



MLS 6598779 Lake Land

**\$259,950**

**Description:**

80-acre combination property along Cat River. Whether you're seeking a peaceful retreat, a productive agricultural venture, or a future homestead or cabin, this land is a canvas waiting for your vision. Don't miss your chance to own a piece of Minnesota's picturesque countryside with all the amenities you need for a fulfilling rural lifestyle. 26.94 FSA determined Cropland Acres. 42 +/- acres currently being hayed. Nice building sites. Apple Tree. Timber is a mix of Oak, Birch, Aspen, and Pine. Wild edibles: Blueberries, Blackberries, Chokecherries, Morels. Cat River has a hard sand bottom and gently flows year-round. Access to landlocked 80-acre State Land Parcel that is loaded with cover. Quiet neighborhood where wildlife abounds. Lots of Dogwood, Hazelnuts, and Catkins, considerable other browse species. Good cover and habitat for Deer, Turkey, Bear, Small Game, and Waterfowl. 72 large round bales produced in 2024.

**Additional Details:**

Lot Acres	80
Lot Dimensions	1867' x 1866.5'
School District	820
Taxes	\$554
Taxes with Assessments	\$554
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 1/2 mile, property is on the right.



Listed By:  
homecoin.com

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**218-237-3333**

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



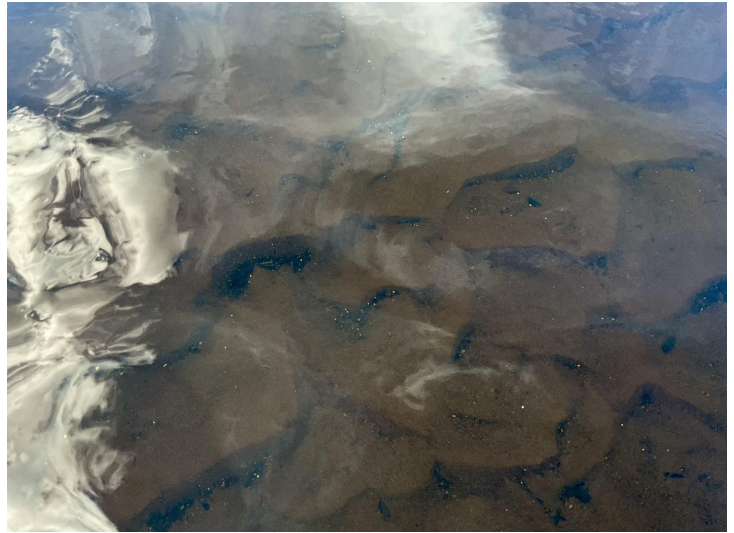


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