

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.One thing I really appreciate about this property is the privacy. Access is provided through a 33-foot-wide easement, which helps create 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 southeast of Nimrod and within convenient reach of the surrounding communities.The property is currently raw land, giving the next owner a blank canvas to bring their vision to life. Whether you're dreaming of a private riverfront cabin, a recreational retreat, a hunting camp, or simply a place to escape and enjoy the outdoors, the opportunities here are numerous.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 memories made along the banks of the Crow Wing River, the family has decided it is time to pass this cherished asset on to the next owner.Opportunities to own over 3,000 feet of Crow Wing River frontage combined with 52.4 +/- acres of mature timber, abundant wildlife, and incredible privacy are few and far between. If you've been searching for a property where you can build memories, enjoy everything the Crow Wing River has to offer, and create a legacy for future generations, this property deserves a serious look. This is truly one of those properties that needs to be seen in person to fully appreciate everything it has to offer.

Broker Reciprocity

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Additional Details

Lot Acres	52.4
Lot Dimensions	52.4
Taxes	$1,708
Taxes with Assessments	$1,708

Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com

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

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