

MLS 7094511 Land

$106,000

40 Acres
Raw Land

TBD1 Mud Lake Road
Bagley MN 56621

Status: Active

Description:

Located approximately 10 miles southeast of Bagley and 30 miles west of Bemidji, this 40-acre Clearwater County property offers an outstanding opportunity for hunters, outdoor enthusiasts, and land investors seeking a diverse recreational tract in a highly desirable area of northern Minnesota. With a combination of mature timber, younger regeneration, abundant wildlife habitat, and direct access to public lands, this property provides exceptional recreational value and long-term potential.The land features a diverse mix of habitat with approximately a 50/50 combination of high ground and low ground, creating excellent wildlife cover and travel corridors throughout the property. Timber species include aspen, pine, birch, tamarack, alders, and scattered hardwoods, providing a healthy blend of mature marketable timber and younger growth. This diversity not only enhances the property's visual appeal but also creates ideal conditions for wildlife habitat and future timber value.Access is convenient from a well-maintained county road along the eastern boundary, allowing easy year-round entry to the property. Directly across the road lies State Land, while the property is situated adjacent to the southern portion of the Upper Wild Rice Wildlife Management Area. Together, these neighboring public lands provide access to thousands of acres of additional wildlife habitat and outdoor recreation opportunities.The property's layout creates natural travel corridors and pinch points that make it particularly attractive for whitetail deer hunting. Extensive lowland areas provide exceptional bedding and security cover, while the higher ground offers excellent stand locations and opportunities to intercept deer movement. The western boundary borders productive row crop fields, creating a highly desirable bedding-to-feeding relationship that consistently attracts and holds wildlife in the area.The combination of dense cover, diverse habitat, public land access, and nearby agricultural food sources makes this property especially appealing for bow hunters seeking close-range opportunities. Deer frequently travel between bedding areas, feeding locations, and surrounding public lands, creating numerous opportunities for strategic hunting setups.In addition to strong whitetail deer numbers, the area supports healthy populations of black bear, wild turkey, and ruffed grouse, providing a variety of hunting and outdoor recreation opportunities throughout the year.Whether you are looking for a dedicated hunting property, recreational retreat, timber investment, or a place to enjoy northern Minnesota's outdoor lifestyle, this 40-acre tract offers an exceptional combination of habitat, location, and accessibility. Properties with direct access to public lands, diverse timber, and proven wildlife habitat are becoming increasingly difficult to find in today's market.Property Features:• 40 acres in Clearwater County, Minnesota • Approximately 10 miles southeast of Bagley and 30 miles west of Bemidji • Diverse mix of high ground and low ground habitat • Timber consists of aspen, pine, birch, tamarack, alders, and hardwoods • Combination of marketable timber and younger growth timber • Excellent wildlife habitat and cover • County road frontage and year-round access • State Land located directly across the road • Adjacent to the Upper Wild Rice Wildlife Management Area • Natural travel corridors and pinch points for wildlife • C[illegible]ng and security cover for whitetail deer • Western boundary borders productive row crop fields • B[illegible]ck bear, turkey, and grouse hunting • Strong potential for bow hunting and wildlife management • Recreational, hunting, and investment opportunities • Convenient access to Bagley, Bemidji, and surrounding public lands and recreation areas

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Additional Details:

Lot Acres	40
Lot Dimensions	1320x1320
Taxes	$148

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