

MLS 7118482 Land

$314,950

107.51 Acres
Raw Land

TBD Co Rd 7
Staples MN 56479

Status: Active

Description:

This 107± acre Wadena County property offers a rare combination of quality timber, excellent wildlife habitat, and a unique piece of Minnesota forestry history. The property is home to the site where the Minnesota DNR State Forest Nurseries' one billionth tree seedling was planted on April 21, 2009, a milestone commemorated with a dedicated sign still standing on the property today. For the current owners, this distinction has been a source of real pride, and it gives this tract a story that few properties in the state can claim.Beyond its historical significance, the land itself offers strong timber and habitat value. A mix of red pine and jack pine covers much of the property, interspersed with lowland and wetland areas that create thick, natural bedding cover, ideal conditions for whitetail deer and other wildlife looking for undisturbed cover close to a diverse food and water source. The pines carry great harvest potential for the future, giving a new owner both recreational value today and a timber asset to manage or harvest down the road.On the west side of the property, a trail system doing double duty as a firebreak wraps around the pine stands, providing easy access for management, hunting, or recreation while also helping protect the timber. In the northeast corner of that same west side, there's a strong natural opening well suited to a food plot, an ideal spot to draw and hold deer traffic within easy reach of the surrounding cover and bedding areas.The property is enrolled in Minnesota's Sustainable Forest Incentive Act (SFIA) program, with three acres carved out of the covenant, giving a buyer some immediate flexibility outside the program's restrictions while the balance of the land continues under its current forest management commitment.Access is excellent, with the property reached directly off County Road 7. Whether the draw is the timber, the wildlife habitat, or simply owning a piece of Minnesota conservation history, this property offers a well-rounded package for a hunter, timber owner, or recreational land buyer.

Additional Details:

Lot Acres	107.51
Lot Dimensions	107.51
Taxes	$1,534
Taxes with Assessments	$1,534
Tax Year	2026

Additional Features:

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Broker Reciprocity

Listed By:
WhitetailProperties Real Esta

P orth on Airport Road, take a right on County Road 7 for 1.3 on County Road 7 and go roughly 3/4s of a mile, property on the left.

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218-237-3333
info@affinityrealestate.com

Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

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