



MLS 7064927 Lake Land

\$279,000

151 Acres
Raw Land

TBD Cormorant Road
Kelliher MN 56650

Waterfront: North Cormorant River

Status: Active

Description:

Located in Beltrami County, Minnesota, this 151± acre recreational and hunting property offers a strong mix of Northwoods habitat, Cormorant River frontage, established access, and income through Minnesota's Sustainable Forest Incentive Act program. The property is situated 30 miles north of Bemidji, approximately 10 minutes from Kelliher, 10 minutes from Blackduck, and just minutes from boat landing on the south shore of Upper Red Lake. The land features a diverse blend of pine, aspen, oak, ash, and spruce, creating quality habitat for deer, bear, turkey, grouse, and other wildlife common to northern Minnesota. The property has a proven deer hunting history, with elevated stands placed in productive locations throughout the tract. A well-established and maintained trail system provides access across the property and connects key stand sites, potential food plot areas, and travel corridors. One of the standout features is approximately one-half mile of frontage on the Cormorant River, which winds through the southern portion of the property. The river has clean flowing water and a hard bottom, adding scenic value, enhances wildlife movement, and seasonal recreational appeal. Since the river connects to Lower Red Lake only a couple miles away fish may occasionally move through this stretch. The tract is predominantly high ground with a mix of mature timber and new-growth timber. This creates both immediate recreational value and long-term timber management potential. Buyers looking for a Northwoods hunting base, future cabin site, seasonal campsite, or possible year-round residence will appreciate the paved road frontage on the north side and multiple established approaches into the property. Electricity is located just across the road. Gated access is located at both the northwest and northeast corners. Each entrance provides a practical location for parking, camper setup, camp use, or a potential future building site, subject to county zoning and applicable approvals. The surrounding area is known for good deer numbers, grouse hunting, bear hunting, and access to thousands of acres of nearby public land, making this an appealing base camp for northern Minnesota outdoor recreation. The property is currently enrolled in the SFIA program, which provides annual incentive payments to encourage sustainable forest management. The current annual income is reported to be approximately \$1,200, with an estimated seven years remaining in the program. Buyers should verify program terms, payment amount, and remaining enrollment period with the appropriate state agency.

- 151± acres in Beltrami County, Minnesota
- Approximately one-half mile of Cormorant River frontage
- Minutes from the south shore of Upper Red Lake
- Mix of pine, aspen, oak, ash, mature timber, and new-growth timber
- Well-established trail system throughout the property
- Proven hunting locations
- One-half mile of Cormorant River frontage
- Paved road access
- Gated access at northwest and northeast corners
- Enrolled in SFIA with reported annual income around \$1,200



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