



MLS 6269740 Lake Land

**\$275,000**

**Description:**

Dream Home Location off paved road, with 2600 plus or minus feet of private river frontage, river has sandy bottom for great swimming and a spring off the side of the river that does not always freeze over. 26 acres tillable, fiber optics and electric at street. Property should be able to be classified as organic as it has not had chemicals on it in over 25 years. It is also a great location for solar and hydro electrical power generation. This property is also a hunters dream, in deer hunting zone 241 with a 3 deer limit, the river that brings in water fowl along with the creek, woods and low land, we have seen almost everything imaginable on the property for the hunting enthusiast Deer, pheasant, turkey, grouse, geese, duck and even bear. Only 3 miles north of Verndale and 6 miles East of Wadena. Owner/Agent.

**Additional Details:**

Lot Acres	96
Lot Dimensions	lrg 3294x1326
School District	818
Taxes	(unreported)
Taxes with Assessments	(unreported)
Tax Year	2022

**Additional Features:**

**Driving Directions:**

From Verndale, Hwy 10 and Co Rd 23 go north around 3 miles to 150th St/Co Rd 4, turn left/East for 1/2 mile property starts at white fence and goes east to gravel Rd going north/south, on North side of road.



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

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**Call Affinity Real Estate**

**218-237-3333**

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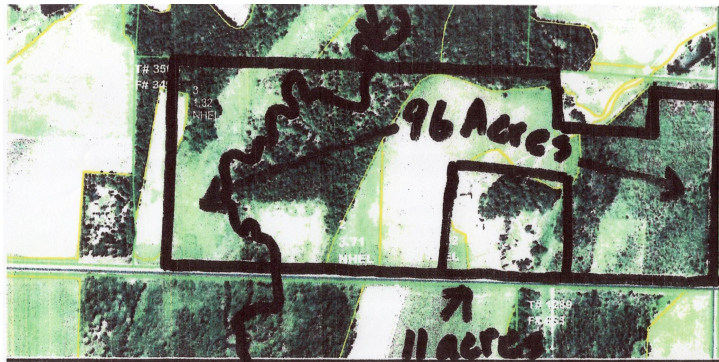
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Picture Agency

**Wadena County**  
Aldrich Township  
Township - 134 Range - 34 Section - 5  
May 11, 2005  
Imagery Not to Scale

Key to Features	
	Tract Boundary
	Common Land Unit
	Section Boundary
	Wetland Points

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