



MLS 6714756 Land

**\$238,000**

43.3 Acres  
Subdivided

529XX 460th St  
Perham MN 56573

Status: Active

**Description:**

Productive Farmland Opportunity Just East of Perham! 43+ Acres of 100% Tillable Farmland with Gently Rolling Terrain and Zero Waste Ground, A Rare Find in Today's Market.

This Conveniently Located, Clean, and Contiguous Parcel offers Maximized Efficiency for Operators. No Wetlands, No Sloughs, and No Awkward Corners. Just Straight Rows and Smooth Farming on Land that has been Successfully Cropped by the Same Family for Over 130 Years!

Ideal for Expansion, Investment, or even Starting Your Own Hobby Farm, this Land is well-suited for those seeking High-Usability Acreage in a Strong Ag Area. With Good Access and Open Potential, this one is Ready to Go to Work!

**Additional Details:**

Lot Acres	43.3
Lot Dimensions	1,514 x 1,336 x 1092 x 1,627+/-
School District	549
Taxes	\$2,092
Taxes with Assessments	\$2,172
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Perham, head East on Co Hwy 8 for 9 Miles, then turn right onto 525th Ave. Continue until 460th St, then turn left & the property will be marked with survey stakes on the left side.



Listed By:  
Jack Chivers Realty

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