



MLS 6656537 Lake Land

**\$450,000**

**Description:**

This prime 36 acre property in Fergus Falls sits directly in the path of progress, surrounded by established multi-family housing and commercial developments, making it a rare investment opportunity. The gently rolling landscape offers unlimited potential for a variety of uses, including homes, multi-family residential, or commercial development. Its strategic location near I-94 ensures easy access to Fargo/Moorhead or the Twin Cities. The property's proximity to local amenities, employment centers, and growing infrastructure further enhances its appeal, presenting endless possibilities for developers looking to capitalize on this dynamic market.

**Additional Details:**

Lot Acres	36.68
Lot Dimensions	36.6800
School District	544
Taxes	\$482
Taxes with Assessments	\$482
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From town of Fergus Falls, head west on W Lincoln Ave/Viking Trail toward S Vine St. Turn N onto Western Avenue. Turn E onto Pioneer Rd.



Listed By:  
Keller Williams Realty Professionals

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**Call Affinity Real Estate**

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