



MLS 5622483 Land

**\$199,950**

40.00 acres

Raw Land

18909 209th Avenue  
Park Rapids MN 56470

(Pending)

**Description:**

Grand scale opportunity with an absolute prime location. This 40 acre parcel sits 5 miles east of Park Rapids at the Hwy 34/209th Ave and Lake Belle Taine service road (CR 80) crossroads. Includes 1320ft of frontage on both 34 and 209th with designated / improved approaches off each. Features a 40x112 pole building with a full concrete slab, electric and well. The shop sits in the middle of a 5 acre wooded setting while the balance is in corn and alfalfa. Ideal for continued use, sub-division, residential development or a commercial venue.

**Additional Details:**

Lot Acres	40.000
Topography	Level,Other
Development Status	Raw Land
School District	309 - Park Rapids
Taxes	\$169
Taxes with Assessments	\$318
Tax Year	2020

**Additional Features:**

**Fence** : Wire **Improvements** : Fence **Land Inclusions** : For Sale Sign, Other **Lot Description** : Corner Lot **Topography** : Level, Other **Pasture Acres** : 5.000 **Soil Type** : Sand **Out Buildings** : Pole Building, Silo **On Site Utilities** : Electric, Private Well

**Driving Directions:**

From Park Rapids go east on Hwy 34 approximately 5 miles to property on right.



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