



MLS 7044398 Residential

\$239,900

288 sq ft
1 bedrooms
0 baths

TBD 181st Avenue
Clearbrook MN 56634

Status: Active

Description:

Located between Bagley and Clearbrook MN nestled in the woods just a mile off State 92 is 70 acres of prime deer hunting land for sale. Parcel includes a log cabin hunting shack built in 2018, 4 box blinds, 4 food plots and several maintained trails. This land has large deer, bear, turkeys, grouse, waterfowl and many other species of wildlife. It is set between swampland to the north and alfalfa fields to the south creating a natural twice a day walkway for deer between feeding and bedding areas. This parcel has continuously produced great deer hunting for the last 13 years that we have owned it.

- 70 ac of prime whitetail hunting in Clearwater County, Minnesota
- Log cabin hunting shack built by owner in 2018. No power or water but has outhouse and is comfortable for use year-round.
- Located approximately 6 miles south of Clearbrook and 6 miles north of Bagley
- Primarily wooded with mature hardwood, aspen and some balsam
- Four established food plot locations
- Established internal trail system
- 4 box blinds included
- Several tree stands and a tripod stand come with the property
- Access from a single township road
- Located in Minnesota Deer Zone 210, 2 Deer Zone in 2025
- Located in Bear Zone 41
- There are 2 small ponds used for watering holes on the property.

Additional Details:

Year Built	2018
Lot Acres	70
Lot Dimensions	1985x660x660x660x2668x1320
School District	853
Taxes	\$378
Taxes with Assessments	\$378
Tax Year	2025

 Listed By:
218 Real Estate

Basement: None **Fuel:** Array **Heat:** Wood Stove **Sewer:** Outhouse **Water:** None **Conditioning:** None

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