



MLS 6650224 Residential

\$224,700

704 sq ft 2 bedrooms 0 baths

23790 360th Street Menahga MN 56464

Status: Pending

#### **Description:**

This awesome 80+/- acre Wadena County hunting tract is absolutely filled with premiere opportunities and conveniently located just under 20 minutes east of Menahga, 30 minutes southeast of Park Rapids, and just over an hour northwest of Brainerd. Adjoining thousands of acres of the Huntersville State Forest, this property doesn't only offer extensive opportunities for additional land to hunt, but also includes a well-maintained trail system, preexisting food plots, multiple existing stands/blinds staying with the property overlooking success-proven spots, and essential water sources and cover consisting of a pond, stream, cattails, pine, spruce, tamarack, and a blend of northern hardwoods. With all the crucial elements of an ideal wildlife habitat spread throughout this property, it is to no surprise this tract boasts opportunities at an abundance of wildlife including whitetail, turkeys, bear, grouse, pheasant, and potentially waterfowl dependent on the water levels of the pond.

In addition to its hunting uses, this property has an existing cabin with everything you need to be utilized year-round. The cabin includes a kitchen, living room, bathroom, one bedroom with two beds, a recently added bunkhouse with four beds presenting more space for friends and family to enjoy, and a screen porch. Outside the back of the cabin there are two large storage containers to store anything you may need as well as a bonfire pit and outhouse in the front. Don't miss out on this opportunity to own an outdoorsman's paradise!

## **Additional Details:**

Year Built 1960
Lot Acres 80
Lot Dimensions 80 Acres
School District 821
Taxes \$1,184
Tax Year \$024

#### **Additional Features:**

Fuel: Electric, Wood Heat: Baseboard, Wood Stove

### **Driving Directions:**

Broker\* Reciprocity e istemey road 48 headed east for 4.2 miles out of the land Group LLC and the land of the

leAttribiopRear taltate signs articipates 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**

right enter Hybbard Reffer 1.5 miles then turn left this for 3.9 miles and the property will be on your info@affinityrealestate.com









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