



MLS 7071523 Land

\$408,000

120.03 Acres

Raw Land

TBD 340th Street
Fosston MN 56542

Status: Active



Description:

Located in Polk County, Minnesota, this 120-acre mixed-use property offers an outstanding combination of income-producing farmland, mature timber, wildlife habitat, recreational opportunity, and future building potential. Situated approximately 6.5 miles north of Fosston, 7 miles east of McIntosh, and 15 miles southwest of Gully, this property delivers the type of diversity and habitat structure that is increasingly difficult to find in northwest Minnesota.

The property includes 52 FSA tillable acres that are currently rented for the 2026 growing season. The tillable ground is presently planted in peas and oats, and the new owner will take control of the farmland after the current tenant harvests the crops this fall. The tillable acres are primarily made up of Chappett fine sandy loam soils with an average Crop Productivity Index rating of 73.55. These productive soils are suitable for row crops, small grains, hay production, grazing livestock, or strategically planted food plots for wildlife management and hunting enhancement.


Road frontage along both the north and west sides provides excellent access for equipment, recreational use, and future development. Multiple potential building sites exist for a country home, hunting cabin, shop, or shouse, with scenic views overlooking rolling hardwood ridges, ponds, and lowland habitat areas.

The recreational and hunting value of this property is exceptional. Approximately 70 acres consist of mature oak timber, aspen, tamarack, lowland brush, and scattered open water ponds. The hardwood terrain features rolling hills, oak islands, oak edges, and secluded pockets of habitat that create ideal wildlife movement corridors and bedding cover. The rolling topography naturally drains into lowland ponds and brush pockets located throughout the eastern portion of the property, creating diverse habitat conditions that support deer, bear, turkey, upland game, and waterfowl.

One of the standout features is a secluded 7-acre field positioned away from the road and protected by rolling terrain and mature oak edges. This hidden field provides an excellent location for strategically placed food plots and tree stand setups, offering strong hunting potential for whitetail deer. The property also contains an established trail system through the oak timber, allowing easy access throughout the land while providing scenic views overlooking ponds, lowland cover, and hardwood ridges.

The mature timber on the property adds both habitat value and potential long-term investment appeal. Multiple ponds scattered throughout the property create attractive waterfowl habitat, and ducks were observed utilizing the ponds during property tours. Several groups of deer were encountered while walking the land, reinforcing the quality of the habitat and wildlife usage throughout the tract.

This property borders approximately 110 acres of state land to the east and is located less than one mile from an additional 160-acre Waterfowl Production Area, significantly expanding the amount of accessible recreational land nearby.




Whitetail Properties Real Estate

Minnesota hunting land for sale, Polk County, recreational land, income-producing farmland with mature timber and public land access, this tract offers a rare opportunity for a diverse, multi-purpose, and long-term recreational value. The area is well known for healthy deer herds and the opportunity to pursue mature trophy whitetail deer.

See numbers and the opportunity to pursue mature trophy whitetail deer.

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Additional Details:

Lot Acres	120.03
Lot Dimensions	1320x2640
School District	001

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470