



MLS 7122673 Lake Home

\$425,000

958 sq ft
2 bedrooms
1 baths

46635 Pine Lake Road
Gonvick MN 56644

Waterfront: Lost River

Status: Active

Description:

Located in the highly regarded Pine Lake area of Clearwater County, this diverse 137± acre property offers a combination of productive farmland, recreational habitat, river frontage, and comfortable year-round living. Situated at 46635 Pine Lake Road South, Gonvick, MN, the property is tucked well back from the road, creating a quiet and private setting while remaining easily accessible by a maintained county road. The property includes approximately 41.44 FSA tillable acres that are currently planted to wheat and alfalfa and leased for the 2026 growing season. The existing lease provides income through the current season, with open tenancy available for the 2027 growing season, allowing the next owner the flexibility to continue renting the acreage, farm it personally, or turn it into destination food plots. One of the defining features of this property is the Lost River, which meanders through the center of the acreage. The river creates natural diversity across the landscape while providing water, travel corridors, and habitat for wildlife. Thick brush and lowland vegetation bordering the river offer substantial bedding cover for whitetail deer, while the transition zones between timber, fields, and river bottom create numerous natural travel routes and stand locations. The hunting opportunities are well-rounded and include whitetail deer, black bear, wild turkey, ruffed grouse, and waterfowl. Several established agricultural fields provide natural food sources, and there are additional locations that could be utilized for destination food plots tucked back near the river away from the road. The property's mixture of open acreage, timber, edge habitat, and lowland cover allows for a variety of hunting strategies throughout the season. Several mature pine plantations established years ago provide valuable thermal cover during Minnesota winters while adding diversity to the landscape. Scattered throughout the property are pockets of mature oak trees that contribute seasonal hard mast production. The combination of conifer cover, hardwood timber, agricultural acreage, river bottom, and brush creates habitat that supports wildlife throughout the year. The improvements make this property equally attractive for recreational use or year-round living. A comfortable 2-bedroom, 1-bath cabin features custom wood interior finishes that create a warm Northwoods atmosphere. Recent improvements include a new furnace, new deck, updated windows and doors, a steel roof, and an updated septic system (SSTS). Whether used as a hunting camp, seasonal getaway, permanent residence, or headquarters for a hobby farm, the cabin is ready for immediate use. Storage and utility buildings add significant functionality. A quonset building with concrete floors provides ample room for equipment, tractors, ATVs, or recreational gear. An additional grainery and two grain bins offer storage options and reflect the property's agricultural history. The land's versatility extends beyond recreation. With productive tillable acreage, quality wildlife habitat, river frontage, existing improvements, and year-round access, the property lends itself to a variety of ownership goals. Buyers seeking agricultural income, a recreational retreat, a country residence, or a long-term land investment will appreciate the flexibility this property offers. Properties of this size and diversity in the Pine Lake area are infrequently available. The combination of income producing farmland, Lost River frontage, productive wildlife habitat, and convenient year-round access creates an exceptional opportunity for a multi-use property in one of Clearwater County's most known recreational regions.



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Year Built

2000x2640

Taxes

\$1,052

Taxes with Assessments

\$1,106



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