



MLS 6595358 Land

**\$117,000**

20 Acres  
Raw Land

TBD 12th PARCEL 8 Street  
Backus MN 56435

Status: Active

**Description:**

PARCEL 8 - HUNTER'S PARADISE, THIS +/- 20 ACRE WOODED PARCEL IS BEING SPLIT AND OFFERS SOME OF THE BEST HUNTING LAND IN THE AREA AND IS LOCATED JUST FIVE MINUTES FROM PINE RIVER. EXPECT TO SEE DEER, TURKEY, FOX, RABBIT AND BEAR. THIS PARCEL IS BEING RECLASSIFIED INTO RURAL 20. CLOSING WILL DEPEND UPON COMPLETION OF SPLIT FROM CASS COUNTY. THIS IS LABELED PARCEL 8 ON THE SURVEY. EAST BORDER OF "PARCEL 8" WILL HAVE AN EASEMENT RUNNING THROUGH FOR ACCESS TO BACK LOTS. BY APPOINTMENT ONLY, CALL TO SCHEDULE A SHOWING. THERE ARE ADDITIONAL 20 ACRE PARCELS FOR SALE.

**Additional Details:**

Lot Acres	20
Lot Dimensions	662 x 1295 x 654 x 1292
School District	2174
Taxes	\$210
Taxes with Assessments	\$210
Tax Year	2024

**Additional Features:**

**Driving Directions:**

FROM PINE RIVER, TAKE HWY 371 NORTH 2 MILES AND TURN ON 14TH STREET. GO 0.6 MILES AROUND CORNER AND TURN RIGHT ON 12TH STREET SW. SIGN WILL BE ON THE 12TH STREET SW. LABELED PARCEL 8 ON SURVEY.



Listed By:  
Gilchrist Realty

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Call Affinity Real Estate

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