

**Affinity**  
REAL ESTATE INC

MLS 7013767 Land

**\$84,900**

17 Acres  
Raw Land

67246 340th Avenue  
Hill City MN 55748

Status: Active

#### Description:

Excellent Northern Minnesota opportunity on 17 acres! Whether you're ready to build now or want a recreational getaway, this property offers a great future investment. Set up camp and enjoy the land right away with established trails and abundant wildlife including deer, bear, and turkey.

Located directly on an extensive ATV trail system with access to hundreds of miles of riding, including connections to the Soo Line Recreational Trails. Ride into the ATV-friendly town of Hill City for all of your needs and just minutes from public access on Hill Lake,

A perfect mix of hunting, recreation, and building potential.

#### Additional Details:

Lot Acres	17
Lot Dimensions	279x1440x670x1395
School District	959
Taxes	\$462
Taxes with Assessments	\$462
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From the corner of 169/200 go east on 200 approximately 1.5 miles to right on 340th Ave. Property immediately on the left. See sign



Listed By:  
Premier Real Estate Services

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.



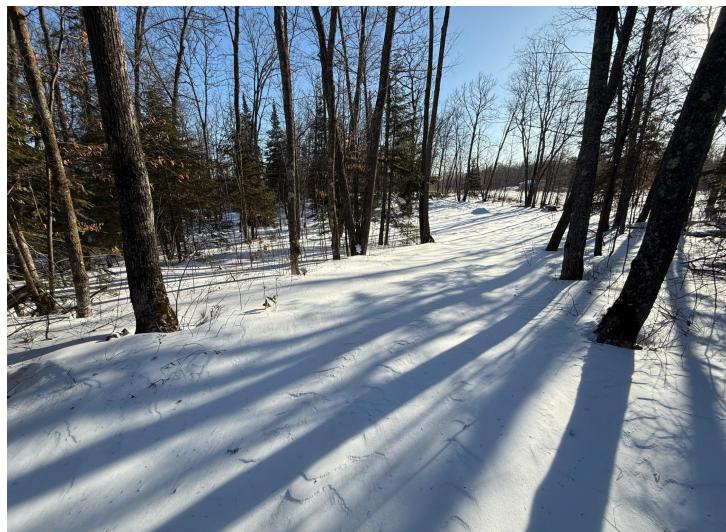
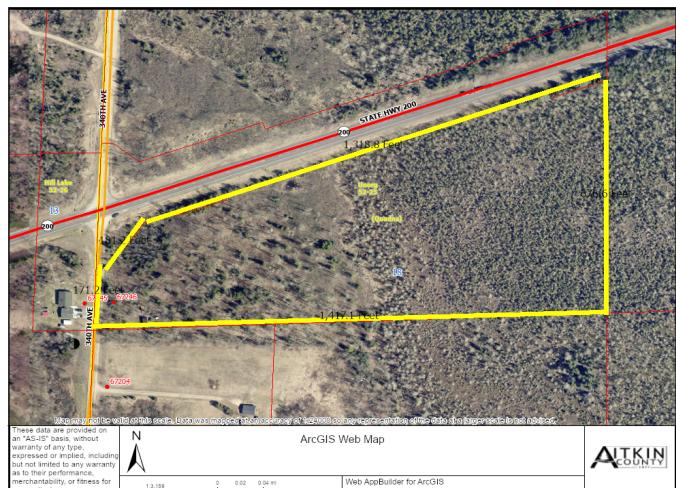
Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



