



MLS 6737750 Land

\$489,000

158.08 Acres
Raw Land

39309 350th Street
Fosston MN 56542

Status: Active

Description:

This exceptional +/-158-acre property offers a rare combination of recreational opportunity, income potential, and build-ready infrastructure — all set within a prime wildlife corridor.

Located between Fosston and Clearbrook, this property offers the perfect blend of recreational land, income potential, and ready-to-use infrastructure. The acreage includes 75 acres of wooded terrain featuring a mix of mature and new growth popple, with scattered oak, pine, and clump birch—ideal habitat for the local wildlife. 74.6 acres are enrolled in CRP, generating annual income of \$8616.00 through 2031 while also providing prime bedding cover for wildlife. A 7-acre yard site comes equipped with electric and a well, offering a great location for a future home or hunting retreat. The property includes a 40x60 Morton building with electric, two large sliding doors, a steel service door, and gutters—perfect for equipment storage or a workshop. There's also a 25x50 grainery with a steel roof, a 12-foot overhead door, and two sliding doors, along with two Butler grain bins. A well-maintained trail system winds through the land, with established hunting stands and food plot areas. The property's mix of high and low ground, surrounded by agricultural fields, creates a natural funnel for wildlife in an area known for trophy whitetail deer and big black bears. You'll also find opportunities to hunt turkey, grouse, and waterfowl. Multiple access points off well-maintained roads make getting in and out easy, and the land is just minutes from Pine, Cross, Turtle, and Perch Lakes. This is a rare opportunity to own a turnkey hunting and income-generating property in the heart of Minnesota's Northland.

Additional Details:

Lot Acres	158.08
Lot Dimensions	2640x2640
School District	2311
Taxes	\$1,044
Taxes with Assessments	\$1,044
Tax Year	2024

Additional Features:

Driving Directions:

From 350th Ave to Hwy 3 and go east on 3 about 4 miles to the property on the east side of the road.



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