



MLS 6620909 Land

\$55,000

8.7 Acres Raw Land

XXX Rifle Range Drive Laporte MN 56461

Status: Pending

Description:

8.7 acres fully wooded with a gorgeous bldg site already opened. New driveway being installed soon by seller (12 ft wide, cost of \$8000, see attached contractor's bid) Seller has installed electricity nearly to edge of this property (cost \$5,000). Located just 5 minutes north of Walker. Parklike setting, nicely private. Deer & Turkeys often seen. Camping, RV, no minimum bldg. size, mobile home, all permissible. Sets among 32 acres only split into 4 parcels, no further subdividing permissible so your privacy is maintained.

Additional Details:

Lot Acres 8.7

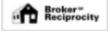
Lot Dimensions 800x800x300x425x575

School District 306
Taxes \$58
Taxes with Assessments \$58
Tax Year 2024

Additional Features:

Driving Directions:

From Walker, go north on MN-371 for 5.5 miles and turn left onto Cass Co 62. Go 1 mile and turn right onto Rifle Range Dr. Go .1 mile and the entrance to the driveway easement will be on the right. Follow in to property. Sign on property.



Listed By: askRICK.com dba Walker Area Realty

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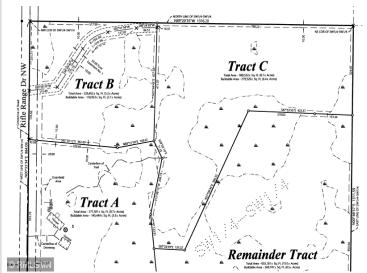




Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470







Bid for driveway at the gun club Road



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950 ft driveway 12ft wide 140 yds of class 5 @ \$22 ayd \$3080 2 culverts, 20ft & a 30ft @ 20.00 a ft \$1000 4 aprons \$150.00 Strips, stumps, and rocks Shape and install culverts\$2000 figuring 10 loads of fill @ 140 a load \$1400.00 Total \$7630.00

Charles a Sproessig Boulder excavating LLC Po Box 1495 Walker MN 56484 218-820-4435

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