



MLS 6482679 Land

**\$1,900,000**

75 Acres  
Raw Land

xxx State 200  
Shevlin MN 56676

Status: Active

**Description:**

Exciting Investment Prospect! Uncover the potential of this property abundant with gravel resources! Knife River Materials has appraised an impressive quantity, estimating over 750,000 yards within the southwestern 40 acres alone (refer to supplements for details). Upon closing, the property will be divided, with the seller retaining an easement for the road along the western edge. The seller is open to considering offers for the homestead, but wishes to retain approximately 7 acres surrounding the house. Don't miss out on this lucrative opportunity! More pictures to come in the Spring.

**Additional Details:**

|                        |              |
|------------------------|--------------|
| Lot Acres              | 75           |
| Lot Dimensions         | TBD          |
| School District        | 162          |
| Taxes                  | (unreported) |
| Taxes with Assessments | (unreported) |
| Tax Year               | 2024         |

**Additional Features:**

**Driving Directions:**

From Lake Itasca take State 200 West. Property will be on the north side. Use 23160 State 200, Shevlin, MN for GPS directions.



Listed By:  
Realty Group LLC

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**218-237-3333**

**info@affinityrealestate.com**



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