



MLS 6800083 Land

\$275,000

40 Acres Other

27606 130th Avenue Hawley MN 56549

Status: Active

Description:

40 ACRES NEAR ROLLAG! Here's a very rare opportunity to secure some of the highly coveted and incredibly productive hunting acreage in the gorgeous Rollag hardwood hills. As a hunting property, it checks all the boxes; deer, turkey, bear, thick cover mixed with open understory, Oak Savanah, open grassland, dense hardwood forrest, numerous edges, elevation changes, pinch points, food, bedding, and trails. This property also presents numerous outstanding build sites for your hunting cabin, destination hideaway, or that home sweet home dream build you've been waiting for. All of this and more is located a convenient 5 minutes from Rollag, 15 minutes from Barnesville, 20 minutes to Hawley, and 40 minutes to Moorhead. The property has been improved with a well, electric, two approaches, a single stall 12x24 steel building, a couple sheds and large build-ready concrete pad.

Additional Details:

Lot Acres 40

Lot Dimensions 1329x1255x1336x1269

School District 548 **Taxes** \$878 Taxes with Assessments \$962 Tax Year 2025

Additional Features:

Driving Directions:

From Barnesville on MN-34 E for 8.8 miles. Turn left onto MN-32 N. Turn right onto 130th Ave S, and the property will be on the left.



Listed By: RE/MAX Advantage Plus

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate 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















 $website: www. Affinity Real Estate.com \mid email: info@affinity realestate.com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid$







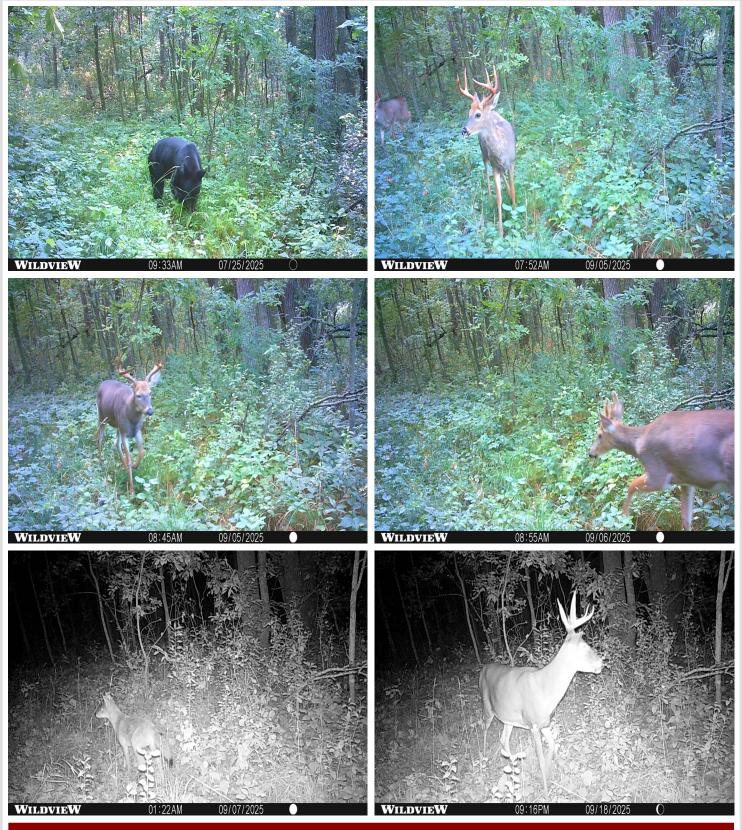






























 $website: www. Affinity Real Estate.com \mid email: info@affinity realestate.com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid$

