



MLS 6626869 Land

**\$120,000**

40 Acres  
Raw Land

TBD 140th  
Menahga MN 56464

Status: Hold

**Description:**

Don't miss this incredible opportunity to acquire a gorgeous 40-acre parcel that has been cherished by the same family for over 80 years! With a perfect blend of open space and woodlands, this land offers spots for deer plots and areas suitable for hay production. Enjoy the beauty of Kettle Creek running through the NW corner. This unique gem is now available at a price below its appraised value. Adjoining 45 acres and farm site are also listed for sale.

**Additional Details:**

|                        |                     |
|------------------------|---------------------|
| Lot Acres              | 40                  |
| Lot Dimensions         | 1300x1300x1300x1300 |
| School District        | 821                 |
| Taxes                  | \$314               |
| Taxes with Assessments | \$314               |
| Tax Year               | 2024                |

**Additional Features:**

**Driving Directions:**

South of Park Rapids on 71 approximately 9 miles. Right on County 16 approximately 2.5 miles. Left on 590th Ave., Right on 140th Street to property.



Listed By:  
Wolff & Simon Real Estate

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Call Affinity Real Estate

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