



MLS 7124615 Land

\$92,000

23 Acres
Raw Land

TBD 221st Avenue
Verndale MN 56481

Status: Pending

Description:

If you've been looking for an affordable piece of land in Wadena County that gives you the opportunity to hunt, build, recreate, and simply have a place of your own, this 23± acre property deserves a serious look. Properties in this size and price range are getting harder and harder to find, especially when they have this kind of makeup. For starters, the property is all high ground and features a great mix of mature timber throughout. The woods give the property a beautiful feel while also providing excellent habitat for the deer, turkey, bear, grouse, and other wildlife that call this area home. One thing I really like about this property is its versatility. At 23± acres, it's large enough to give you room to hunt and enjoy the outdoors without the expense and maintenance that comes with owning a much larger tract. Whether you're looking for your first hunting property, a place to build a home or cabin, or simply a piece of Minnesota land to call your own, there are a lot of different directions you could take this property. The hunting opportunities are another big plus. This property has the habitat needed to provide some rock-solid hunting. The mature timber and surrounding landscape provide good cover and travel opportunities for whitetails, turkey, black bear, and grouse add even more recreational opportunities throughout the year. Another feature I really like is the proximity to additional public land. This gives the next owner even more room to hunt and explore without having to own hundreds of acres themselves. Hunt your own property when the conditions are right, then take advantage of nearby public ground when you want to cover some additional country. If building is part of your plans, the property is buildable and offers the opportunity to create a permanent home, hunting cabin, or recreational getaway. You could pull in the camper while you make plans for the future, start improving the hunting habitat, carve out a food plot, put up a couple of stands, or simply leave the woods alone and enjoy them the way they are. That's what I like most about this property. You don't need hundreds of acres to have a great piece of hunting and recreational land. Sometimes you just need the right 20 or 30 acres in the right location with good habitat and additional hunting opportunities nearby, and this property checks those boxes. Quality smaller acreage properties are always in demand because they appeal to so many different buyers. Add in mature timber, usable high ground, excellent wildlife, nearby public land, buildability, and an attractive price, and I don't expect this one to last very long. If you've been waiting for an affordable Wadena County hunting property where you can build, hunt, and make it your own, this one is definitely worth a look.

Additional Details:

Year Built 2004

Lot Acres 23

Lot Dimensions 23



Listed By \$1
Whitetail Properties Real Estate

Taxes with Assessments \$1

Tax Year 2026

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale; change or withdrawal.

Additional Features:



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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

Driving Directions:

From Verndale, north on Co 26, west on Co 7, north on 221st Ave to property.