



MLS 7001553 Land

**\$374,990**

94 Acres  
Raw Land

TBD Highway 27  
Swanville MN 56382

Status: Active

**Description:**

Welcome to 94+ acres of opportunity in the heart of Morrison County. Ideally located just off Hwy 27, this versatile property sits halfway between Little Falls and Long Prairie—only 15 minutes to either town—and offers an easy drive to the Brainerd Lakes Area and the Twin Cities, making it a perfect balance of privacy and accessibility.

With public road frontage along two sides, this land offers excellent potential for future division, and the back 40 already benefits from its own dedicated access to the road. The property features a diverse mix of approximately 8 acres of tillable ground with potential crop income, mature woods, and lowland areas that create an ideal habitat for wildlife.

Irish Creek forms the eastern boundary, adding natural beauty and a water source for wildlife. Outdoor enthusiasts will appreciate the consistently strong deer and turkey hunting, with the added bonus of expanding your hunting grounds just down the road at the Culdrum 30-acre Wildlife Management Area.


Whether you're looking to build your dream home, invest in land, farm a portion, or create a recreational retreat, this property offers the flexibility to match your vision.

Properties of this size, location, and versatility don't come along often—schedule a showing today and explore the endless possibilities this 94-acre parcel has to offer.

**Additional Details:**

Lot Acres	94
Lot Dimensions	2600x2166x1334x1313x1300x921
School District	1802
Taxes	\$1,789
Taxes with Assessments	\$1,789
Tax Year	2025

**Additional Features:**

 Listed By:  
Coldwell Banker Realty

West on Highway 27 for 13.5 miles. Property is on the north of the intersection of 40th Ave/Morrison Line Rd

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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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