



MLS 7094528 Land

\$128,000

40 Acres
Raw Land

TBD2 Mud Lake Road
Bagley MN 56621

Status: Active

Description:

Located approximately 9 miles southeast of Bagley and about 30 minutes west of Bemidji, this versatile 40-acre property in Clearwater County offers an excellent combination of productive farmland, recreational opportunities, and future building potential. The property features approximately 24 FSA tillable acres currently established in hay production and 16 acres of mixed timber consisting of mature and younger-growth aspen with scattered hardwoods. The rolling terrain provides attractive views and multiple potential building sites for a country home, hunting cabin, or recreational retreat. A standout feature of this property is its location bordering state-owned land along the south and east boundaries, providing direct access to additional acreage that extends to the Wild Rice River and Mud Lake. This unique setting enhances privacy while offering outstanding opportunities for outdoor recreation. The area is well known for excellent hunting, including white-tailed deer, black bear, wild turkey, ruffed grouse, and waterfowl. The combination of agricultural acreage, timber cover, nearby wetlands, and adjoining public land creates ideal wildlife habitat throughout the year. The soils are predominantly Beltrami and Neebish loam with an average Crop Productivity Index of 78.06, making the property suitable for continued hay production, row crops, grazing, or other agricultural uses. Whether you are looking to expand an existing farming operation, establish a hobby farm, or add a quality land asset to your investment portfolio, this property offers flexibility and long-term value.

Access is provided from a county-maintained road along the western boundary, and the property is situated on a quiet dead-end road, creating a peaceful and private setting. Electric service is available at the road, simplifying future development plans. With its blend of tillable acreage, timber, wildlife habitat, state land access, and development potential, this Clearwater County property presents a rare opportunity to own a highly functional tract in a desirable northern Minnesota location

- 40 total acres in Clearwater County, Minnesota
- Approximately 24 FSA tillable acres currently in hay production
- Approximately 16 acres of mixed timber habitat
- Borders state land on the south and east boundaries
- Adjacent to the Wild Rice River corridor and Mud Lake area
- Excellent hunting for white-tailed deer, black bear, turkey, grouse, and waterfowl
- Predominantly Beltrami and Neebish loam soils
- Average Crop Productivity Index of 78.06
- Electric available at the road

- County road frontage with easy year-round access
 - Quiet dead-end road
 - Multiple potential building sites for a home, cabin, or hunting retreat
 - Suitable for farming, hay production, grazing, recreation, or investment
- Additional Details: Subject to prior sale, change or withdrawal.

Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing additional details on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

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Lot Dimensions 1320x1320

School District 162

Taxes \$130