



MLS 6806939 Land

**\$185,000**

21.1 Acres  
Raw Land

TBD 26th Avenue  
Backus MN 56474

Status: Active

**Description:**

Exceptional 21-acre parcel located on the north edge of Pine River, offering incredible potential for residential or commercial development. 425' of frontage on 26th Ave SW offers a quiet entrance for housing development or private homestead. This versatile property also features prime frontage on a busy corridor ideal for commercial visibility and traffic with the direct access via 474' of frontage on Hwy 371 for commercial or industrial ventures. Property boasts rolling high ground studded with mature Pines and open level field setting the stage for an excellent opportunity to be split along the wood line creating a 7 acre open-field Commercial envelope and 14 acre wooded Residential site maximizing your return! Current zoning allows residential new splits down to 1 acre minimum. Whether you're looking to develop, invest, or build, this property presents an outstanding opportunity in a growing area with strong future potential. Don't miss this chance to secure a premier tract in a highly desirable location!

**Additional Details:**

Lot Acres	21.1
Lot Dimensions	Irregular
School District	2174
Taxes	\$414
Taxes with Assessments	\$414
Tax Year	2025

**Additional Features:**

**Driving Directions:**

From Pine River Stoplights- North on Hwy 371 just outside of town to Right on 26th Ave SW to property on Left. Alternately there is access directly from Hwy 371 at Fire #2042.



Listed By:  
Positive Realty

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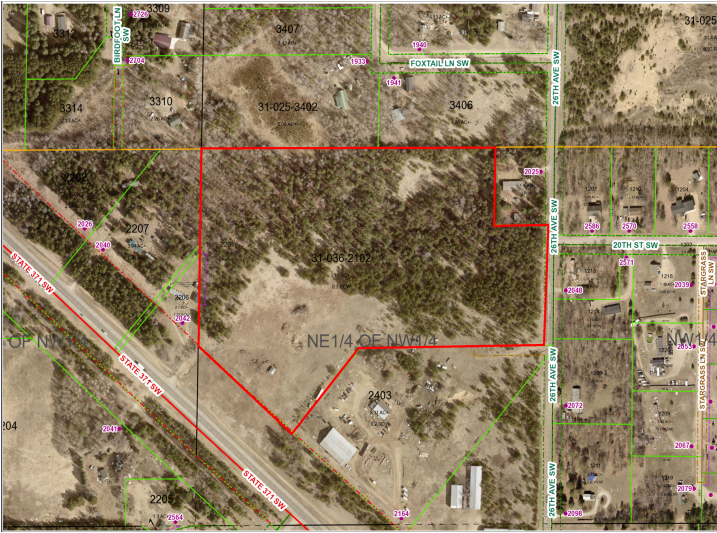
**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



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