



MLS 7002717 Land

\$69,900

23 Acres
Raw Land

14672 Blueberry Bridge Road
Menahga MN 56464

Status: Pending

Description:

Located between Menahga and Park Rapids, just a quarter mile from the public access on the northeast corner of Blueberry Lake, you'll find this 23± acre buildable tract ready for your new home, cabin, or hunting shack. This is a property you truly need to see in person — aerial photos and pictures simply don't do it justice.

When I pulled up, I was pleased to see that an approach was already in place, power was on site, and young trees were scattered throughout the property. As I explored farther north, I was greeted by several mature oak trees before the terrain gradually dropped in elevation into thick regenerating poplar, which then transitioned into a willow swamp just south of the Shell River.

The deer sign was impressive — rubs, trails, scat, and beds were evident throughout the property. There's no doubt this land offers solid deer hunting, and with the addition of a food plot or two, the potential here could be excellent. I also believe turkey, grouse, and even bear hunting opportunities exist on this tract.

If water recreation is important to you, you're close to Blueberry Lake, the Shell River, and several other nearby lakes offering fishing and recreational opportunities. Golfers will also appreciate being just a short 3-mile drive from Blueberry Pines Golf Course.

This property offers endless possibilities — build, hunt, recreate, or invest. The only thing missing is you.

- *23± acres between Menahga & Park Rapids
- *Just 1/4 mile from Blueberry Lake public access
- *Buildable lot suitable for home, cabin, or hunting shack
- *Approach and power already in place
- *Diverse terrain with oak, poplar, and willow habitat

* **Broker Reciprocity**
River Corridor to the north
Whitetail Properties Real Estate

*Strong deer sign with potential for food plot development
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.

*Opportunities for turkey, grouse, and bear hunting



Call Affinity Real Estate

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

*Close to fishing, boating, and outdoor recreation

*Only 3 miles from Blueberry Pines Golf Course

*A rare combination of location, habitat, and versatility