



MLS 6790048 Land

\$375,000

150 Acres
Raw Land

4940 Clearline Road
Shevlin MN 56676

Status: Pending

Description:

This property features a total of 150 acres, and has a little bit of everything. The entire property is currently being used as pasture for cow/calf pairs and the perimeter is fenced with 4 strand barbed wire. It is center fenced for rotational grazing and forage management and waterers are in place. It also has a nice pond for extra water and some goose hunting potential in the fall. In addition to high quality pasture, this parcel has some beautiful stands of woods. Most notable are the woods in the North West corner that could be fenced off and used for some outstanding hunting opportunities. This section of the property borders over 580 acres of state land that is well known for producing trophy caliber whitetail deer, turkeys and great grouse hunting. If managed properly, this area could also provide some great bear hunting. There is also a smaller 10 acre section of woods in the South East corner of the property, right off Clearline Road that would make a great building site or offer additional hunting space. This is a must see property, bring your ideas and see how this parcel might be the perfect addition to your ranch or land portfolio.

Additional Details:

Lot Acres	150
Lot Dimensions	3910x2664x1295x1344x2640x1270
School District	162
Taxes	\$472
Taxes with Assessments	\$472
Tax Year	2024

Additional Features:

Driving Directions:

From Shevlin go East on Hwy 2 to Clearline Road. Go South on Clearline Road to property on the west side of the road.



Listed By:
Weichert, Realtors - Paulson Land Co

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