



MLS 7071405 Land

\$125,000

13 Acres
Raw Land

TBD Boot Lake Rd SW
Bemidji MN 56601

Status: Pending

Description:

Located on Boot Lake Road SW near Bemidji, Minnesota, this +/-13 acre Beltrami County property offers a rare combination of buildable acreage, mature timber, established access, hunting potential and close proximity to town. Set outside city limits on a quiet dead-end road, the property provides a private country setting while remaining only about 3 miles from Bemidji High School, 5 miles from downtown Bemidji and 4 miles from Bemidji Regional Airport. The land is heavily wooded with a strong mix of mature hardwoods, aspen and pine throughout. This diverse timber makeup creates excellent cover, natural beauty and strong recreational appeal. Established trails provide access through the property for walking, hunting, wildlife observation and general land management. An elevated hunting blind is already in place, giving the next owner a ready-to-use setup for deer, turkey, grouse, bear and waterfowl opportunities. A pond located toward the back side of the property adds another attractive habitat feature and enhances the overall recreational value. The mix of timber, water, trails and seclusion makes this tract a strong fit for buyers looking for a small acreage hunting property near Bemidji, a private building site in Beltrami County or a long-term land investment in a growing area.

For those looking to build, the property includes a level building location with electricity located roadside. The acreage offers flexibility for a home, shouse, cabin, storage shed or recreational basecamp, subject to applicable zoning, permitting and approvals. Larger buildable wooded parcels near Bemidji can be difficult to find, especially with this level of privacy and access to nearby services.

The location is one of the property's strongest features. Bemidji offers shopping, dining, healthcare, schools, employment and travel access, while the surrounding area is known for lakes, parks, public land and outdoor recreation. Lake Bemidji State Park, area trails and numerous fishing lakes are all within easy reach and Mississippi River access is minutes away.

Whether you are looking for a future homesite, a recreational getaway, a small hunting property, a storage or shouse location, or a land investment near Bemidji, this wooded 13 acre property on Boot Lake Road SW deserves a close look. It offers privacy, usability, wildlife habitat and convenience in one manageable tract.

Additional Details:

Lot Acres 13
Lot Dimensions 400x1320
School District 31

Taxes \$122

Listed By: Whitetail Properties Real Estate
\$122
2025

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Driving Directions:

From the Bemidji High School go west on Division St SW about 2 miles and turn south on Stone Lake Rd go about a miles to Boot Lake Rd and follow to property on south side of the road



Call Affinity Real Estate

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