



MLS 7007635 Land

\$280,000

80 Acres
Raw Land

TBD 161st Avenue
Clearbrook MN 56634

Status: Active

Description:

80-acre tract is located in Clearwater County, Minnesota, just south of Clearbrook and north of Bagley. The property features a diverse mix of mature hardwoods, aspen and pine plantations with rolling terrain throughout. Several lowland bedding areas, open meadows and multiple ponds provide a variety of habitat types commonly associated with whitetail deer use.

Three established food plot locations are in place, along with an established internal trail system providing access across the property. Two elevated Muddy box blinds are included and are positioned on food plot locations. Natural travel corridors and pinch points are present due to terrain changes and timber transitions. The property has a gated entrance from a township road, allowing convenient access.

The area is known for an active whitetail deer population, with surrounding landowners managing larger tracts for wildlife. The property is located in Minnesota deer zone 210 and bear zone 41. Additional game species in the area include bear, turkey, grouse and waterfowl. Open water ponds add water sources and support wildlife habitat.

Potential building sites for a hunting cabin or seasonal recreational structure may be available, subject to county zoning and permitting. Pine Lake and Clearwater Lake are a short drive from the property. The parcel is being split from a larger tract and will be surveyed prior to closing. Additional acreage may be available to the south.

Additional Details:

Lot Acres	80
Lot Dimensions	1320x2640
School District	1119
Taxes	\$662
Taxes with Assessments	\$662
Tax Year	2024

Additional Features:

Driving Directions:

From Clearbrook go south on HWY 92 to Lindberg lake Rd and proceed west one mile to 161st Ave and go south a mile to the property on the west side of the road.



Listed By:
Whitetail Properties Real Esta

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