

MLS 7110668 Land

$780,000

240 Acres
Raw Land

320th 320th
Shevlin MN 56676

Status: Active

Description:

Premier 240-Acre Recreational Wonderland & Agricultural ParadiseDiscover an exceptional 240-acre recreational wonderland in one of Clearwater County, Minnesota's most sought-after hunting regions. Whether you're searching for a premier hunting retreat, working pasture, outdoor playground, or long-term investment, this rare offering delivers an unmatched combination of recreation, wildlife, and agricultural potential.Perfectly positioned for weekend adventures, the property is located on a paved county road and is approximately 1 hour 45 minutes from Grand Forks, ND, 2 hours from Fargo, ND, and 4 hours from the Minneapolis–Saint Paul metro area, making it an easy escape to northern Minnesota's great outdoors.One of the property's most unique features is its exceptional long-range shooting potential, with the natural terrain providing the opportunity for precision rifle shooting approaching 1,200 yards, along with ample space for clay pigeon shooting and recreational target practice (subject to safe setup and all applicable laws and regulations). Few properties offer this combination of space, terrain, and privacy.This diverse property features approximately 74 acres of open pasture, ideal for livestock, hay production, or developing exceptional wildlife food plots. The remaining 166 acres of mature woodland provide outstanding habitat and natural travel corridors for wildlife, making it an excellent destination for individual hunters or larger hunting groups.Water is abundant with both a natural water hole and a man-made watering hole, creating dependable wildlife attractions throughout the seasons. A partial four-strand barbed wire fence provides existing pasture boundaries while preserving the property's natural character.Outdoor enthusiasts will appreciate an incredible 3,840 feet bordering 760 acres of public land, dramatically expanding opportunities for hunting, hiking, ATV riding, wildlife photography, camping, and year-round outdoor recreation. With direct access to adjoining public land, you'll enjoy nearly 1,000 contiguous acres to explore right from your own property.Wildlife is second to none, with excellent habitat supporting trophy Whitetail Deer, Black Bear, Wild Turkey, Ruffed Grouse, Waterfowl, and a variety of additional game and non-game species.Whether you're watching a mature buck step into a food plot, calling spring gobblers, pursuing black bear in the fall, enjoying an afternoon of clay target shooting, or simply taking in the peaceful beauty of northern Minnesota, this property is truly a recreational wonderland designed to create memories for generations.Property Highlights• 240 total acres• Approximately 74 acres of pasture/open ground• Approximately 166 acres of mature woodland• Natural water hole and man-made watering hole• Partial four-strand barbed wire fencing• Approximately 3,840 feet bordering 760 acres of public land• Long-range precision rifle shooting potential approaching 1,200 yards*• Ideal for clay pigeon shooting and recreational target practice*• Exceptional Whitetail, Black Bear, Turkey, Grouse, and Waterfowl habitat• Outstanding agricultural, hunting, recreational, and investment opportunities• Approximately 1 hour 45 minutes to Grand Forks, ND• Approximately 2 hours to Fargo, ND• Approximately 4 hours to Minneapolis–Saint Paul*Subject to safe setup, terrain, and compliance with all applicable laws and regulations

Broker Reciprocity

Listed By:
Andy Williams Realty Group, LLC

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Lot Acres	240
Lot Dimensions	2600 x 4000
Taxes	$1,394
Taxes with Assessments	$758
Tax Year	2025

Call Affinity Real Estate
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