



MLS 7118474 Land

\$123,480

39.2 Acres

Raw Land

TBD Cottingham Drive
Staples MN 56479

Status: Pending

Description:

Tucked in just south of Cottingham Park in Wadena County, Minnesota, this 39.2± acre tract offers a well-balanced mix of mature timber and recreational appeal. The timber itself is a strong selling point. A stand of mature red pine offers real harvest potential. A select cut has already been completed on the property and the work was done cleanly, with no slash piles or leftover mess to clean up, so the woods are left in great shape. Beyond the pine, the property carries a great natural mix of hardwoods and softwoods, with oak and aspen woven through, giving it strong wildlife habitat value along with its timber value. Whitetail deer, ruffed grouse, turkey and bear are drawn to this kind of diverse cover and mixed mast crop. Access is a genuine highlight. The property has great access, and Cottingham Park sits to the north, giving the neighborhood public access to the Crow Wing River. Cottingham Park is one of the most popular access points on the Crow Wing River Canoe Trail, a 90-plus-mile designated water trail that winds through Wadena County. The park offers a canoe and tubing launch, multi-use trails connecting to nearby Bullard's Bluff Park, and a rustic, low-traffic recreation area, all essentially next door to this property. The property is enrolled in Minnesota's Sustainable Forest Incentive Act (SFIA) program under an eight-year covenant and was enrolled in 2020. Three acres have already been carved out of the program, giving a buyer an immediate, unrestricted starting point to build, develop, or use however they see fit. Whether the appeal is the standing timber, the future harvest potential in the red pine, the wildlife habitat created by the oak and aspen mix, or the recreational value of being next to the Crow Wing River and Cottingham Park, this Wadena County tract offers a combination that's not easy to find in one package.

Additional Details:

Lot Acres	39.2
Lot Dimensions	39.2
Taxes	\$880
Taxes with Assessments	\$880
Tax Year	2026

Additional Features:

Driving Directions:

From Staples head north on Airport Road, take a right on County Road 39, turn left on County Road 7, turn left on Cottingham drive.



Listed By:
Whitetail Properties Real Estate

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