MLS 7089049 Land

$198,250

60.93 Acres
Raw Land

TBD Hwy 92
Clearbrook MN 56634

Status: Active

Description:

Discover an exceptional opportunity to own 60.93+/- acres of versatile land in Clearwater County, Minnesota, located on Highway 92 between Clearbrook and Bagley. This diverse property offers a rare combination of productive agricultural ground, mature timber, quality wildlife habitat, and excellent building potential, making it well suited for hunters, hobby farmers, investors, and anyone seeking a private rural retreat.

The property features approximately 40 acres of rolling timber and 20 acres of open ground currently utilized as pasture. The wooded acreage consists of a diverse mix of hardwoods, aspen, and pine, with a healthy blend of mature and younger growth that provides excellent wildlife habitat and scenic character. Over 50 feet of elevation change throughout the timber creates attractive topography, secluded travel corridors, natural funnels, and numerous opportunities for stand locations, trail development, and scenic building sites.

The open acreage offers flexibility for a variety of uses. Fertile Naytahwaush loam soils with an average Crop Productivity Index approaching 80 provide strong agricultural potential. Approximately 20 acres could be returned to crop production, maintained as pasture, utilized for hay production, or converted into food plots and habitat improvements. The property is perimeter fenced with five-strand barbed wire and includes gated access directly from paved Highway 92, providing convenient year-round access and immediate utility for livestock operations.

Outdoor enthusiasts will appreciate the property's outstanding recreational appeal. Located in an area known for healthy whitetail deer populations and trophy-caliber bucks, the land offers an excellent mix of timber, open fields, edge habitat, water sources, and natural cover. Existing trails provide access through much of the property, with plenty of opportunities for expansion. Numerous stand locations, food plot sites, and habitat transitions create an ideal setup for deer hunting, while the area also supports black bear, wild turkey, ruffed grouse, and other native wildlife.

A creek and pond enhance the property's habitat diversity and provide reliable water sources for wildlife. Unlike many northern Minnesota recreational tracts, the property contains minimal wetlands, allowing the vast majority of the acreage to remain high, dry, and highly usable throughout the year.

Multiple potential building locations offer opportunities for a country home, hobby farm, hunting cabin, shouse, or seasonal getaway. The combination of highway frontage, rolling terrain, open ground, timber, and natural beauty provides f development while maintaining privacy and

Conveniently located near Clearbrook and Bagley, the property offers easy access to area amenities while still providing the peaceful setting that rural Minnesota is known for. Nearby outdoor recreation opportunities add to the property's appeal and provide yea obile trail systems, and

Whether you're looking for a hunting property, productive acreage, future homesite, or long-term land investment, this Clearwater County tract offers an outstanding blend of recreation, agriculture, habitat, accessibility, and development potential in one attractive package.

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