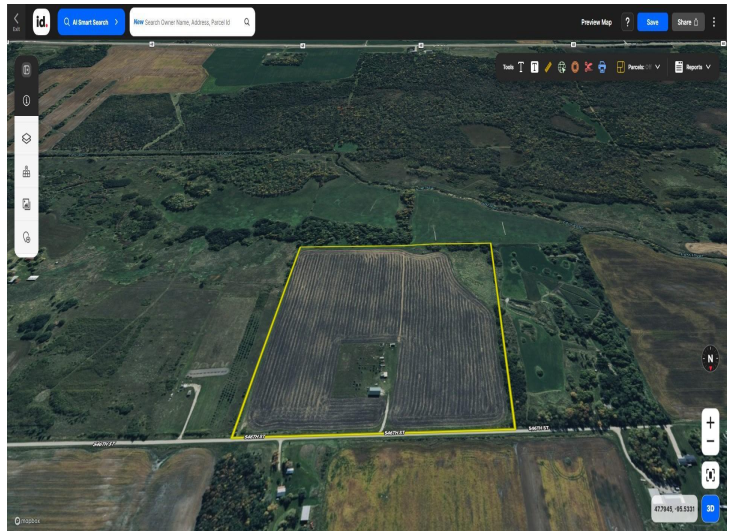
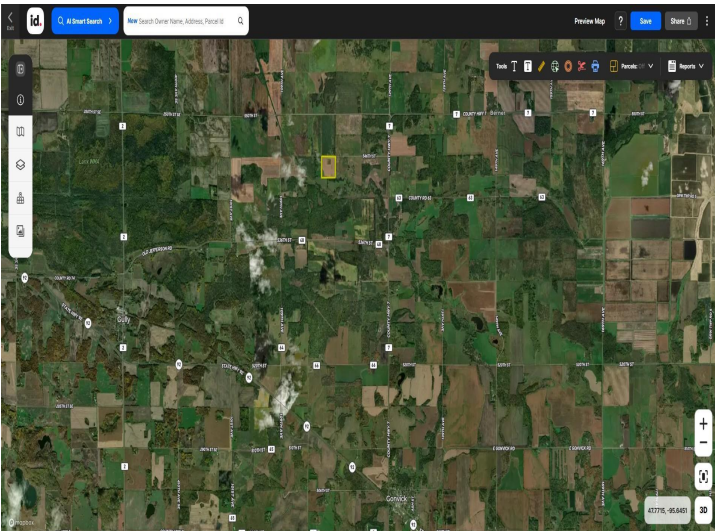
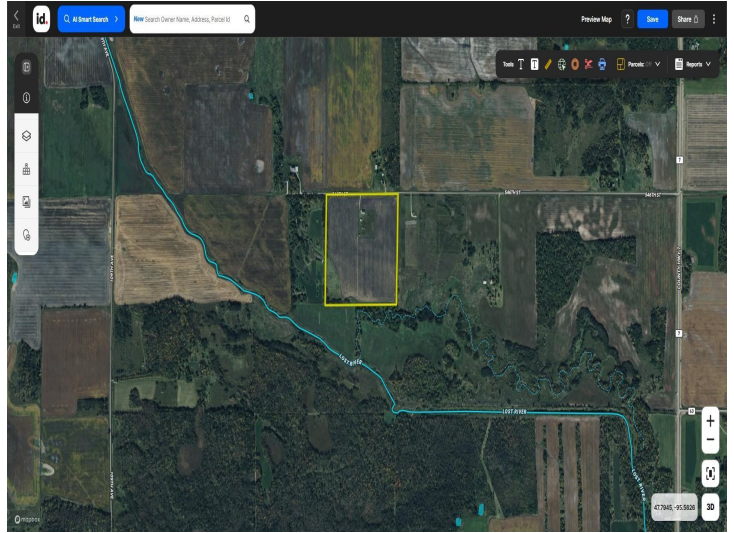
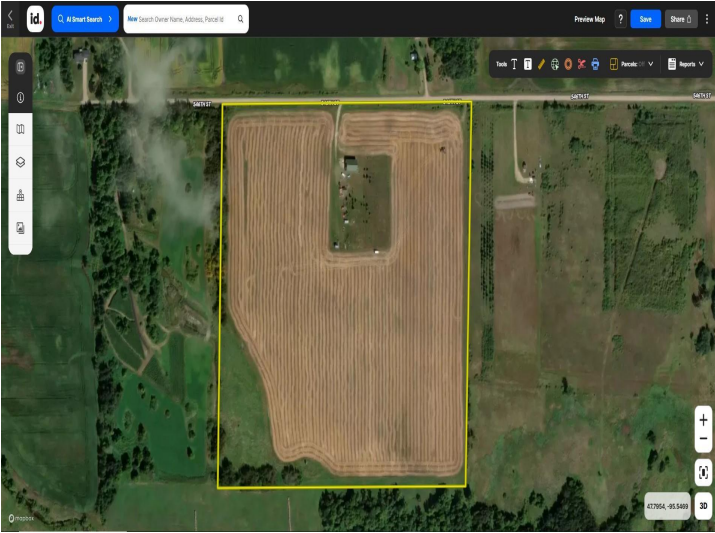
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