



MLS 6478342 Land

**\$262,500**

80 Acres  
Finished Lot(s)

0 189th Avenue  
Sebeka MN 56477

Status: Active

**Description:**

Great Hunting and Income producing Combination Property along the Cat River. 26.94 FSA determined Cropland Acres. Remainder of property in pasture, timber, and shrubs. 42 +/- acres currently being hayed. Nice building site near old homestead. Apple Tree at homestead. Timber is a mix of Oak, Birch, Aspen, and Pine. Cat River has a hard sand bottom and gently flows year-round providing a water source for wildlife and livestock. Direct access to landlocked 80-acre State Land Parcel that is loaded with cover. Quiet neighborhood where wildlife abounds. Hunting Deer, Turkey, Bear, Small Game, and Waterfowl. Year-round buck bedding. Daylight movement of mature bucks during early season, pre-rut, rut, and post rut. See Facebook posts for buck pictures. Beat down trails and historic rub lines. Good Depth of Cover with incredible browse.

**Additional Details:**

Lot Acres	80
Lot Dimensions	1335x2618x1335x2624
School District	820
Taxes	\$558
Taxes with Assessments	\$506
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Sebeka, drive East on MN 227/Trunk E for 5.4 miles. Turn north on 189th Ave. Travel north ½ mile, property is on the right.



Listed By:  
homecoin.com

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**



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