



MLS 7062564 Land

\$450,000

118.12 Acres
Raw Land

TBD CT 307
Blackduck MN 56630

Status: Active

Description:

120 Acres of Exceptional Recreational Land with Trails, Water, and Wildlife

This 120-acre property for sale offers an outstanding blend of natural features, accessibility, and recreational value. The land is defined by rolling hills, creating scenic elevation changes and long, open views. Well-tended trails wind throughout the acreage, connecting harvested fields with wooded and lowland areas for easy navigation and year-round enjoyment. A naturally formed beaver dam and multiple hidden water gems add visual interest while supporting a thriving ecosystem. Wildlife is abundant, with regular sightings of deer, grouse, ducks, eagles, and hawks, making the property widely regarded as a haven for hunting.

An added benefit is the adjacency to state and county land, enhancing privacy and expanding recreational possibilities. With direct access from a public maintained road, this large acreage recreational land combines convenience, natural beauty, and long-term value in one impressive offering.

Additional Details:

Lot Acres	118.12
Lot Dimensions	3926 x 1313 x3926 x 1313
School District	32
Taxes	\$1,868
Taxes with Assessments	\$1,868
Tax Year	2026

Additional Features:

Driving Directions:

South of Bemidji on Hwy. 71 N to county Rd 22--take a right for about 4.5 miles--left on 307 for about 1-2 miles look for signs



Listed By:
Edina Realty, Inc.

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