



MLS 7071609 Land

**\$245,000**

70 Acres  
Raw Land

TBD 330th Avenue  
Fosston MN 56542

Status: Pending

**Description:**

This 70 deeded acre property in northwest Minnesota offers a strong combination of income-producing farmland, recreational habitat, building potential, and access to nearby public land. Located approximately 6 miles north of Fosston, 7 miles east of McIntosh, and 15 miles southwest of Gully, this tract provides a rare opportunity to own diverse land in an area known for productive agriculture, quality deer numbers, and strong outdoor recreation.

Approximately 50 acres are tillable and currently rented for the 2026 growing season. The new owner will take possession after the renter's corn crop is harvested this fall, with open tenancy available for the 2027 crop year. The tillable acres are primarily made up of Chappett fine sandy loam and Brandsvold loam soils, with an average crop productivity rating of 83.17. This makes the property a strong option for expanding an existing farm operation, adding income-producing Minnesota farmland to an investment portfolio, or securing a mixed-use rural property with annual agricultural income potential.

Access is convenient, with county road frontage along the west property line. Electricity is located roadside, and there are several possible building locations for a country home, shop, cabin, or shouse. Buyers looking for a rural building site with acreage, farm income, and hunting opportunities will appreciate the flexibility this property offers.


The southern portion of the property adds valuable habitat diversity, with heavy cover that supports local wildlife. This lowland bedding area includes tamarack, aspen, brush, and native grasses, creating cover for deer, bear, turkey, upland game, and waterfowl. Along the east property line, a row of mature oaks leads toward a natural pinch point that connects to bordering state land in the northeast corner of the property. This layout creates strong travel corridor potential and adds to the hunting value of the tract.

The adjoining state land provides additional acreage to hunt, scout, and explore. The property is also near multiple Wildlife Management Areas and Waterfowl Production Areas, increasing the amount of public outdoor recreation available in the surrounding area.

For buyers seeking Polk County, Minnesota land for sale, income-producing farmland near Fosston, MN hunting land, or a buildable rural acreage with nearby public access, this property checks several important boxes. It offers productive soils, rental income, road frontage, wildlife habitat, nearby public land, and future building potential in one well-rounded tract.

**Additional Details:**

Lot Acres 70  
Lot Dimensions 1320x2640


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**Driving Directions:**

From Fosston go north on Hwy 20 to 230th Ave and proceed north about a mile and half to the property on the east side of the road