



MLS 6782675 Land

\$360,000

80 Acres
Raw Land

TBD Cr-75
Bertha MN 56437

Status: Active

Description:

PRIME 80-acre recreational and agricultural property! This exceptional piece of land offers a perfect blend of tillable cropland, open pastureland, private watering pond, and mature wooded areas for hunting, solitude, and building your private residence, recreational cabin or farmstead. The 42 acres of tillable ground provide an excellent opportunity for crop production or establishing food plots. Corn and soybean crops have seen great production averages. Hunting enthusiasts will find an abundance of picture-worthy whitetail deer and turkeys here. There is a township ditch running along the western edge of the property and a small pond to provide watering for wildlife. Tillable ground is currently leased for the 2025 season only and lessee will harvest and keep the crop. Deer stands are NOT included with the sale. Located just 40 miles from Alexandria, 17 miles from Wadena, and a couple hours drive from the Twin Cities, this land has convenient access to amenities while maintaining a private, rural setting.

Additional Details:

Lot Acres	80
Lot Dimensions	2658x1311x2655x1318
School District	786
Taxes	\$1,018
Taxes with Assessments	\$1,018
Tax Year	2025

Additional Features:

Driving Directions:

From Clarissa turn right onto County Rd 11 N. In 4.7 miles turn left onto County Rd 22, then 2.5 miles to right turn onto County Rd 75. Land is 3 miles north on the left. For Sale sign is near the approach.



Listed By:
Central MN Realty LLC

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218-237-3333

info@affinityrealestate.com



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



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



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