



MLS 6751895 Lake Land

**\$160,000**

40 Acres  
Raw Land

TBD Breitbach Road  
Park Rapids MN 56470

Waterfront: Boogun

Status: Active

#### Description:

Located north of Park Rapids and just south of Itasca State Park, this 40± acre tract offers a unique opportunity to create lasting memories in one of Minnesota's most scenic areas. The land features a beautiful mix of mature oak, basswood, poplar, birch, and some maple, giving it strong character and seasonal appeal.

An established trail system winds through the property, though it could use some attention. One of the trails leads directly to a landlocked 40-acre parcel owned by the county, providing additional room for hunting and exploring—essentially giving you access to 80 acres of ground.

There's an old rustic hunting cabin on the property that, while in need of some TLC, offers a place to stay warm and dry during the fall hunting season. The area is well known for consistent deer, turkey, grouse, and top end bear hunting.

For recreational use, the property is near countless miles of ATV and snowmobile trails. But the true hidden gem might just be the body of water it touches. While the current owners don't have much information on it, this water appears to be connected to both Boogun Lake and Little Mantrap Lake—known for good fishing, especially Little Mantrap, which supports species like walleye, pike, bass, crappie, and panfish. This smaller body of water is only shared by two other landowners, offering a rare opportunity for semi-private fishing access that could turn out to be a true sleeper spot.

If you're looking for a secluded, multi-use property with hunting, water access, and the potential for hidden fishing value in a great location, this is it.

\*40± acres located between Park Rapids and Itasca State Park

\*Mix of mature oak, basswood, birch, poplar, and maple trees

\*Established trail system throughout the property (needs light clearing)

\*Direct access to a landlocked 40± acre county-owned parcel for expanded hunting/exploring

\*Rustic hunting cabin provides shelter; needs some TLC

\*Near extensive ATV and snowmobile trail systems  
for deer, turkey, grouse, and bear

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\*Water frontage on a small, semi-private lake shared by only two other landowners



Call Affinity Real Estate

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\*Potential water connection to Boogun and Little Mantrap Lakes

\*Great upside potential for secluded fishing and long-term value