



MLS 6770983 Land

\$157,500

40 Acres
Raw Land

48045 229th Avenue
Clearbrook MN 56634

Status: Active

Description:

This 40 acre parcel in Clearwater County, Minnesota offers a well maintained recreational property combining hunting land, wildlife habitat, and basic cabin infrastructure. It sits near the end of a well maintained county road, providing a private but accessible setting. The terrain is gently rolling, featuring natural pinch points and funnels that channel wildlife movement. A mix of mature hardwoods and marketable aspen covers the upland areas, interspersed with two established food plots planted in clover, each equipped with proven stands.

At the core of the tract is a 14 x 16 ft cabin built in 2004, constructed with log style exterior walls, a steel roof and skirting, and placed on a poured concrete slab. It has electric service and a drilled 4in well, plus a toilet (outhouse) and a storage shed. The cabin includes a kitchenette, stove, refrigerator, gas fireplace for heat, and is mostly furnished. A covered front porch for enjoying your morning coffee, and a patio includes a built in fire pit and covered picnic table area. A scenic view of the pond and meadow can be enjoyed from the cabin.

The property was managed for wildlife habitat, with well established trails and two clover food plots. (There is a wetland easement in place that was done to restore the native wetlands for waterfowl habitat and nesting.) Wildlife species include whitetail deer—an area known for trophy bucks—as well as black bear, turkey, grouse and waterfowl. Several open water ponds and lowland brush attract ducks and other waterfowl. Eight wood duck nesting houses are installed across the property to support breeding waterfowl.

Surface water features several open water ponds and include a dry creek bed crossed by a bridge and culvert, forming a land bridge for improving water flow control and ease of access around the property. The configuration creates additional travel routes for wildlife and adds habitat diversity.


Outdoor recreation extends beyond hunting. The internal property trails are appropriate for ATV, snowmobile, dirt bike and cross country skiing. The parcel is near state trail networks and hundreds of acres of state managed public land. Water access opportunities are nearby: Falk Lake and Clearwater Lake are both within a quick drive, offering fishing and boating possibilities. The region offers additional amenities and services in the towns of Leonard (population approx. 40) located within a few miles, and Clearbrook and Gonvick, each a short drive away

Utilities on site include electric and a private well. There is no septic system; an outhouse serves sanitation needs.

Access is by a maintained county road, but snow removal and access are typical of rural northern Minnesota.

Potential uses include seasonal or year round hunting camp, wildlife viewing refuge, waterfowl staging area, or base for outdoor recreation. The site also offers a potential building location for a house or shop/storage.

Additional Details:

	Listed By: 40
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Tax Year	2024



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