MLS 6790058 Land

$1,250,000

394.09 Acres
Raw Land

TBD 220th Street
Bagley MN 56621

Status: Pending

Description:

If you are looking for high quality pasture land in Clearwater County, here it is. Featuring a total of 394 acres, this parcel has a little bit of everything. The pasture consists of approximately 320 acres, is perimeter fenced with 4 strand barbed wire and is center fenced for rotational grazing and forage management. This pasture itself is a diverse and well managed ecosystem optimizing forage growth and animal performance through strategic grazing and the use of quality infrastructure. It could easily carry 100 pair or be used as a high quality heifer production site. It has paddocks cross fenced for rotational grazing and there is a well on site and several ponds ensuring plenty of livestock water. There is also a corral for safely loading, working and sorting livestock.
In addition to the high quality pasture this parcel has a beautiful 75 acre section of woods on the North West corner. It features some nice elevation offering commanding views and a good stand of mixed hardwood trees and plenty of soft mast, berry producing, wildlife attracting shrubs. This part of the property would make a great building site or hunting land and even has a history of gravel production.
This property has 102 acres set aside with a FSA easement for water fowl production. That area is fenced off and not grazed until after August 1st each year and fits in perfect with the current rotational grazing program.
This is a must see property, bring your ideas and see how this parcel might be the perfect addition to your ranch or land portfolio.

Additional Details:

Lot Acres	394.09
Lot Dimensions	2623x4011x5211x2662x2624x1375
School District	1119
Taxes	$786
Taxes with Assessments	$786
Tax Year	2024

Additional Features:

Driving Directions:

From Bagley go south on Hwy 92 to 220th Street. Turn right onto 220th Street go 1/2 mile to the property on the left side of 220th Street. Bordered by 220th Street on the North, Stockyard Road on the West and Hwy 92 on the East.

Broker Reciprocity

Listed by
Weichert, Realtors - Paulson Land Co

Affinity Real Estate Inc. participates in the Regional Multiple Listing 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.

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

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

©2026 Acme Webwerks - Affinity Real Estate Inc - Licensed in Minnesota - Brochure v.2021.10.03.1 - 216.73.217.41 - 2026.05.01 18:31:07