



MLS 4836123 Commercial Sale

**\$7,000,000**

**Description:**

Roughly 355 acres for sale along US Hwy 2, between Cass Lake and Bemidji. Buildings have been removed and there is a transferable gravel lease on the property. Former electrical substation was 69 kV. Most of the facility used three phase 480 volts. All the electrical would need to be reinstalled. Property features a BNSF rail spur from a line to the property.

**Additional Details:**

Year Built	1980
Lot Acres	355
Lot Dimensions	5360 x 2680 x IRR
School District	115
Taxes	\$17,014
Taxes with Assessments	\$17,014
Tax Year	2020

**Additional Features:**

**Fuel:** Other **Heat:** Other

**Driving Directions:**

From Cass Lake; Travel west on US Hwy 2 for approximately 8 miles. Property located south of US Hwy 2. From Bemidji: Travel east on US Hwy 2 for approximately 6 miles. Property south of US Hwy 2.



Listed By:  
RE/MAX Results - Baxter

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**Call Affinity Real Estate**

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29647 US HWY 2

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