



MLS 6779596 Land

\$425,000

160 Acres
Raw Land

40699 Jack Pine Road
Bagley MN 56621

Status: Active

Description:

This 160-acre property in Clearwater County, Minnesota, offers a diverse mix of natural features and improvements that make it suitable for recreation, hunting, and long-term land management. Located just 6 miles from Leonard and 9 miles from Bagley, the property is easily accessible while still maintaining privacy and seclusion. Bemidji is about 25 miles away, with Detroit Lakes and Grand Forks within 90 miles, providing access to modern conveniences, shopping, and additional recreational opportunities.

The property has been in the same family since the 1960s and was once managed as a tree farm. In 1969, thousands of white and red pines were planted, many now reaching 100 feet tall. Today, the land supports a diverse timber stand of softwoods and hardwoods, including marketable mature trees. The result is a mix of heavy cover, open understory, and multiple ponds that provide valuable habitat for wildlife. Ten fruit trees add another food source for deer, bear, turkey, and upland game birds.

Hunting opportunities are well established. Proven stand locations and areas for food plots are already in place, and trail cameras have documented several mature deer along with younger age classes. The property is bordered by large landowners on three sides, limiting hunting pressure. On the northern boundary, it adjoins state land, adding additional acres of accessible hunting ground. The mix of timber, water, and food sources creates habitat diversity that supports a variety of game species.

Improvements to the property provide immediate usability. A private gated driveway leads to a 2-bedroom, 1-bath trailer house with a reinforced steel post and beam roof, wood stove, and partial furnishings. Utilities include a drilled 4-inch well and electricity, which also allows for plugging in additional campers. A firepit is already set up for outdoor gatherings. Outbuildings include a 28x36 pole barn with water, electricity, and concrete floors. It also has a 15-foot covered lean-to on the east side, plus an additional 15x40 lean-to covered on three sides for storage and equipment. The yard around the home and buildings is well maintained and could serve as a potential build site for a cabin or permanent residence. An internal trail system runs throughout the property, providing access to hunting areas, stand sites, and ponds. With its long tradition as a family deer camp, this property has supported hunting for generations and continues to offer strong potential for future use as both a hunting and recreational retreat.

For those seeking a versatile tract with a mix of timber, water, wildlife, and established infrastructure, this Clearwater County property offers a balanced combination of natural resources and ready-to-use improvements. Its location between Leonard and Bagley provides convenience while still offering seclusion and direct access to public land.

Additional Details:



Listed By: 160
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Tax Year 2024



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