



MLS 6418686 Land

**\$200,000**

1.37 Acres  
Raw Land

L1B1 Mag Seven Court  
Bemidji MN 56601

Status: Active



**Description:**

This 1.36 acre lot presents an outstanding opportunity for commercial development, especially due to its favorable location in close proximity to highway access. The presence of city sewer and water connections at the curb is a significant advantage.

The convenience of underground utilities is a modern and attractive feature, enhancing the aesthetic appeal of the area. City-maintained blacktop roads further contribute to the overall accessibility and visual appeal of the development.

**Additional Details:**

Lot Acres	1.37
Lot Dimensions	220x270
School District	31
Taxes	\$1,654
Taxes with Assessments	\$1,654
Tax Year	2023

**Additional Features:**

**Driving Directions:**

West on Division St, left on Mag Seven Ct SW. Lot on the right.



Listed By:  
CENTURY 21 Dickinson Realtors

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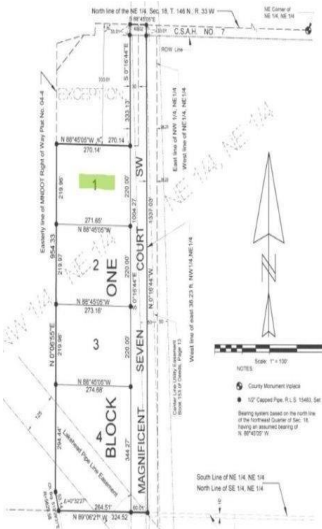
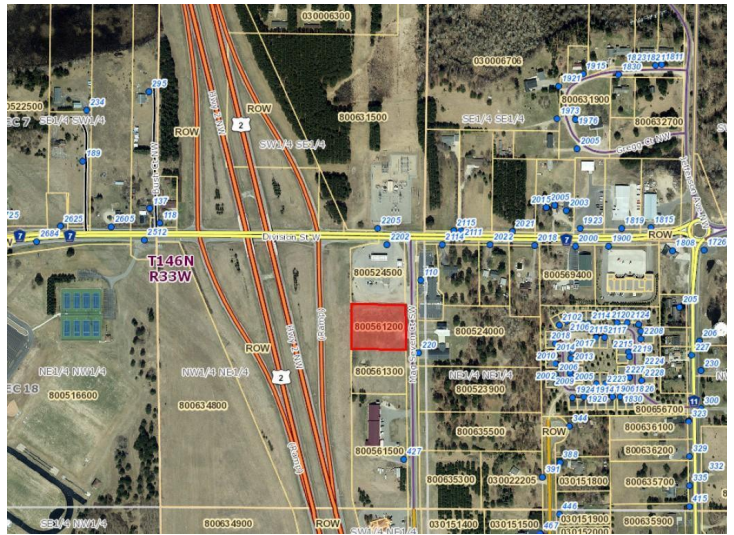
Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



KNOW ALL MEN BY THESE PRESENTS That George R. Gregg and Chris Jean Gregg, husband and wife, the makers and grantors, do hereby certify that the above and foregoing plat is a true and correct representation of the land shown thereon, and that the same is subject to the same conditions, covenants, and restrictions as are herein expressed and contained in the original plat of record.

The part of the southeast quarter of the northeast quarter, Section 16, Township 146 North, Range 33 West, Bemidji County, Minnesota, being parcel 800561200, is hereby conveyed to the grantee herein named. Except the one 38.27 foot by 120.00 foot strip of land on the south 120.00 foot width of a 1/4 mile wide strip of land on the east side of said northeast quarter of the northeast quarter. Subject to easements, encumbrances, and obligations of record.

In witness whereof said George R. Gregg and Chris Jean Gregg, husband and wife, have hereunto set our hands and the seal of said County of Bemidji, Minnesota, on this 21st day of July, 2023.

STATE OF MINNESOTA  
COUNTY OF BEMIDJI  
The foregoing instrument was acknowledged before me this 21st day of July, 2023, by George R. Gregg and Chris Jean Gregg, husband and wife, personally known to me, a Notary Public in and for the County of Bemidji, Minnesota, and duly sworn and qualified in the exercise of the duties of said office.

STATE OF MINNESOTA  
COUNTY OF BEMIDJI  
The foregoing instrument was acknowledged before me this 21st day of July, 2023, by Thomas H. Landberg, President of said County of Bemidji, a corporation organized under the laws of the State of Minnesota.

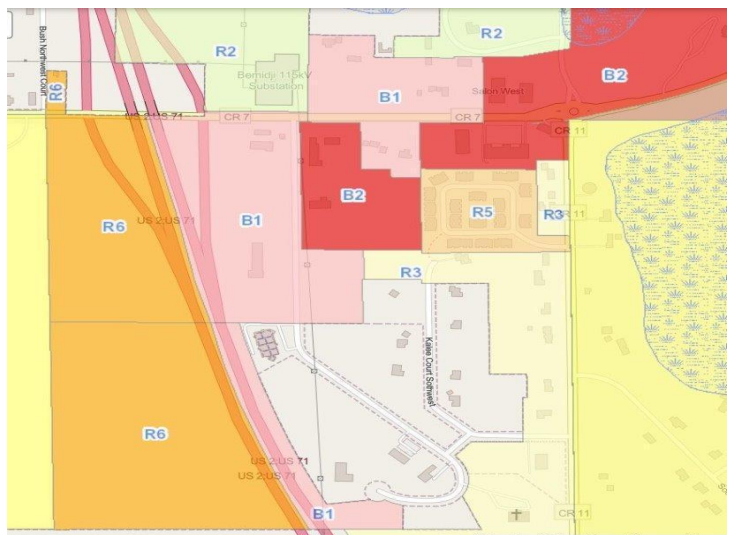
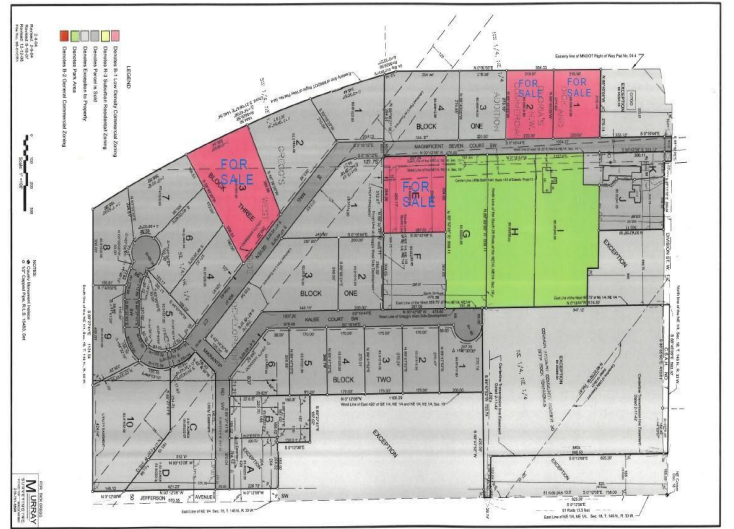
STATE OF MINNESOTA  
COUNTY OF BEMIDJI  
The foregoing instrument was acknowledged before me this 21st day of July, 2023, by Robert W. Starna, Minnesota Registered Professional Land Surveyor No. 15462.

Witness my hand and the seal of said County of Bemidji, Minnesota, on this 21st day of July, 2023.

Notary Public in and for the County of Bemidji, Minnesota

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website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax: 218-237-3377



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