



MLS 6717121 Land

**\$99,900**

12.06 Acres  
Subdivided

149XX Co Hwy 30 [D]  
Pelican Rapids MN 56572

Status: Pending

**Description:**

Build Your Dream Home on 12.06 Acres of Wooded Privacy Near Pelican Rapids! Escape to this 12.06-Acre Parcel, offering Peace and Privacy in a Mature Oak Forest with a Tranquil Pond. Just five minutes from Pelican Rapids, this land provides the perfect setting for a Year-Round Home, Cabin, or Private Retreat. With No Covenants or Building Restrictions, you have total freedom to design your ideal space. Trails wind through the dense woods, providing easy access to explore and choose your ideal build site. The heavy timber and natural landscape ensure privacy in every direction, creating a true escape from the everyday. Power is already brought to the property, eliminating the hassle and expense of utility installation. If you've been searching for a Build-Ready Parcel with Seclusion, Beauty, and Total Freedom, this is the one to walk.

**Additional Details:**

Lot Acres	12.06
Lot Dimensions	395 x 1321
School District	1952
Taxes	\$908
Taxes with Assessments	\$908
Tax Year	2024

**Additional Features:**

**Driving Directions:**

From Pelican Rapids travel 4 miles west on HWY 108. Turn right on HWY 30. Travel 1/4 mile. Property on left.



Listed By:  
Jack Chivers Realty

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