



MLS 7091701 Land

\$114,400

12.04 Acres
Plat Designed

Tract 3 - TBD State Highway 108
Pelican Rapids MN 56572

Status: Active

Description:

Tract 3 sits on 12.04+/- acres, offering a beautiful blend of natural beauty, privacy, and convenience in the heart of lakes country. Similar to Tract 1, this parcel features a mix of mature hardwoods, open pasture, and gently rolling topography sloping down to a pond on the north and east borders, creating ideal potential for a future build on acreage.

The property provides excellent accessibility with extensive paved road frontage along State Highway 108, as well as access from a shared driveway on the east side of the property leading up to a gated entrance at the woodline and existing fencing on the south side running alongside the paved road.

Enjoy views of the countryside, wildlife, and a peaceful country setting across the street from Lida Greens Golf Course and less than 1/2 mile from North Lida Lake. Conveniently located just 5 minutes from Pelican Rapids and within 30 minutes of both Detroit Lakes and Fergus Falls, this tract combines privacy and accessibility in one exceptional offering.


There will be a maintenance agreement easement put in place for the shared driveway prior to closing. Additional acreage is available with neighboring tracts ranging from 7-15 acres.

Property is part of an unrecorded parcel split, plat just got completed. Available tracts include: MLS#'s 7091642 (Tract 1), 7091678 (Tract 2), 7091701 (Tract 3), 7091706 (Tract 4), and 7091723 (Tract 5).

Additional Details:

Year Built	1856
Lot Acres	12.04
Lot Dimensions	12.04+/- Acres
School District	548
Taxes	\$2,986
Taxes with Assessments	\$2,986
Tax Year	2025

Additional Features:



Listed By:
Midwest Land Group LLC

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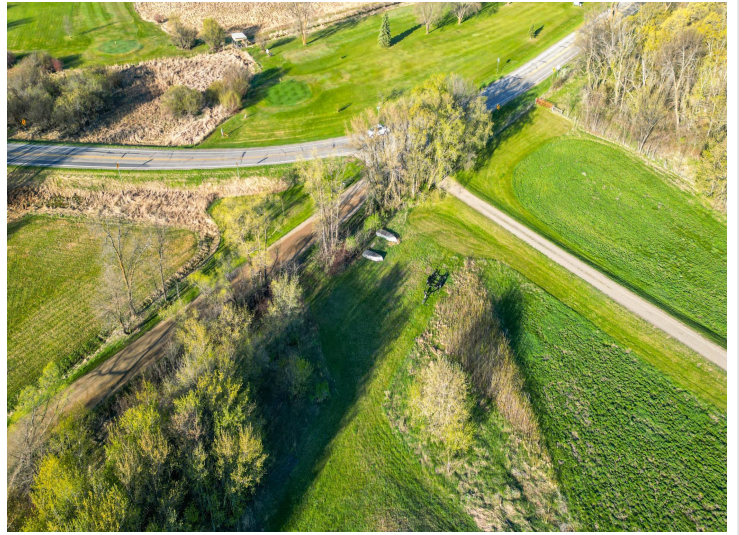
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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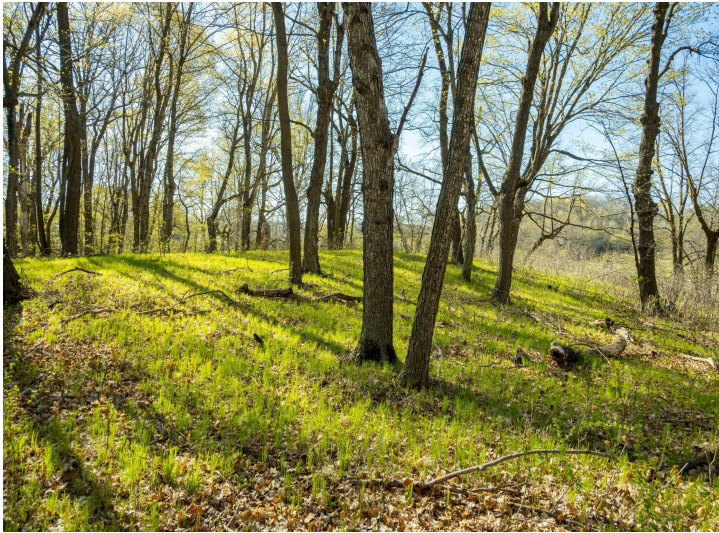
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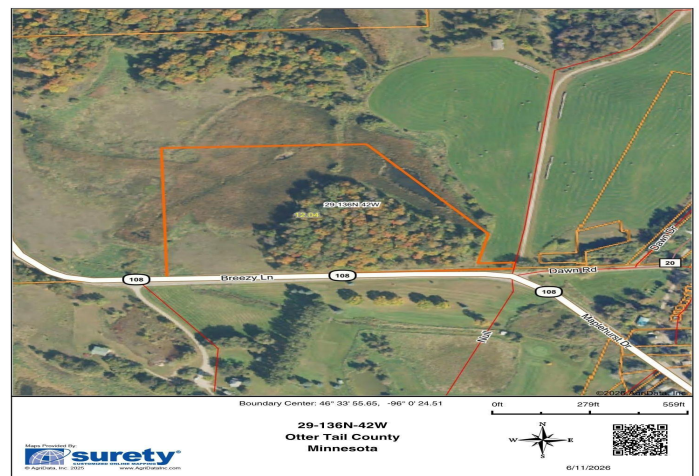
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Aerial Map



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