



MLS 7082429 Lake Land

\$720,000

Description:

Rare opportunity to own 111 acres of versatile land with a tremendous mix of income potential, recreation, and future homesites. Approximately 50 tillable acres with an average CPI of 72, along with open pasture areas, make this property well-suited for farming, livestock, or investment use. The balance of the land features mature woods, lowland habitat, and exceptional frontage on a small lake, creating ideal conditions for wildlife and outdoor recreation. This property is a hunter's dream with outstanding deer, turkey, duck, and goose hunting opportunities. The diverse terrain provides excellent cover, bedding, and natural movement patterns for wildlife throughout the year. Multiple scenic building locations offer the chance to create a private country home, hunting cabin, or weekend retreat with beautiful views and unmatched privacy. Whether you're looking for productive farmland, recreational acreage, or a one-of-a-kind property to build on, this 111 acre parcel offers endless possibilities.

Additional Details:

Lot Acres	111
Lot Dimensions	111 acres
School District	2908
Taxes	\$2,728
Taxes with Assessments	\$2,728
Tax Year	2026

Additional Features:

Driving Directions:

Head west on Co Hwy 38 out of Urbank - take the first left heading south on 460th Ave. Property on right.



Listed By:
Weichert, Realtors - Paulson Land Co

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218-237-3333

info@affinityrealestate.com



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