



MLS 7106176 Land

\$119,000

12.1 Acres

Raw Land

TBD2 Boot Lake Road
Bemidji MN 56601

Status: Active

Description:

Located on Boot Lake Road near Bemidji, Minnesota, This great lot offers approximately 12 acres of versatile Northern Minnesota land with an excellent mix of open ground, wooded cover, privacy, and convenience. This property provides a rare opportunity to own a larger buildable acreage near town while remaining outside city limits. With easy access from a quiet dead-end road, the setting supports country living, recreational use, future improvements, and long-term investment potential in a growing Bemidji area.

The front portion of the property features an open field near the road, creating a practical location for a future home, shouse, cabin, storage building, shop, or other approved structure. The level building area helps simplify planning and provides flexibility for driveway placement, yard space, gardens, outbuildings, or equipment storage. Electricity is located roadside, adding value for buyers looking to begin the development process. Buyers should verify all building, driveway, septic, well, and zoning requirements with the appropriate local authorities.

As the property extends toward the back, the land transitions into wooded acreage that adds privacy, wildlife habitat, and recreational appeal. The timbered portion offers natural cover for deer, turkey, grouse, bear, and other wildlife common to the Northwoods. A nice 50ft elevation change toward the back side of the property enhances the habitat diversity and provides great opportunity for an elevated building site or recreational opportunities. This blend of open field, woods, and elevation change creates a well-rounded property for those seeking a buildable site with outdoor recreation potential.

The location is one of the strongest features of this tract. The property is approximately 3 miles from Bemidji High School, 4 miles from Bemidji Regional Airport, and 5 miles from downtown Bemidji. This gives future owners quick access to schools, shopping, restaurants, healthcare, employment, travel services, and daily conveniences while maintaining a quieter rural setting. Nearby outdoor opportunities include area lakes, parks, public trails, the Mississippi River, and regional fishing and boating destinations. Visit Bemidji notes the area has more than 400 lakes and over 160 miles of scenic trails, supporting year-round recreation throughout the region.

For buyers looking for buildable land near Bemidji, hunting acreage in Beltrami County, recreational land with future home-site potential, or a country property close to town, this 13± acre parcel offers a strong combination of location, access, habitat, and usability. The property is a blank slate with multiple potential uses and room to design a layout that fits your goals. See tract map for opportunities at additional lots/acreage connected to this property.

Additional Details:

Lot Acres 12.1
Lot Dimensions 475x1077

	Listed By	31
	Whitetail Properties Real Esta	
	Taxes	\$400
	Taxes with Assessments	\$350
	Tax Year	2025

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Driving Directions:

From Downtown Bemidji head west on Division St to Stone Lake Rd and go south 1 mile to Boot Lake Rd. Proceed west on Boot Lake