



MLS 7091813 Lake Land

**\$350,000**

52.4 Acres  
Raw Land

TBD 270th Street  
Sebeka MN 56477

Waterfront: Crow Wing River

Status: Active

**Description:**

The Crow Wing River might just be my favorite river in the entire state of Minnesota, and here's why.

For starters, it is absolutely beautiful. Whether you're standing on the bank watching the water flow by, floating downstream in a kayak, or casting a line into one of its many productive stretches, it's simply a river that never gets old. From an aesthetic standpoint alone, it's hard to beat. But the Crow Wing River offers so much more than just incredible scenery.

The fishing opportunities are outstanding, with healthy populations of walleye, bass, northern pike, and panfish. It's also a favorite destination for canoeing, kayaking, tubing, boating, and simply enjoying everything that makes Minnesota's river systems so special. Add in the abundance of wildlife that calls the river corridor home, and it's easy to understand why so many people are drawn to this area.

Now imagine owning over 3,000 feet of frontage on this incredible river along with 52.4 +/- acres of mature timber, privacy, and seclusion. The good news is you don't have to imagine it. This property offers a rare opportunity to own a truly spectacular piece of Minnesota riverfront real estate.

The land itself is just as impressive as the river frontage. Mature oak, pine, and ash trees create a beautiful canopy throughout the property while lining portions of the riverbank. The diversity of timber provides both character and wildlife habitat, giving the property that classic northern Minnesota feel that so many buyers are searching for.

A feeder creek winds its way through the property before eventually flowing into the Crow Wing River, creating another attractive feature for both wildlife and the overall landscape. There is also a willow slough and areas of low ground that provide excellent cover for deer and countless other wildlife species.

Speaking of wildlife, there is no shortage of it here. Deer sign is abundant throughout the property, and the area is well known for producing healthy populations of whitetails, wild turkey, and ruffed grouse. I wouldn't be surprised if a bear or two made regular appearances as well. The combination of river frontage, timber, lowland habitat, and surrounding landscape creates everything wildlife needs to thrive.

Interested in this property? The feeling that you've escaped from the rest of the world. Once you're on the property, it's easy to forget that you're only minutes from the rest of the world. Whether you're looking for a blank canvas to build your dream of a private riverfront cabin, a recreational retreat, or a place to enjoy the outdoors, the opportunities here are numerous.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Whether you're

Affinity Real Estate 500 Park Avenue South Park Rapids, MN 56470

Perhaps what makes this property even more special is that it has been in the same family for many years. Properties like this often become part of a family's story, and this one is no exception. After many years of ownership and countless