

MLS 7102912 Land

$275,000

80.87 Acres
Raw Land

TBD 269th Avenue
Laporte MN 56461

Status: Active

Description:

Located southeast of Bemidji, southwest of Cass Lake, and directly north of Guthrie, this exceptional 80-acre property offers a tremendous opportunity for the next owner. Situated just 5.5 miles from the mill, this tract combines outstanding timber value with a property that is already well on its way to becoming a premier northern Minnesota hunting property.Unlike many properties that require years of work before they're enjoyable, this one already has several key improvements in place. A gated entrance welcomes you onto the property, while an established trail system makes navigating the land easy whether you're hunting, checking trail cameras, improving habitat, or simply enjoying everything the property has to offer.One thing that really stands out is the diversity and quality of the timber. Towering white pines, mature oak, maple, and aspen create a beautiful landscape while providing excellent wildlife habitat and long-term timber value. Being located only 5.5 miles from the mill only adds to the property's investment appeal.Several existing openings provide excellent locations for food plots, allowing the next owner to continue improving what is already a very strong hunting property. With a little additional habitat work, such as timber stand improvement and expanded food plots, this property has all the ingredients needed to become an absolute top-end whitetail property.The surrounding area has an outstanding reputation for producing quality whitetail deer, and this property is no exception. Deer, turkey, grouse, and black bear all call this area home, and the combination of mature timber, natural cover, and strategically placed openings creates excellent habitat for wildlife throughout the year.An added bonus is the property's direct connection to nearly 1,000 acres of county tax-forfeited land, giving you backdoor access to additional hunting and recreational opportunities while maintaining the privacy of your own property.Whether you're looking for a recreational retreat, an excellent hunting property, a timber investment, or a place to continue building your dream hunting setup, this property checks a lot of boxes. It already has the access, trail system, habitat diversity, and timber value that many buyers spend years creating.This is truly a property that deserves a look in person. Once you walk the trails and see the quality of the timber, I think you'll appreciate everything this property has to offer.

Additional Details:

Lot Acres	80.87
Lot Dimensions	80.87
Taxes	$544
Taxes with Assessments	$544
Tax Year	2025

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

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Driving Directions:
From Bemidji, south on 71, east on 470th Street, south on 269th Ave to property.

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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