



MLS 6780629 Lake Land

**\$375,000**

41.8 Acres  
Finished Lot(s)

27521 Partridge Avenue  
Aitkin MN 56431

Waterfront: Sand

Status: Active

#### Description:

Luxury Woodland? You've never experienced a parklike setting like this! This woodland has been meticulously cleared of all dead fall and underbrush, rolls through a verdant ravine and boasts high ground overlooking 166' on Sand Lake. This acreage is perfect for the avid hunter. Land has been surveyed and staked every 200' and sports a grand gated entrance. If you are on the hunt not only for wildlife but also a premier location for a country home or lodge, look no further! Road, septic, well and electric are already in. Property also has a newly built 60x40 Pole building for toys and storage and a readily available cement slab for another garage or building. Truly one of the prettiest properties I've seen this year!

#### Additional Details:

Lot Acres	41.8
Lot Dimensions	Irregular
School District	182
Taxes	\$1,204
Taxes with Assessments	\$1,204
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From Garrison go North on US 169 proceed 9.3 mi to a left on Tame Fish Rd go 3.2 mi to a right on Partridge Ave go .2 miles to the property # 27521



Listed By:  
Cedar Point Realty

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**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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