



MLS 6823357 Land

\$299,000

40 Acres
Finished Lot(s)

34774 400th ST St
Fosston MN 56542

Status: Active

Description:

Where the prairie meets the pines – welcome to this classic Minnesota farmstead on 40 acres just outside of Fosston.

The 40-acre parcel offers a unique blend of agricultural, rural, and recreational opportunities. It includes 10 acres of tillable land, 6 acres classified as non-tillable/woods/pasture, 4 acres of moderately treed land surrounding the building site, and 19 acres of wetland. The Poplar River meanders through the property, creating excellent cover and habitat for wildlife. Deer hunting here is especially appealing, with the property located in DPA 256. For the 2025 season, the DNR has issued a two-deer limit in this area, increasing opportunities for hunters and outdoor enthusiasts.

This location is a perfect balance of country living with city conveniences just 1.6 miles away in downtown Fosston. The community offers excellent services—education, healthcare, professional, and city resources—along with a strong local economy and vibrant culture. You'll find arts, recreation, and a healthy lifestyle woven into the fabric of the area. Larger communities are within easy reach: Bagley (19 miles), Bemidji (45 miles), and Grand Forks (70 miles), all offering additional healthcare, shopping, entertainment, and education options.

On the property sits an older farmhouse that offers over 2,400 sq. ft. of space and could be a great hunting base camp or make it the country home of your dreams. With 6 bedrooms, there's room for everyone—one bedroom on the main floor for convenience, and five more upstairs. The main level features a formal dining room with tall ceilings, a spacious kitchen with room for dining, and a full bathroom that also houses the laundry. A new well, installed by Gracco Well Drilling just two years ago, provides reliable water for years to come.

While the farmhouse size is substantial, the true highlight of this property is the land and outbuildings. Multiple structures provide endless utility, including a cute little red barn, a detached 28x24 garage with a 20x7 lean-to, a 26x40 machine shed, and a 25x14 shed—plenty of space for storage, equipment, or hobbies.

Whether your vision is to restore this farmhouse, build a new home, start a hobby farm, or create a hunting and recreational getaway, the possibilities here are endless. Schedule your showing today and discover life where the prairie meets the pines.

Additional Details:

	Listed By	40
	Headwaters Realty Services LLC	151899118
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