



MLS 7062390 Land

\$924,000

308.77 Acres
Raw Land

TBD 62nd Street
Staples MN 56479

Status: Active

Description:

This approximately 308.77-acre property in Cass County, Minnesota, offers a diverse mix of terrain, habitat, and access that supports a variety of recreational and land-use opportunities. The property features a combination of gently rolling hills, mature timber, and natural-edge habitat, which contribute to wildlife presence and movement throughout the land. The acreage includes areas of established cover suitable for deer, bear, grouse, and turkey. During a recent visit to the property, deer and turkey were observed on site. The mix of timber and bedding cover, along with multiple rubs, indicates consistent wildlife activity. The deer and turkeys love to use the field edges along the tree lines. Several locations across the property may be suitable for developing food plots or placing treestands, depending on land management goals. A small cabin with a front porch is located on the property, providing a base camp for seasonal use or recreational stays. The cabin could use some cleanup. It offers a private setting with views of the hayfields, which could potentially provide income. This area may also present an opportunity for a future building site, subject to local regulations and buyer verification.

The property benefits from direct road frontage along 62nd Street, providing access for vehicles and equipment. Additionally, one portion of the land that borders 60th Street SW is subject to an easement that benefits neighboring landowners to the north. Buyers are encouraged to review easement details and verify how it may impact the use of that portion of the property.

A notable feature of this property is that two separate parcels abut state land, which may provide expanded recreational opportunities and additional wildlife habitat.

The terrain across the property ranges from gently rolling to moderately sloped, creating natural transitions between cover types and potential stand locations. The land's diversity may support multiple uses, such as hunting, hiking, and other outdoor recreational activities.

Large, contiguous parcels of this size are less common in the region, offering a level of space and flexibility that may appeal to buyers seeking acreage in northern Minnesota. As with any rural property, buyers should conduct their own due diligence on zoning, land-use regulations, access, utilities, and tax information.

Additional Details:

Lot Acres 308.77
Lot Dimensions 1
School District 2170

Taxes \$1,292

Listed By: Whitetail Properties Real Estate
Tax year: 2026

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Driving Directions:

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Head west on Highway 210 from Brainerd, MN. Turn north onto State Highway 64, then take a right onto 62nd Street SW. The property is less than a mile ahead on the left, marked by a sign near the road.



Call Affinity Real Estate

218-237-3333

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