



MLS 6763625 Residential

**\$299,000**

0 sq ft  
2 bedrooms  
2 baths

40576 County Road 242  
Cohasset MN 55721

Status: Active

**Description:**

Incredible Investment Opportunity – 20 Acre Gravel Pit with Home!

Rare chance to own a 20-acre inactive gravel pit with endless potential for resource extraction, or income-generating opportunities. Located in a private and accessible area, this property offers both industrial value and residential potential. Included is a 2-bedroom, 2-bath fixer-upper home – perfect for renovation into an office, rental, or your private residence. With some TLC, this structure can become a comfortable home base or add significant value to your investment.

**Highlights:**

20 acres of land with proven gravel reserves

Great access to major roads/highways

Existing well, septic, and power

2-bed, 2-bath home with solid structure – needs renovation

Perfect for contractors, builders, investors, or anyone seeking a mixed-use property with income potential. Opportunities like this don't come often, schedule your showing today and explore the full potential of this one-of-a-kind property!

**Additional Details:**

Year Built	1960
Lot Acres	20.2
Lot Dimensions	1326 x 664
Garage Stalls	2
School District	318
Taxes	\$1,233
Taxes with Assessments	\$1,314
Tax Year	2025

**Additional Features:**

**Fuel:** Electric **Heat:** Baseboard

**Driving Directions:**

About 7 miles down CR 63 from Grand Rapids, take a left onto CR 242. 1 mile down CR 242, just past the Rice Lake boat landing. House on the R. Keep left on driveway to house.



Listed By:  
GRAND PROPERTIES REAL ESTATE

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**Call Affinity Real Estate**

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