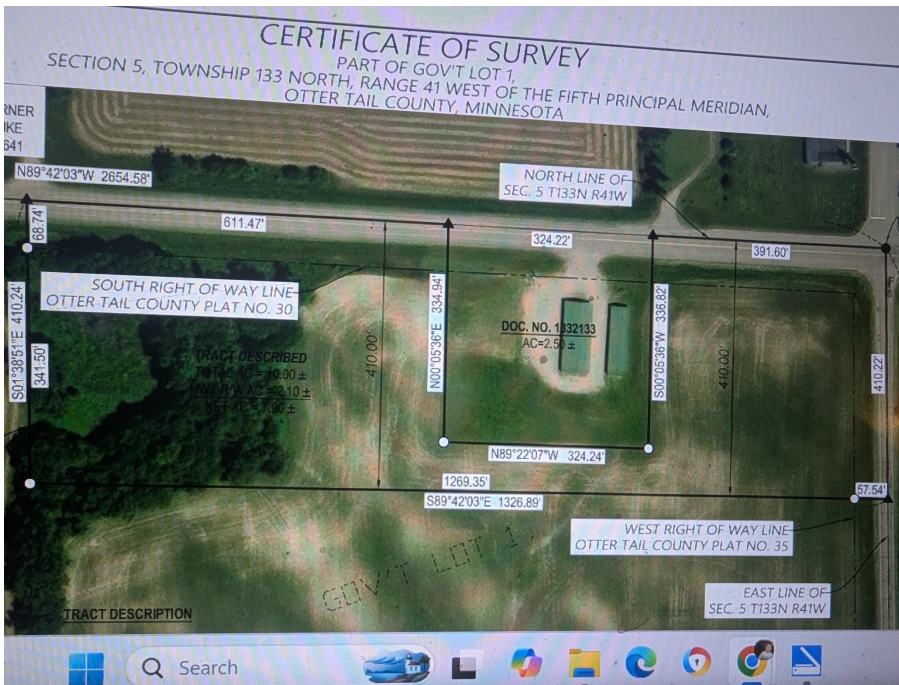




MLS 7123988 Land

**\$299,000**

10 Acres  
Plat Designed

29xxx County Highway 1  
Underwood MN 56586

Status: Active

#### Description:

Fantastic opportunity with this lot! The combination of being located at the intersection of County Hwy 1 and Hwy 35, along with having 10 acres +/- of land, offers tremendous potential for various businesses or projects. Converting it from agricultural use to a commercial or mixed-use property will likely require a survey to define the exact boundaries before finalizing the sale. Given its prime location and size, you have the flexibility to explore different options such as a storage building, convenience store, or even landscaping services. Each of these could benefit greatly from the visibility and accessibility that this location offers. It's essential to consider zoning regulations and any local ordinances that might affect your plans, but overall, this seems like an excellent opportunity for a successful venture!

#### Additional Details:

|                        |                                 |
|------------------------|---------------------------------|
| Lot Acres              | 10                              |
| Lot Dimensions         | 400x 1269 irregular- see survey |
| Taxes                  | \$908                           |
| Taxes with Assessments | \$908                           |
| Tax Year               | 2026                            |

#### Additional Features:

#### Driving Directions:

From Fergus Falls go north on Hwy 1 until you get to Hwy 35, property is on corner



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

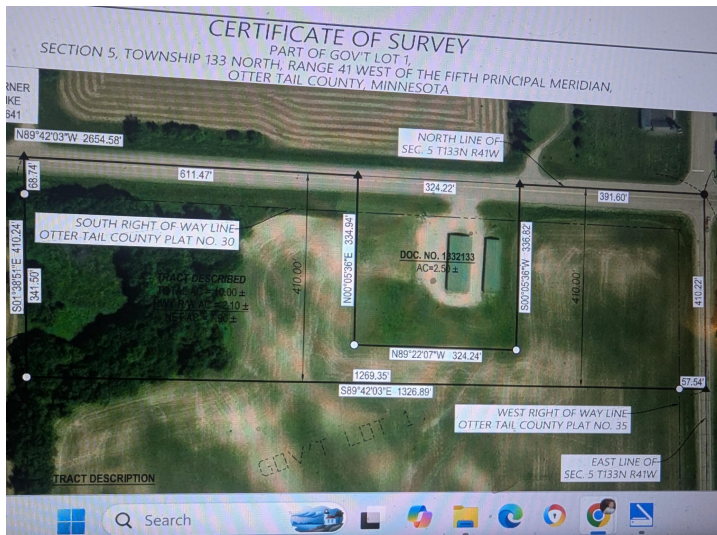
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