

MLS 7147638 Lake Land

$446,000

150.47 Acres
Raw Land

TBD CSAH 39
Waubun MN 56589

Waterfront: George

Status: Active

Description:

150.47+/- acres straddling the Becker/Mahnomen County line in west-central Minnesota, offering a rare mix of semi private water frontage, established hunting infrastructure, and year-round recreation. The property carries approximately 800+/- feet of frontage on George Lake, a 43+/- acre natural environment lake with no public access. Landowners report catching walleye here in the past, a legacy of the lake's former use as a rearing pond.Rolling terrain is covered in big mature hardwoods, aspen, pine, and spruce, giving the property a park-like feel above ground while still delivering excellent habitat and bedding cover for wildlife. An established trail system connects numerous pinch points and funnels ideal for bow stands, with stand sites already in place. A 3+/- acre destination food plot, surrounded by red and white oak, anchors the whitetail appeal, and the property has a history of trophy bucks harvested here. Diverse upland hardwood ridges and lowland bedding cover round out habitat for deer, turkey, bear, and grouse, while several on-property ponds add dedicated waterfowl hunting.Paved road frontage and gated access make the property easy to reach and secure. Electricity is already located roadside, a strong advantage for a future home, hunting camp, or northwoods cabin site. The rolling wooded acreage also carries potential marketable timber. To the north, the property borders 120+/- acres of landlocked state land, expanding the usable footprint for hunting and exploring with minimal outside pressure.Recreational opportunities extend well beyond hunting season: ATV riding, cross-country skiing, snowmobiling, dirt biking, mushrooming, maple syruping, kayaking, and canoeing are all at home here, with numerous area lakes nearby including Strawberry, Twin, Snider, and Tulaby. Just down the road, White Earth Lake offers public access, nearby resorts, and a well-regarded walleye fishery. Detroit Lakes is roughly a half hour away, and Fargo-Moorhead is approximately 65 miles out, keeping the property within reach of larger amenities while retaining a true northern Minnesota feel.All but a 3 ac building/camping area is enrolled in the 20-year SFIA program, generating $2,216.28 in 2026 income, or $16.79 per acre. This truly diverse, multi-use property combines hunting ground, private lake frontage, recreational trails, a buildable site, and forestry income potential in one tract. Comparable offerings with this much frontage on an undeveloped lake rarely come available in Mahnomen or Becker County.

Additional Details:

Lot Acres	150.47
Lot Dimensions	2600x2600
Taxes	$2,574
Taxes with Assessments	$2,574
Tax Year	2026

Broker Reciprocity

Listed By:
Whitetail Properties Real Esta

Affiliation:

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Driving Directions:

From Waubun go east on Hwy 113 to CSAH 13 and turn south. proceed to CSAH 39 and go east to property on the north side of the road.

Call Affinity Real Estate

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