



MLS 6737664 Land

**\$165,000**

40 Acres  
Finished Lot(s)

17650 Mosquito Creek Road  
Bagley MN 56621

Status: Pending

#### Description:

Located just 10 miles south of Bagley in Clearwater County, this 40-acre property offers a rare combination of privacy, prime habitat, and convenience. The land is entirely high ground and heavily wooded with mature timber, making it a dream for outdoor enthusiasts. A well-established trail system weaves throughout the property, providing easy access and enhancing the hunting experience. Whether you're after deer, bear, turkey, or grouse, this parcel offers excellent opportunities in a proven area. The property includes a 3-bedroom, 2-bathroom trailer house equipped with a well, septic system, and propane heat—being sold as is. There's also a storage shed with a lean-to for additional equipment or gear. A cleared food plot area boosts the land's hunting potential, while nearby state land provides even more room to roam. With road frontage along a well-maintained county road, the property is easily accessible year-round. It's an ideal location for a future home or shop, offering both seclusion and proximity to modern amenities. Plus, with recreational hotspots like Itasca State Park and Coffee Pot Landing nearby, you'll have no shortage of outdoor adventures just beyond your doorstep.

#### Details

40 heavily wooded acres all high ground

Mature timber with trail system established

Excellent hunting opportunities for deer, bear, turkey, and grouse

3 bed 2 bath trailer house with well, septic and propane heat, being sold as is

Steel storage shed with lean too

Potential building site for a house or shop

Close proximity to state land for additional hunting opportunities

Located on well maintained county road



Located near including Itasca State Park and Coffee Pot Landing  
Whitetail Properties Real Estate

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Located only 10 miles south of Bagley



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MLS



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

#### Additional Details:

Lot Acres

40

Lot Dimensions

1320x1320

School District

2014