

## Affinity

MLS 6503661 Land
\$140,000
60.2 Acres

Raw Land
xxx 71st Avenue
Pine River MN 56474

Status: Active

## Description:

This 60 acres of prime hunting ground has everything you need to start the 2024 season! The seller has done all of the hard work for you! New parking pad off the road with class five gravel, established trails across the property, new inclosed deer stand, clearings ready for food plots, and a walking bridge across the wetland. This parcel ALSO touches 241 acres of landlocked state land! This property is in an amazing location! You will be surrounded by world class fishing lakes! Leach, Gull, Cross Winnibigoshish, Pelican, Whitefish. The list goes one! The city of Leader is a short drive featuring grocery stores, gas, bars and restaurants! There are many wire fences on this parcel. Most of them do not represent property lines. Please use GPS to find property lines. The green flags will lead you across the first 20 acres and onto the back 40 . Continue past the deer stand and the flags will lead you to an area to cross the fence.

## Additional Details:

| Lot Acres | 60.2 |
| :--- | :--- |
| Lot Dimensions | $663 \times 2635 \times 1988 \times 2633$ |
| School District | 2170 |
| Taxes | $\$ 422$ |
| Taxes with Assessments | $\$ 422$ |
| Tax Year | 2023 |

Additional Features:

## Driving Directions:

From Leader, head north on 64 . Once north of the city you will veer right onto 71 st Ave SW. The road will turn into gravel. My sign will be on the west side of the road.


## Listed By:

Timber Ghost Realty, LLC
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