



MLS 6606354 Land

**\$199,900**

21.1 Acres

Raw Land

TBD 26th Avenue  
Backus MN 56474

Status: Active

#### Description:

On the North edge of Pine River you will find this 21+ acres of rolling high ground studded with mature Pines and open level field! Property boasts an excellent opportunity for Residential or Commercial development, or both for those with the vision to split this parcel along the wood line! Frontage on both 26th Ave SW and Hwy 371 offers either a quiet entrance for housing development or private home via 425' of frontage on 26th Ave SW or direct access with excellent traffic visibility via 474' of frontage on Hwy 371 for commercial or industrial ventures! Current zoning allows residential new splits down to 1 acre minimum! Land parcels this size and location are hard to find these days! Don't let this opportunity slip by!

#### Additional Details:

Lot Acres	21.1
Lot Dimensions	Irregular
School District	2174
Taxes	\$282
Taxes with Assessments	\$282
Tax Year	2024

#### Additional Features:

#### Driving Directions:

From Pine River Stoplights- North on Hwy 371 just outside of town to Right on 26th Ave SW to property on Left. Alternately there is access directly from Hwy 371 at Fire #2042.



Listed By:  
Positive Realty

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