



MLS 6722493 Lake Land

\$125,000

16.55 Acres

Raw Land

22851 269th Avenue

Staples MN 56479

Waterfront: Crow Wing River

Status: Pending

Description:

I absolutely fell in love with this property the second I stepped foot on it. I knew it would be special just from the aerial photos and the fact that it had frontage on the renowned Crow Wing River—but I had no idea just how incredible it would truly be.

For starters, it's surprisingly private with very few neighbors and it adjoins 35.5 acres of state land to the south and an additional 137 acres directly across the river, giving you even more room to hunt, explore, and enjoy. The parcel itself is beautifully set up with an extensive trail system, food plots, established hunting stands, a boardwalk, and a cozy cabin-style deer stand complete with a deck that overlooks the valley and the river.

Another huge bonus—power is already in place.

The current owner has experienced excellent success deer hunting, turkey hunting, grouse hunting, and waterfowl hunting. And if you're ever lucky enough to draw a bear tag in this area, it's a prime spot for that as well. The fishing opportunities along the Crow Wing River are also outstanding. Whether you're casting from shore along the property's 670± feet of river frontage or floating down the river, you'll find plenty of walleye, northern pike, bass, and panfish.

And if tubing or kayaking is more your style, you'll love how this stretch of the river sets up for peaceful paddles or fun weekend floats.

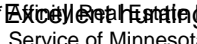
This is being offered as a turnkey property with hunting stands and personal property included—truly ready for the next owner to step right in. You'd be hard pressed to find a better value on the market right now. This is a must-see property that won't last long!

*670± feet of frontage on the scenic and fish-filled Crow Wing River

*Borders 35.5 acres of state land to the south and 137 acres across the river for expanded hunting and recreation

*Extensive trail system, food plots, hunting stands, and established trails throughout the property

* Stand with deck offering panoramic views of the Crow Wing River and surrounding valley. Whitetail Properties Real Estate

* Excellent hunting for deer, turkey, grouse, and waterfowl. 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.



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218-237-3333

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*Power already installed—rare for a recreational parcel like this

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*Ideal for kayaking, tubing, or peaceful river floats

*Extremely private setting with few nearby neighbors