



MLS 6478342 Land

\$262,500

80 Acres
Finished Lot(s)

0 189th Avenue
Sebeka MN 56477

Status: Active

Description:

Great Hunting and Income producing Combination Property along the Cat River. 26.94 FSA determined Cropland Acres. Remainder of property in pasture, timber, and shrubs. 42 +/- acres currently being hayed. Nice building site near old homestead. Apple Tree at homestead. Timber is a mix of Oak, Birch, Aspen, and Pine. Cat River has a hard sand bottom and gently flows year-round providing a water source for wildlife and livestock. Direct access to landlocked 80-acre State Land Parcel that is loaded with cover. Quiet neighborhood where wildlife abounds. Hunting Deer, Turkey, Bear, Small Game, and Waterfowl. Year-round buck bedding. Daylight movement of mature bucks during early season, pre-rut, rut, and post rut. See Facebook posts for buck pictures. Beat down trails and historic rub lines. Good Depth of Cover with incredible browse.

Additional Details:

Lot Acres	80
Lot Dimensions	1335x2618x1335x2624
School District	820
Taxes	\$558
Taxes with Assessments	\$506
Tax Year	2024

Additional Features:

Driving Directions:

From Sebeka, drive East on MN 227/Trunk E for 5.4 miles. Turn north on 189th Ave. Travel north ½ mile, property is on the right.



Listed By:
homecoin.com

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