



MLS 6672026 Land

\$425,000

139.56 Acres

Raw Land

TBD 139.56ac 360th Avenue
Frazee MN 56544

Status: Active

Description:

I'm excited to present this stunning and secluded 139.56-acre property, an ideal opportunity for your family. Featuring a prime building site directly off 360th Ave, this land offers both immediate potential and long-term benefits. Enjoy crop rental income from the 69 tillable acres, or expand your own farming operations. Additionally, approximately 40 acres of wooded land present further income possibilities. This property also serves as exceptional hunting grounds, located in Deer zone 241.

For your convenience, there are two road easements into the property: the first is just north of 14922, where the driveway approach is situated, and the second is at the northernmost part of the property, leading to the cemetery off 360th Ave. Please note that the sellers will be retaining two deer stands and some fencing. The tillable land is currently not rented. As this is a newly split property, tax information and a new property identification number are pending.

Additional Details:

| | |
|------------------------|--------------|
| Lot Acres | 139.56 |
| Lot Dimensions | irregular |
| School District | 23 |
| Taxes | (unreported) |
| Taxes with Assessments | (unreported) |
| Tax Year | 2024 |

Additional Features:

Driving Directions:

Property wraps around the building site at 14922 360th Ave. see "documents" tab for aerials of property.



Listed By:
Dane Arthur Real Estate Agency-Crosslake

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