

MLS 7040581 Land

$199,000

49.78 Acres
Raw Land

TBD 15th Street
Bemidji MN 56601

Status: Active

Description:

Located just outside the Bemidji city limits in Beltrami County, this 49.78 acre property offers a rare combination of wooded acreage, recreational opportunity, potential build sites and close proximity to city amenities. The property sits within the Highway 2 corridor and provides convenient access to schools, downtown Bemidji, Bemidji State University, and many of the services and attractions the area offers.The land consists of heavily wooded and rolling terrain typical of northern Minnesota. A diverse mix of mature trees and thick cover creates strong habitat for wildlife while also providing privacy throughout the property. The current owners have developed the property with recreational use and wildlife habitat in mind. Multiple established food plots are positioned in secluded areas that offer good cover and accessibility depending on wind direction. Several elevated Muddy blinds are included with the sale.An established trail system runs throughout the property, allowing easy travel by ATV, UTV, or foot. The trail system also allows convenient access to the food plot areas and different portions of the property for hunting, recreation, or general land management.Access to the property is provided by frontage along 15th Street NW. A private driveway has been installed along the west property boundary and leads back toward potential building areas deeper in the property. Several locations offer the opportunity for future building sites while still maintaining privacy and wooded surroundings. Electric service is available along the road, and city water and sewer are located near the northeast corner of the parcel.The south boundary of the property borders the Soo Line Trail, a well known multi use recreational trail that provides miles of biking opportunities during the summer and snowmobiling and cross country skiing during the winter. Land located south of the trail includes additional public and state land which expands recreational opportunities in the immediate area.The property lies within the boundaries of the Bemidji State Game Refuge, an area managed for wildlife habitat where hunting is limited to shotgun and archery equipment. This designation contributes to reduced hunting pressure and a strong whitetail deer population in the surrounding area. The property is located in Deer Zone 684 and Bear Zone 27 and also provides opportunities to hunt waterfowl, grouse, and turkey.Beyond the hunting and recreational value, the property benefits from its location close to the Bemidji community. Downtown Bemidji is located less than two miles away, offering access to restaurants, shopping, healthcare, and other services. Bemidji Middle School, Bemidji High School, and Bemidji State University are all located just minutes from the property.Outdoor recreation is abundant throughout the area. Public boat launches and access points are located nearby on Lake Bemidji, Lake Irving, and the Mississippi River, providing opportunities for fishing, boating, and water recreation.This property offers a combination of wooded acreage, wildlife habitat, recreation, and proximity to city amenities that is not often found in one location.

Additional Details:

L	49.78
L	1300x1950
Taxes	$1,152
Taxes with Assessments	$1,152
Tax Year	2025

Listed By:
Whitetail Properties Real Esta

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Additional Features:

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Driving Directions: