

Wolf Tooth Ranch Property Highlights:

Location, Location, Location:

- Stunning +/-527.17 acre ranch offering a mix of hunting land, ranch and farm land.
- Picturesque, secluded, quiet setting at the end of a dead-end lane.
- Secluded, but within minutes of US I-35 for easy access to the Twin Cities, Duluth and other regional centers. US I-35 stretches from Duluth to Laredo, Texas. Approximately 7-10 miles to both Hinckley and Sandstone, local communities offering shopping, schools, employment and amenities.
- If 527 acres doesn't provide enough room for your hobbies or entertainment, the State Munger Snowmobile/Bike Trail is located just 1.3 miles to the east and Grand Casino Hinckley is about 16 minutes to the south.

Improvements:

- Turn-key, furnished home (with exception of sentimental items) with four bedrooms; one bath; +/-2234 square feet of living area.
- There is plenty of room to entertain as the first floor has a huge dining area with woodstove that is open to the great room that has a corner gas fireplace; a large, updated kitchen with dining area; den with decorative woodstove; master bedroom; and first floor bath – laundry.
- The second floor has an ample-size front bedroom and two smaller bedrooms.
- Enjoy having an enclosed mudroom to contain all your outdoor gear, plus room for storage, a freezer...
- Then, enjoy Minnesota summers on the large, south-facing deck with views of the pasture, woods, your animals and abundant wildlife in the area.
- The entire acreage is fenced and there are also separate fenced areas for rotational grazing. Your animals and local wildlife have abundant water from seven ponds and two automatic waterers.
- Horse and cattle lovers can take advantage of the 150' x 240' large arena; 50' round pen area; and various pipe corrals.
- Outbuildings include:
 - 31' x 72' shop/workshop with concrete floor; half is heated
 - 40' x 60' pole building/barn with its own well; six tie stalls and three large box stalls for horses or cattle
 - Tack building
 - 2 loafing sheds
 - 64' x 72' hay/loafing/equipment shed

Land:

- +/-527.17 acres offering a mix of hunting, ranch and farm land for those who are hunting enthusiasts; love horses and/or cattle; and want enough room to grow food for the livestock.
- Miles of trails for you to enjoy that meander through the open ground, pasture, woods, and around the seven wildlife/livestock ponds.
- Hunters paradise! Deer, bear, grouse, turkey pheasant, waterfowl, bobcats, wolves, fishers and more.