



MLS 6614704 Land

\$179,000

40 Acres
Raw Land

25403 270th Street
Shevlin MN 56676

Status: Pending

Description:

Have you patiently waited for the "Perfect 40" to hit the market? Look no further, Bear Creek Camp as the owners call it is as close to perfection as you will find in today's market. This meticulously cared-for property is set up and ready for the next generation of hunters to make memories in the deer woods. This property was well thought out and expertly designed for hunting whitetails, and they have quite the trophy wall to prove their success. The trail system leads around the rolling terrain and hardwood funnels to top-end elevated and fully enclosed hunting blinds in proven locations. Each stand has several shooting lanes and overlooks a food plot, brushy bedding area, or travel corridor. Each stand had a story to go with it of a big buck that has been harvested from it, and now you have a chance to make your own big buck story come true. The property is a private wildlife oasis with little pressure from the neighbors and zero road frontage. There is a gated private drive that leads off the county road. You can hunt trophy whitetail, black bear, grouse, turkey, and even waterfowl here on wet years. If waterfowl hunting is your thing, you are in luck, as Upper Rice Lake is only a mile away from the crow flies and is well known for ring bill hunting and top-end waterfowl hunting when the northern migration starts. This public hunting area and boat launch are minutes from camp.

When the day is done chasing whitetails and waterfowl, you can be at home in the cozy 386-square-foot cabin with a full bathroom, propane heat, four built-in bunks, and a big-screen TV. Outside, you will find a full woodshed, firepit, and a newly built 24x15 shed for storing your ATVs or tractors. The shed and cabin have steel roofs and log siding and are in excellent condition. The property is in a prime location close to Itasca State Park, Coffee Pot Landing (access to kayaking and canoeing on the Mississippi River), and 1,000 acres of state land. You will find excellent food/drink options at Lobos Bar and Grill and The Becida Bar, which are not far down the road. All other modern conveniences are only 20 minutes away in Bemidji. This is truly a gem of a property and a rare find at this price point. Call today to schedule your private showing.

Details

Private gated entrance

386 square foot cabin with bathroom, propane heat, and wired to run lights off a battery or generator

24x15 shed with steel roof and two swing open doors for ATVs

 **Live & Work** in a woodshed ready to go
Whitetail Properties Real Estate

With the Minnesota 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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218-237-3333

info@affinityrealestate.com



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Food plots established and planted with rye

Diverse habitat to hunt trophy whitetail, bear, grouse, turkey, and waterfowl

Long history of producing trophy caliber whitetails with over 20 taken by current owner