



MLS 7129662 Land

\$128,000

40 Acres
Raw Land

46758 Pine Lake Road
Gonvick MN 56644

Status: Active

Description:

Located just west of Pine Lake near the Clearwater and Polk County line, this 40± acre property on Pine Lake Road S near Gonvick offers a combination of wooded recreational land, established hunting improvements, road access, and potential building locations. The property is predominantly wooded and features a diverse mix of terrain and habitat that provides multiple options for hunting and future improvements. The timber consists of a mixture of hard and softwoods, including oak, maple, aspen, birch, and pine. Mature oaks are scattered throughout the acreage along with areas of younger growth, creating a varied forest structure and natural forage. The property has higher wooded edges along portions of the east and west sides that transition into a lower, brushy bottom through the central portion of the tract. These terrain and vegetation changes create natural edges and transition areas that can be utilized when planning hunting access and stand locations. The lower brushy portion of the property provides thick cover and bedding habitat, while the higher ground offers established travel corridors and hunting locations along the edges. Trails have already been established throughout the acreage, providing access for hunting, property maintenance, and recreational use. The trail system also helps provide multiple approaches to different areas of the property depending on wind direction and seasonal conditions. Food sources have also been incorporated into the property. An established clover plot includes an elevated and enclosed box blind that will remain in place. In addition, approximately 2.35 acres are identified as FSA tillable acreage with an 84 Productivity Index. This field is planned as a larger destination food plot that will be planted in winter wheat, oats, and rye. The open acreage could continue to be managed for wildlife forage, returned to hay production, or considered as part of a future building site depending on a buyer's intended use. Access is directly from a well-maintained county road along the southern and eastern side of the property. Electricity is located along the southern road, providing nearby utility access for someone considering a future home, cabin, shop, or other improvements. Potential building locations can be found near the southwest and northeast portions of the parcel, subject to county zoning regulations. From a recreational standpoint, the property is situated in an area known for healthy populations of whitetail deer, black bear, wild turkey, and ruffed grouse. The combination of mature timber, younger growth, brushy lowland cover, food plots, and adjoining farm fields creates multiple habitat types within a relatively compact 40-acre tract. The existing improvements allow a new owner to continue the current management plan or adjust the property to fit their own hunting and recreational objectives. The location near Pine Lake adds another recreational feature to the surrounding area. The property provides a rural setting while remaining within driving distance of Gonvick, Clearbrook, Gully, Bagley, and Fosston. Gonvick is approximately 4 miles to the north and Clearbrook is 5 miles east, while Bagley is approximately 15 miles south of the property. Fosston is roughly 20 miles to the west. Whether the intended use is hunting land, a recreational property, a future building site, or a combination of these uses, this Clearwater County acreage offers established hunting improvements along with a diverse mix of timber, open ground, and lower brush habitat.



Additional Details:
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