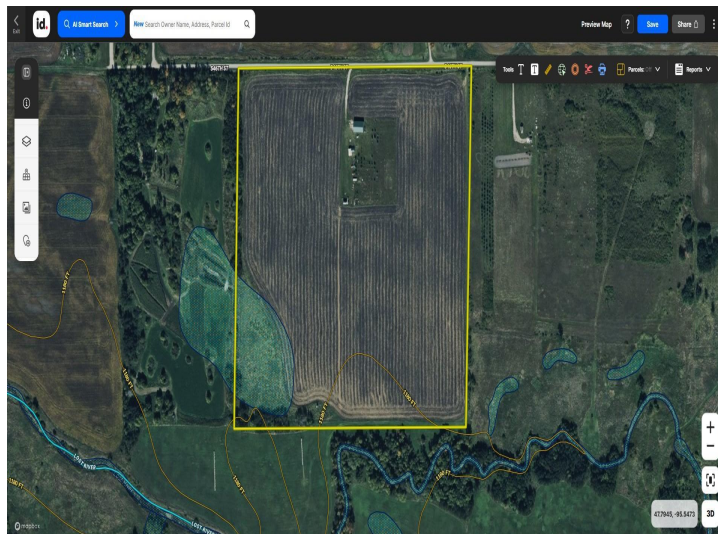
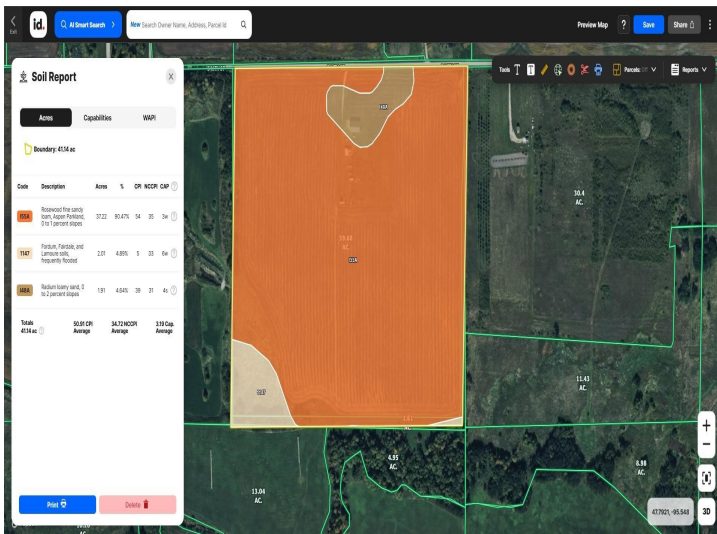
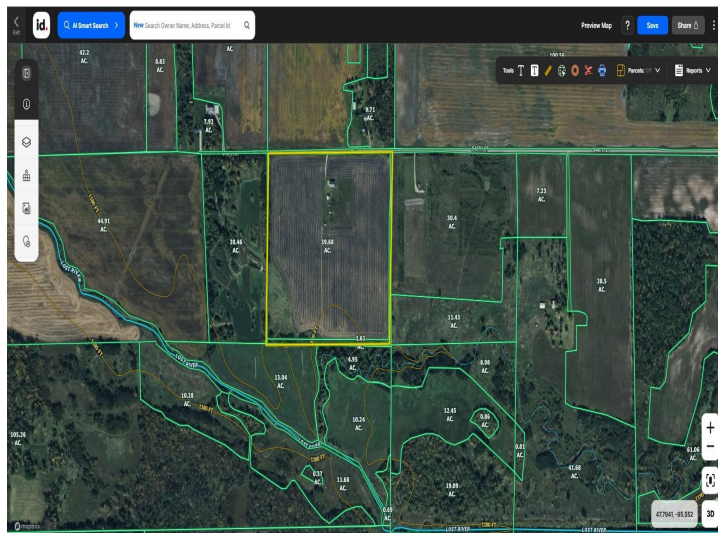
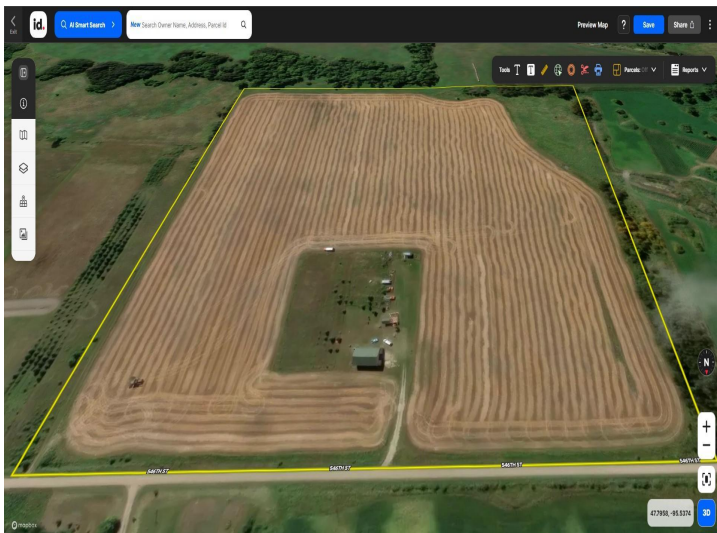
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