



MLS 6815561 Lake Land

\$275,000

80 Acres
Raw Land

35394 Gulch Forest Trail
Laporte MN 56461

Waterfront: 1st Little Gulch

Status: Pending

Description:

Finding a property like this, in this location, available on the open market is extremely rare — and here is your chance to own something truly special.

Located in Hubbard County, southwest of Laporte and north of Akeley, inside the Paul Bunyan State Forest, you will find this remarkable 80± acres with a rustic hunting cabin and lake frontage on Little Gulch Lake.

Why is this property so special? Because there has been only one property offered for sale in this immediate area in the last four years. Land here simply does not turn over. And not only is it rare — this one offers a tremendous amount of value for the price.

The land is almost entirely high ground north of Gulch Lake Road, covered in mature timber with a heavy amount of oak. Rolling ridges and elevation changes transition into a beautiful flat where deer naturally travel, bed, and feel safe.

The rustic cabin provides a warm, quiet place to stay during hunting season or weekend getaways. It sits tucked back in a remote, extremely private location — the current owner went to great lengths to keep the setting undisturbed and natural.

On the south end of the property, the land borders the State Game Refuge where only archery hunting is allowed. That border feature alone is a massive advantage. Bowhunting-only ground creates a sanctuary that consistently produces large, mature deer and big Northwoods bear. And they are here.

Add in grouse and turkey hunting and you already have something close to perfect — but we're not done.

This property also includes shoreline on Little Gulch Lake, part of the Gulch Lake chain. While these lakes are smaller in size, they are well known for solid crappie and pike fishing according to DNR lake surveys. Perfect for kayak or canoe fishing. Launch from the public access up the road — or simply slide in right from your own property.

The lake also gives you backdoor access into the Game Refuge for quiet-approach archery hunting — a strategy advantage that's hard to overstate.



listed by but this truly is a gem — and an opportunity you do not want to pass up
Whitetail Properties Real Estate

*80± acres in Paul Bunyan State Forest
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*Shoreline on Little Gulch Lake (Gulch Lake chain)



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*Rustic Northwoods cabin for overnight stays

*Extremely private and remote setting

*Very rare area with almost no property turnover