



MLS 6819815 Residential

\$389,000

1,564 sq ft
3 bedrooms
2 baths

21280 State 92
Bagley MN 56621

Status: Canceled

Description:

Welcome to Marsh Melodies Farm—a versatile +/-40 acre property in Rice Township, Clearwater County. Located at 21280 State Hwy 92 near Bagley, this acreage blends productive farm infrastructure, diverse habitat, and comfortable residential living just minutes from the Mississippi headwaters.

The land features rolling topography with timber, wetland, and open pasture. A marsh on the north end feeds into Wild Rice Creek, enhancing wildlife habitat and adding ecological diversity. Deer, turkey, grouse, waterfowl, and black bear are commonly present, and thousands of acres of nearby public forest provide additional hunting, hiking, and recreation opportunities.

Built in 2014, the primary home offers efficient single-level living with 3 bedrooms, 2 baths, and approx. 1,564 sq. ft. on a slab-on-grade foundation with in-floor heat. Features include Smartside siding, Andersen 400 windows, gas fireplace, generator transfer switch, 500-gallon propane tank, and fiber-optic internet. Outdoor living spaces include a 16x32 west-facing front deck and 10x10 rear deck for sunrise views.

The well-planned farm layout includes multiple utility buildings:

- 20x40 machine shed for equipment storage
- 28x28 heated/insulated shop with powered overhead door
- 36x48 pole barn with chicken coop, milking room, hay storage, and livestock stalls
- 16x32 aviary, two fenced pastures, plus three additional pastures each with loafing sheds

All structures were built within the last eleven years and support ongoing agricultural use. A 1-bed/1-bath park model near the main home offers guest or seasonal accommodations.

Soils are predominantly Nebish Loam, supporting long-term chemical-free gardening and perennial plantings. The property includes wild berries, plums, grapes, mushrooms, herbs, and established beds of asparagus, rhubarb, strawberries, honeyberries, horseradish, mint, and more.

Recreation abounds with lakes, trails, and Itasca State Park just 10 miles away. Conveniently located 15 miles from Badley, 34 miles from Bemidji, 38 miles from Park Rapids, and 50 miles from Clear Lake with dining and services



Listed By:
Whitetail Properties Real Estate



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Offering real estate of productive land, quality improvements, and recreation. Parents' outdoor destination, Marsh Melodies Farm is suited for homesteading, agriculture, livestock, hunting, and recreation. We allow us to display other broker's listings on our Website. All properties are subject to prior sale, change or withdrawal.

Additional Details:

Year Built	2014
Lot Acres	40
Lot Dimensions	1320x1320

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