



MLS 7153290 Land

\$199,500

40 Acres
Raw Land

11763 546th Street
Gonvick MN 56644

Status: Active

Description:

40+/- acres located just north of Gonvick and east of the Gully Fen SNA, a 1,610+/- acre archery-only game preserve, in Clearwater County, MN. This property blends income-producing farmland with strong whitetail hunting and a build-ready cabin site, making it a versatile opportunity for a hunter, farmer, or someone looking to build. The property includes 36+/- tillable acres, currently rented through the 2028 growing season at \$50/acre and planted in soybeans, doubling as an attractive food source for area whitetails. Soils consist mainly of Rosewood fine sandy loam with a 54 CPI. The tillable ground may also qualify for future CRP enrollment, or could be converted into a dedicated whitetail setup with tree and native grass plantings and strategically placed food plots. Hunting is a strength here: the property offers excellent edge habitat suited to both bow and rifle, with two elevated deer blinds already in place, one wired for a battery or generator hookup and insulated. The property is surrounded by neighbors who actively manage the deer herd, and sits in a sought-after area known for trophy whitetail, black bear, and abundant turkey and upland game. The Lost River flows through the neighboring land less than a quarter mile to the south, creating a natural travel corridor for local deer. A 4+/- acre building site includes a driveway already in place, connected electricity, a 40x56 pole barn with 14-ft sidewalls and 220-amp service, and a newer, unfinished cabin. The cabin has a steel exterior and roof, a 572 sq. ft. footprint with a front deck, and a 12x16 insulated and heated addition; the main 16x24 section is unfinished with 100-amp service connected, a blank slate ready to be finished to the buyer's plans. RV hookups are also available on-site. The building site itself has been planted with new pine, spruce, and native grasses. Additional highlights include a private, dead-end road location and a professional survey with marked corners. Whether the goal is to add to an existing farm operation, invest in income-producing Minnesota farmland, pursue a 1031 exchange, or build a dream home surrounded by hunting and recreation, this 40-acre Clearwater County property offers a rare combination of production, privacy, and potential.

Additional Details:

Year Built	2020
Lot Acres	40
Lot Dimensions	1320x1320
Taxes	\$598
Taxes with Assessments	\$598
Tax Year	2026

Additional Features:



Listed By:
Whitetail Properties Real Estate

Driving Directions:

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