



MLS 6772148 Land

**\$240,000**

80 Acres  
Raw Land

TBD 279th Avenue  
Laporte MN 56461

Status: Active

**Description:**

Located southeast of Bemidji, southwest of Cass Lake, and directly north of Guthrie, this 80-acre tract of high-ground timber offers a rare opportunity for the new owner. This property is truly a blank slate—ready for a timber harvest that could provide immediate income while allowing you to design your own top end hunting property.

The timber income could be reinvested into creating a trail system, establishing food plots, and carving out the perfect site for your hunting cabin. With the property located just 4.5 miles from the mill, the timber here holds even greater value.


This land and the surrounding area are home to whitetail deer—some of them trophy-sized—as well as turkey, grouse, and bear. By adding habitat improvements such as food plots and timber stand improvement (TSI), you can attract even more wildlife from the surrounding lands.

Bordered by nearly 1,000 acres of county tax-forfeited land, you'll have backdoor access to additional hunting opportunities. The mature timber is a diverse mix of oak, pine, poplar, maple, and basswood.

If you're looking for an exceptional hunting property with income potential and the opportunity to create something truly special, this is it.

- \*80 acres of all high-ground wooded timber
- \*Located SE of Bemidji, SW of Cass Lake, and north of Guthrie
- \*Ideal for a timber harvest with the mill just 4.5 miles away
- \*Timber mix includes oak, pine, poplar, maple, and basswood
- \*Potential to reinvest timber income into food plots, trails, and a cabin site
- \*Excellent habitat for trophy whitetail deer, turkey, grouse, and bear

\* Located adjoining county tax-forfeited land for a backdoor hunting access

\* Opportunity to create a top end custom hunting property  
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.

\*Strong investment potential through timber value and land improvements



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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