



MLS 7056232 Land

\$240,000

80 Acres
Raw Land

TBD Anderson Crossing Road
Sebeka MN 56477

Status: Active

Description:

Bucks, bears, grouse, and turkey are the name of the game on this outstanding 80± acre hunting property in Wadena County, Minnesota. Located just north of Nimrod on Anderson Crossing Road and just west of the Crow Wing River, this is a well-prepared, highly usable recreational tract that is set up and ready for the next owner to enjoy right away.

This property stands out not only for its hunting potential but also for its added financial benefit. It is enrolled in the Sustainable Forest Incentive Act (SFIA) program, generating just under \$1,300 annually in income. This provides consistent yearly return while maintaining and promoting healthy forest management practices, making it an attractive option for buyers seeking both recreation and land-based income.

The 80± acres offer a true turnkey hunting setup. Established trails provide easy access throughout the property for stand placement, quiet entry routes, and equipment movement. Existing food plots and proven stand locations give you the ability to step in and hunt immediately without the time and cost of development. The current owners have carefully managed and enjoyed the property for years, and that effort shows in how the land lays out and performs.

Wildlife activity on this property is strong and consistent. The seller reports that the deer population is at an all-time high, with quality whitetails regularly using the property. Trail camera history and aerial imagery support the presence of mature deer, while the surrounding habitat also supports black bear, ruffed grouse, and wild turkey. This diversity makes it a true four-season recreational property in a well-known hunting region of central Minnesota.

Recent habitat improvements further enhance the long-term value. In the northwest corner, selective logging removed aspen and basswood while preserving oak to promote stronger mast production in the future. Pine thinning was also completed to improve stand health and encourage long-term timber growth and potential income. These types of forestry practices are widely recognized for increasing wildlife habitat quality by improving cover, browse, and overall forest diversity.

In addition to its hunting and habitat features, the property includes a designated building site suitable for a cabin, camper, or future home. This provides flexibility for buyers looking to create a basecamp or long-term retreat. The property also borders county land, expanding hunting opportunities and adding privacy.

located on Anderson Crossing Road. The Crow Wing River is just a short drive away, with a public boat launch a mile up the road. This allows for easy access to fishing, canoeing, and additional outdoor recreation. The property also borders county land, expanding hunting opportunities and adding privacy. This is a well-rounded investment.

For buyers searching for Wadena County hunting land for sale, this tract offers a complete package. With immediate usability, strong wildlife presence, habitat improvements, and annual SFIA income, it is positioned to deliver both enjoyment and value.

*80± acres in Wadena County, Minnesota near Nimrod

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