



MLS 6777261 Land

\$159,000

14.57 Acres Raw Land

48100 110th St Menahga MN 56464

Status: Pending

Description:

READY FOR DEER OPENER IN DPA 241! Located in the heart of Butler, this 14.56-Acre Parcel offers a rare blend of Trophy Whitetail Habitat and Build Potential.

With Mature Hardwoods, including White Oaks and Sugar Maples, a large Clover/Chicory Food Plot, and established Trails throughout, it's already set up and ready for the upcoming Deer Season.

The property features an Asphalt Driveway leading into 2 Acres of Buildable Pasture with Power Onsite, giving you the perfect opportunity to Build Your Dream Home or Hunting Retreat right in your backyard. A 16x32 Utility Building provides both Cold Storage and a Heated, Insulated Rustic Cabin finished in Knotty Pine with Baseboard Heat.

Whether you're looking for a Turn-Key Hunting Property in one of Minnesota's most desirable Deer Permit Areas or the perfect place to Build While Enjoying the Outdoors, this property checks all the boxes!

Additional Details:

Lot Acres 14.57

Lot Dimensions Irregular
School District 553

Taxes \$642

Taxes with Assessments \$642

Tax Year 2025

Additional Features:

Driving Directions:

From Perham, head North on Co Hwy 8 for 11.5 Miles, then turn left onto Co Hwy 67. Continue straight for 6.2 Miles, then merge onto Co Hwy 43.

After 1 Mile, turn right onto 110th St, and the property will be the second driveway on the left side.



Listed By: Jack Chivers Realty

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate
218-237-3333
info@affinityrealestate.com





Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470