



MLS 6777261 Land

**\$169,000**

14.57 Acres  
Raw Land

48100 110th St  
Menahga MN 56464

Status: Active

**Description:**

READY FOR DEER OPENER IN DPA 241! Located in the heart of Butler, this 14.56-Acre Parcel offers a rare blend of Trophy Whitetail Habitat and Build Potential.

With Mature Hardwoods, including White Oaks and Sugar Maples, a large Clover/Chicory Food Plot, and established Trails throughout, it's already set up and ready for the upcoming Deer Season.

The property features an Asphalt Driveway leading into 2 Acres of Buildable Pasture with Power Onsite, giving you the perfect opportunity to Build Your Dream Home or Hunting Retreat right in your backyard. A 16x32 Utility Building provides both Cold Storage and a Heated, Insulated Rustic Cabin finished in Knotty Pine with Baseboard Heat.

Whether you're looking for a Turn-Key Hunting Property in one of Minnesota's most desirable Deer Permit Areas or the perfect place to Build While Enjoying the Outdoors, this property checks all the boxes!

**Additional Details:**

Lot Acres	14.57
Lot Dimensions	Irregular
School District	553
Taxes	\$642
Taxes with Assessments	\$642
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Perham, head North on Co Hwy 8 for 11.5 Miles, then turn left onto Co Hwy 67.  
Continue straight for 6.2 Miles, then merge onto Co Hwy 43.  
After 1 Mile, turn right onto 110th St, and the property will be the second driveway on the left side.



Listed By:  
Jack Chivers Realty

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**Call Affinity Real Estate**

**218-237-3333**

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





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