



MLS 6795920 Land

\$165,000

60 Acres
Raw Land

TBD 350th Street
Menahga MN 56464

Status: Active

Description:

This property offers a valuable opportunity for those seeking hunting land, outdoor recreation, or a potential rural homesite. Located on a quiet dead-end road, this property provides seclusion and ease of access in a peaceful setting. There is a well-maintained internal trail system that spans throughout the acreage, giving you a great way to access the food plots and a means to get in the back of the property to retrieve any harvested animals.

Established food plots are already in place, making the property turn key for this upcoming deer season. Currently the food plots are planted with rye, radishes, and clover giving the deer a great mix of available food. The land can be used for a variety of uses including hunting, trail riding, or simply enjoying a private natural setting. With a range of natural features and cleared areas, the property also offers multiple potential locations for constructing a home, cabin, or seasonal retreat. Deer stands aren't included in the sale but could be negotiated.

Whether for a personal hunting property, a getaway location, or long-term investment, this acreage presents a range of options for land ownership in Wadena county.

The property is currently enrolled in the Sustainable Forest Incentive Act (SFIA) program. However, three acres in the northeast corner have been explicitly excluded, making them immediately available for development or construction. For long-term flexibility, the property can be completely withdrawn from the SFIA program in just four years.

*Located on a dead-end road with minimal traffic

*Internal trail system provides easy property access

*Established food plots

*Suitable areas for building a home or cabin

*Secluded setting with rural character

***Important Note on SFIA Payments: Recent legislative changes, effective in 2027, will reduce the program's incentive payments. Enrollees will be given an option to withdraw from the program that same year (2027) if they wish to opt out before the payment reduction takes effect.

Additional Details:

Lot Acres 60
Lot Dimensions 60±
School District 821

Taxes \$986

1  Listed By: 6086
Whitetail Properties Real Estate

Tax year 2025
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.

Driving Directions:



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