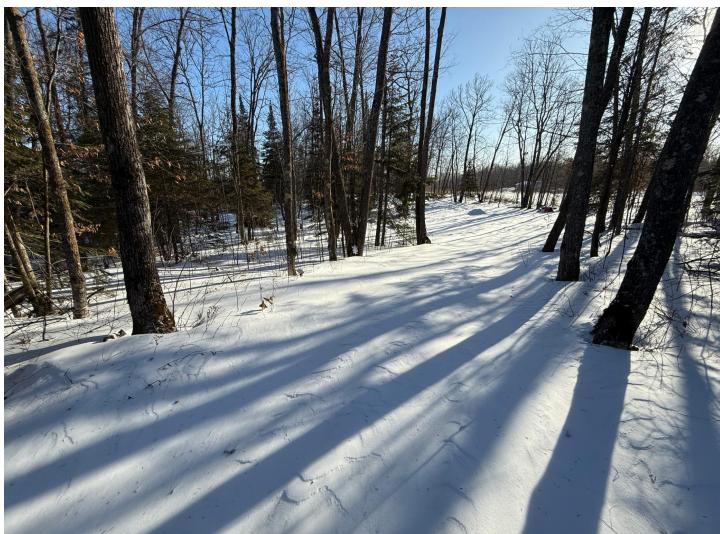
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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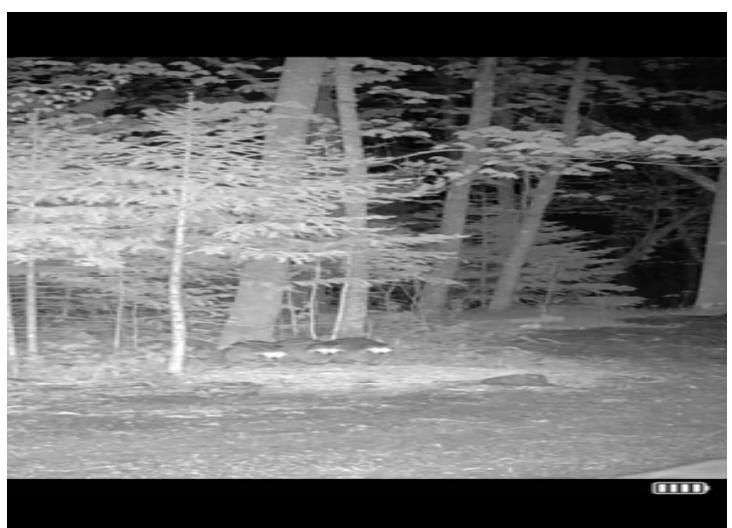
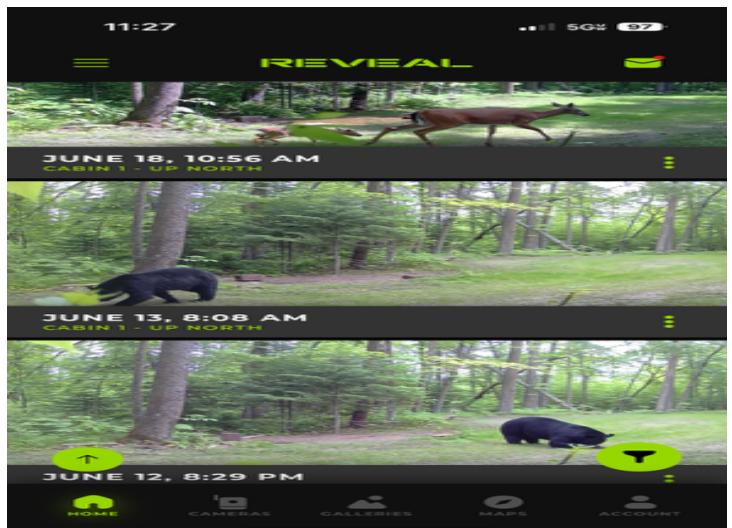
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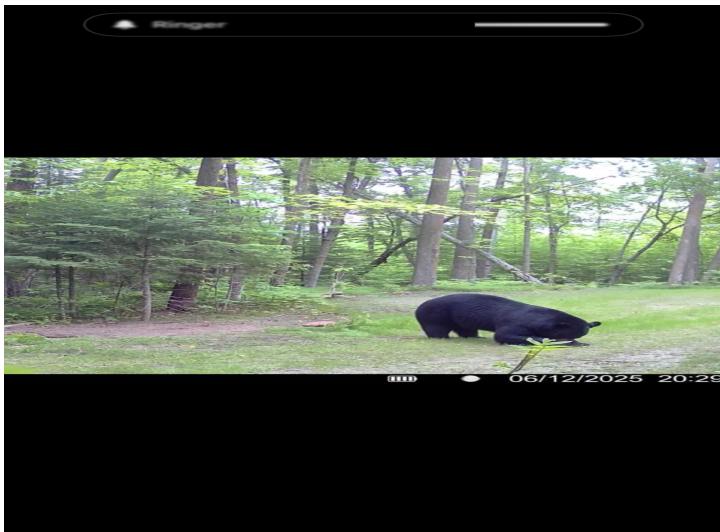
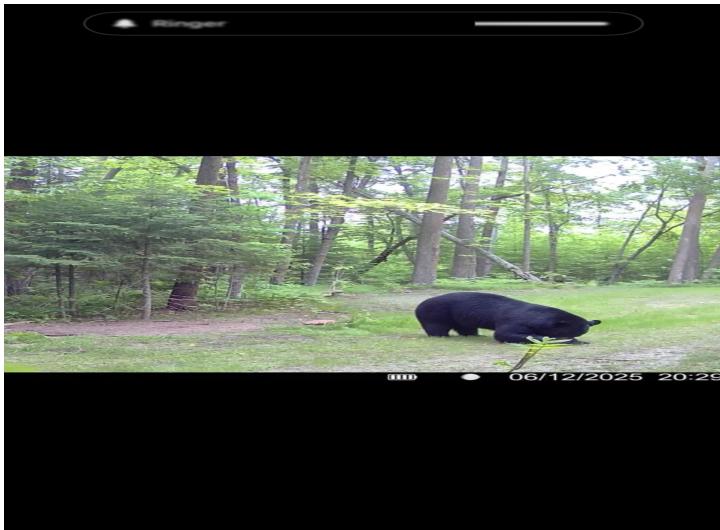


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