



MLS 7116326 Land

\$225,000

60.3 Acres

Raw Land

Tract 3 - TBD 259th Ave
Menahga MN 56464

Status: Active

Description:

This 60.30+/- acre tract in Wadena County is a true outdoorsman's opportunity, offering a great combination of mature timber, thick security cover, open grassland, and nearby agricultural influence. From the moment you step onto the property, the potential is evident. The property features a diverse mix of mature woods, young forest growth, wooded wetlands, and secluded grassland pockets that create natural transitions and travel corridors throughout. These open areas provide excellent opportunities to establish strategic food plots, while the surrounding cover offers the bedding and security habitat wildlife rely on year-round. One of the standout features is the property's location kitty corner to over 240 acres of irrigated tillable farmland. This neighboring agricultural ground provides a tremendous food source for wildlife and pairs perfectly with the cover and habitat found on this tract, creating an ideal setup for attracting and holding whitetails. This property also borders thousands of acres of the Huntersville State Forest, giving you immediate access to additional ground for hunting, hiking, trail riding, and exploring. The neighboring public land expands your recreational opportunities while allowing you to enjoy the benefits of owning your own private piece of ground. A well-maintained trail system provides easy access throughout the property for stand placement, trail cameras, habitat improvements, or simply enjoying the land. Whitetail deer, turkey, bear, and grouse frequent the area, adding to the year-round recreational appeal. Whether you're searching for your first hunting property, a private piece of ground to improve over time, or a proven recreational investment in northern Minnesota, this 60.30+/- acre tract offers the habitat, location, and opportunity to create something truly special. This property is also being offered as part of a larger parcel. Property is part of an unrecorded parcel split. Available tracts include: MLS#'s 7116329 (Tract 1), 7116661 (Tract 2), 7116326 (Tract 3), and 7116323 (property as whole).

Additional Details:

Lot Acres	60.3
Lot Dimensions	60.3+/- Acres
Taxes	\$1
Taxes with Assessments	\$1
Tax Year	2026

Additional Features:



Listed By:

Midwest One Group LLC

East on Co Hwy 12 for 10 miles to Nimrod. Once you pass over the Crow Wing River, take a left onto Huntersville Rd. headed north. Follow this for about 9.5 miles and then turn right onto 259th Ave. Follow this for 3 miles and the property will be located on the right.

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