

MLS 6735277 Land

**\$36,000**

29.54 Acres  
Raw Land

TBD 63rd Avenue  
Cass Lake MN 56633

Status: Active

#### Description:

Almost 30 acres of raw land conveniently located just 1.5 miles west of Cass Lake. The property is gently rolling with mixed grassland, woods, and some wetland. The south property line borders the north side of Pine Grove Cemetery and the adjacent assisted living facility. Enbridge's pipelines 1 and 2 run roughly from the southwest corner to the northeast corner of the property. Copies of the pipeline, the parcel lines, etc., are in the photos. The parcel would make a beautiful private estate or could be developed into several parcels. Buyer should do their own due diligence for adding utilities, road access, and development criteria.

#### Additional Details:

Lot Acres	29.54
Lot Dimensions	1981x660
School District	115
Taxes	\$212
Taxes with Assessments	\$212
Tax Year	2025

#### Additional Features:

#### Driving Directions:

Go west of 371 on US 2 NW to 63rd Ave NW. Turn right (north on 63rd Ave NW. Continue north on the dirt cemetery road to the northwest corner of the cemetery where there is a portion of the fence down. One can walk the property from that area.



Listed By:  
Tangletown Realty

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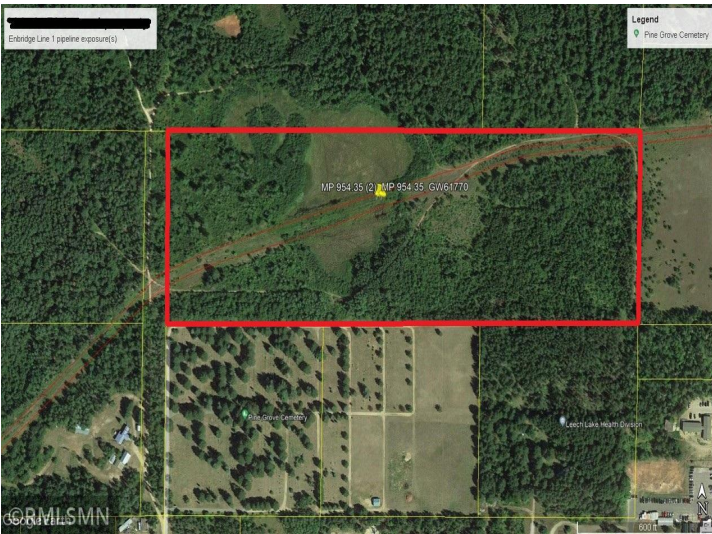
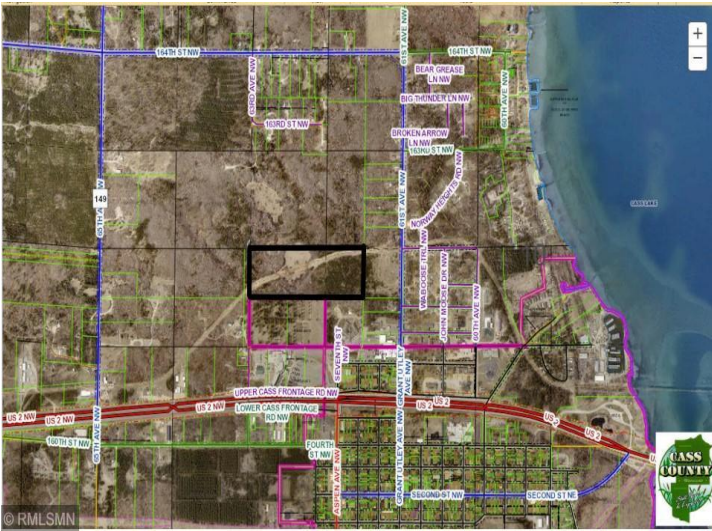
**218-237-3333**

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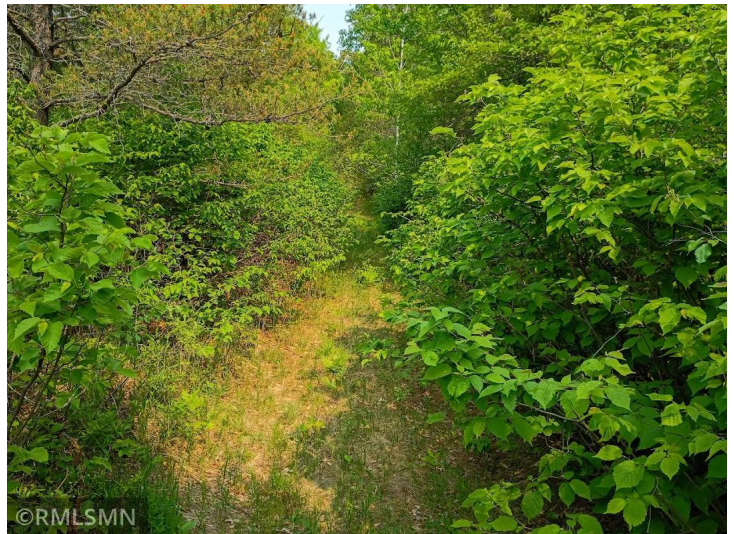


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REAL ESTATE INC

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