



MLS 7012862 Land

\$1,200,000

402.816 Acres
Raw Land

29326 County Road 1
Emily MN 56447

Status: Active

Description:

Premier 400+ acre managed forest and wildlife haven in Minnesota offering a rare opportunity to own land that has been intensively and thoughtfully stewarded for 46 years with a strong focus on timber production and wildlife habitat, and proudly recognized as the 2012 Minnesota Tree Farmer of the Year. The property features 12 permanent heated deer stands, 5 established food plots (3 annual and 2 perennial plantings), two maintained roads with entrances, and miles of established trails providing excellent access throughout. A forestry management plan is currently in place, with the option for a new owner to opt out after the next 3-year period. Wildlife is abundant, including deer, bear, moose, bobcat, turkey, grouse, and other woodland species, making this an exceptional hunting and recreational property. Improvements include a 35x45 Morten building with electricity and a drilled well, along with a fenced garden area, creating an ideal setup for a hunting base camp, timber investment, or private outdoor retreat.

Additional Details:

Lot Acres	402.816
Lot Dimensions	irr
School District	904
Taxes	\$348
Taxes with Assessments	\$348
Tax Year	2025

Additional Features:

Driving Directions:

From MN-371 N: Turn right onto 20th Ave SW, turn right onto 24th St SW. At the roundabout, take the 2nd exit and stay on 24th St SW, continue onto Co Rd 1/Paul BUnyan Scenic Byway. Property will be on the right.



Listed By:
eXp Realty

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