

MLS 6735287 Land

**\$100,000**

10 Acres  
Raw Land

44024 County Highway 67  
New York Mills MN 56567

Status: Pending

#### Description:

This rural 10 acre buildable lot offers "Lakes Country" living with all the "Small Town, Big Life" conveniences that New York Mills is proud to offer!! The lot is loaded with maturing evergreen trees, has current CRP income and offers major paved road access at the end of your new driveway. The existing planted evergreen trees will offer continually maturing coverage and seclusion for your new house or shop as well as continuing CRP income, if desired, or continued nature conservancy practices. New York Mills is nationally known for being the home of the Regional Cultural Center, host of annual Great American Think Off as well as the largest Ronald McDonald House Ride in the United States. It is also the home of Lund Boats by Brunswick, Continental Divide Brew Pub and an award winning school district. 2 major rural regional hospitals with clinic systems located within 15 minutes, in both Wadena and Perham. Schedule a showing today, land opportunities such as this are rare in this area.

#### Additional Details:

Lot Acres	10
Lot Dimensions	115 yards x 414 yards approximate
School District	553
Taxes	\$2,078
Taxes with Assessments	\$2,163
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From New York Mills, take Cty Hwy 67 north to 440th St. Turn right (east) on 440th St. Go 0.1 mile to mowed parking area, marked with directional signs and orange marking flags, follow mowed path and orange flags to south side of lot, marked by for sale sign.



Listed By:  
Bluff Country Properties, LLC.

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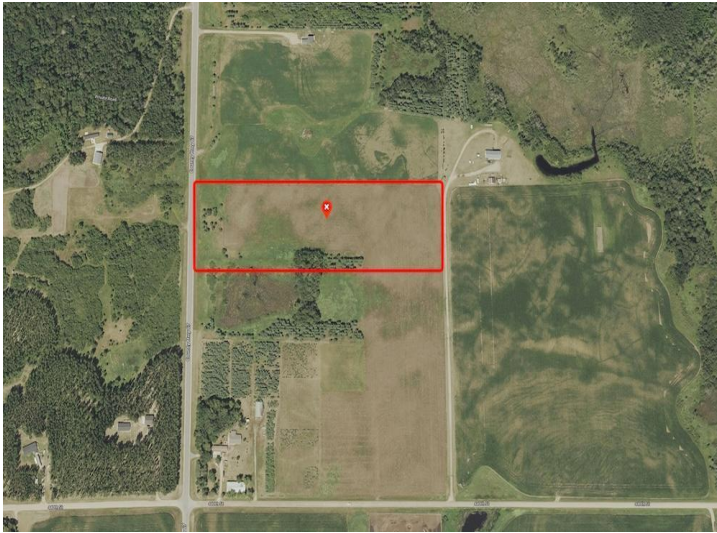
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