



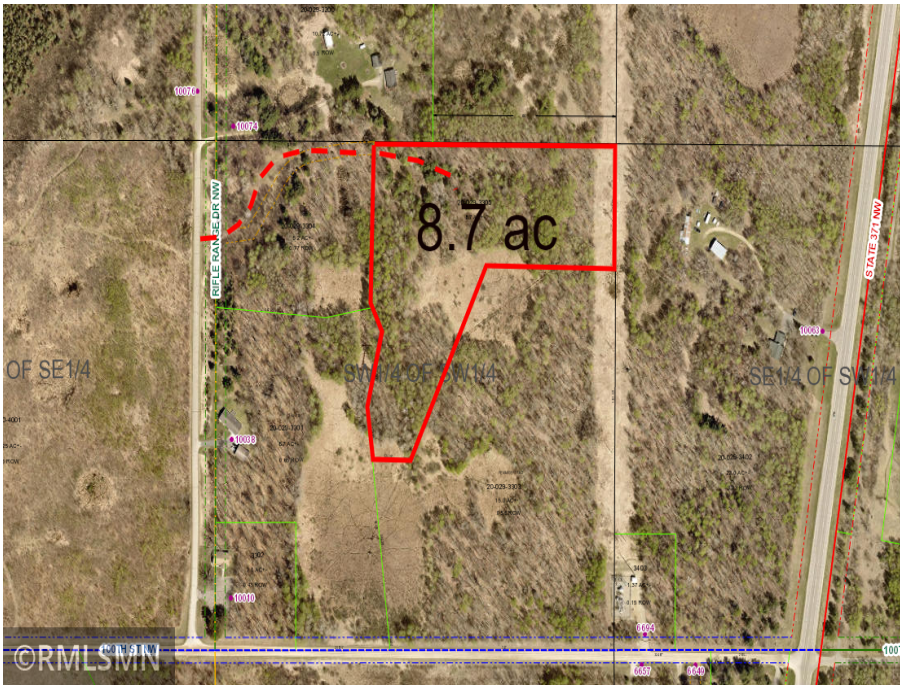
MLS 6620909 Land

\$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

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



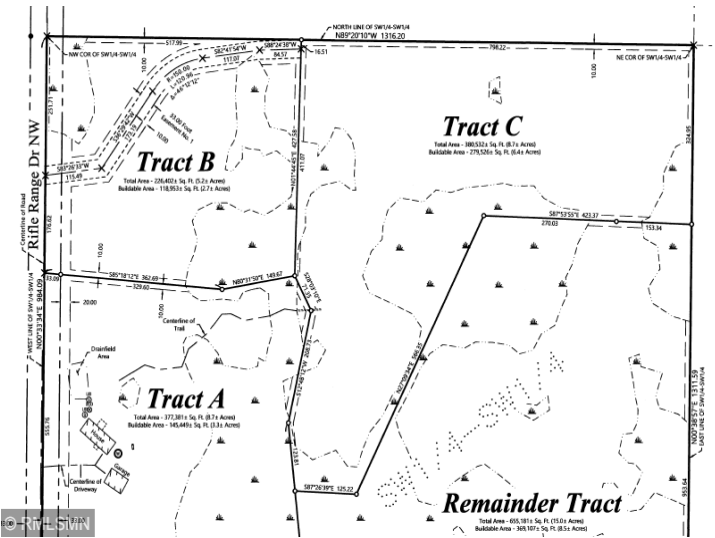
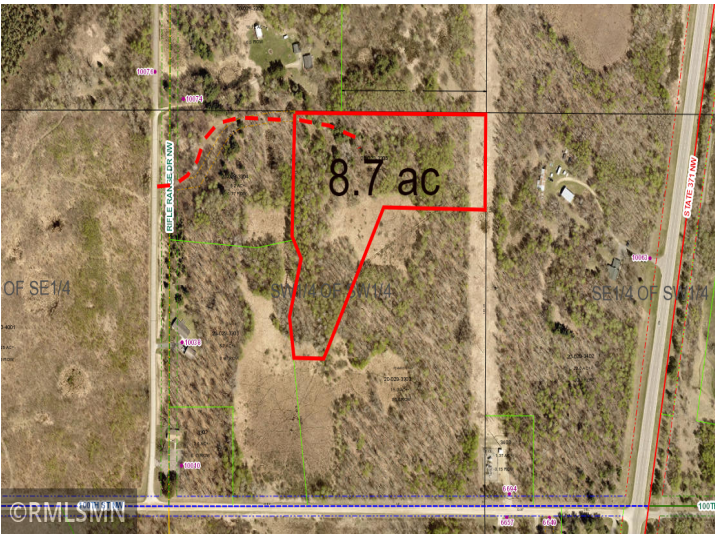
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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



Bid for driveway at the gun club Road

CS CHARLES SPROESSIG <boulderex@aol.com>
To askrick@me.com
We removed extra line breaks from this message.

- 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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$55,000
MLS 6620909 Land
XXX Rifle Range Drive
Laporte MN 56461



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$55,000
MLS 6620909 Land
XXX Rifle Range Drive
Laporte MN 56461



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$55,000
MLS 6620909 Land
XXX Rifle Range Drive
Laporte MN 56461