



MLS 6213633 Land

\$295,000

160 Acres
Raw Land

TBD 490th Ave
Ponsford MN 56575

Status: Expired

Description:

After walking this property, I am having a hard time deciding what's better, the deer hunting or the waterfowl hunting! Either way, if you like to hunt both, this is a must-see property. The unique nature and make up of this property are perfect for deer, waterfowl, turkey, grouse, and bear hunting! It is located in the heart of the Ponsford Prairie and is literally surrounded by ag land. It's made up of a giant waterfowl pond, mature oak, planted pine, willows and aspen. The deer sign and waterfowl sightings were impressive. The owner reports several nice deer have been taken over the years on this property, and the geese and mallards flock to this pond in the fall. The pond has some riparian buffer CRP income as well! Build a home or a cabin and call this place your forever property! Within minutes you can access 1000s of acres of public land, ATV and snowmobile trails, or go fishing on either Bad Medicine, Boot or Straight Lake. See Supplemental Document.

Additional Details:

Lot Acres	160
Lot Dimensions	160+/- Acres
School District	309
Taxes	\$924
Taxes with Assessments	\$924
Tax Year	2022

Additional Features:

Driving Directions:

From Park Rapids, take US Hwy 71 North to Co Hwy 41. West on Co Hwy 41 which turns into Co Hwy 44, continue straight onto Co Hwy 58 to 490th Ave, south on 490th to the property.



Listed By:
Whitetail Properties Real Estate

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