



MLS 7007697 Land

\$304,000

80 Acres
Raw Land

TBD1 161st Avenue
Clearbrook MN 56634

Status: Active

Description:

This 80-acre property is located in Clearwater County, Minnesota, just south of Clearbrook and north of Bagley. The tract is primarily wooded and features mature hardwoods, aspen and pine with rolling terrain throughout. Several lowland bedding pockets are present and contribute to natural wildlife cover.

Access is provided by a gated entrance from a township road. An established internal trail system allows access across the property. Two food plot locations are situated on the back portion of the acreage, and a Muddy blind is included with the property. Timber on the property includes marketable species and offers future forest management options.

The surrounding area consists of larger landholdings managed for wildlife, supporting consistent whitetail deer activity. The property is located in Minnesota deer zone 210 and bear zone 41. Additional game species in the area include turkey, grouse and waterfowl. Hunting pressure has been limited in recent years, but has a history of producing trophy class animals.

The property offers potential building sites for a country home, cabin or hunting camp. Pine Lake and Clearwater Lake are a short drive away. The parcel is being split from a larger tract and will be surveyed prior to closing. An additional 80 acres may be available to the north.

- 80 acres in Clearwater County, Minnesota
- Located approximately 5.5 miles south of Clearbrook and 8.5 miles north of Bagley
- Primarily wooded with mature hardwood, aspen and pine timber
- Rolling terrain with lowland bedding pockets
- Two established food plot locations
- Established internal trail system
- Muddy blind included
- Gated access from a township road
- Located in Minnesota deer zone 210 and bear zone 41
- Additional 80 acres may be available to the north

Additional Details:

Lot Acres 80
Lot Dimensions 1320x2640

School District 1119
Broker Reciprocity Listed By \$662
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Taxes with Assessments \$662
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